

Amendments to the Digby Wellfield Protection Area Municipal Planning Strategy

That the text of Section 3, Land Use Strategies and Development Control Issues, Permitted Uses and Development Standards be amended in part to read as follows

To achieve this balance the range of permitted uses in the most sensitive areas, the Wellhead Protection (WHP) Zone, the Wellfield Expansion (WFE) Zone and the Watershed (WS) Zone, will primarily be limited to uses related to the operation of the Digby Water Commission. Consideration will also be provided for the development of wind energy generation facilities within the Watershed (WS) Zone in light of the opportunities presented for this type of development due to the environmental characteristics of the Van Tassel Lake area and the minimal risk presented to water quality degradation by the nature of such undertakings.”

Policy LU-10 be amended to read:

It shall be the intention of Council to limit the range of permitted land uses within the **Wellhead Protection (WHP) Zone** to wind energy generation facilities and all activities relating to the operation of the Digby Water Commission and within the **Wellfield Expansion (WFE) Zone** and the **Watershed (WS) Zone** to activities relating to the operation of the Digby Water Commission.

This is to certify that the foregoing is a true copy of an amendment of a Municipal Planning Strategy passed at a duly convened meeting of the Council of the Municipality of the District of Digby, held June 27, 2005.

Given under the hands of the Warden and Chief Administrative Officer and the seal of the Municipality of the District of Digby this the 6<sup>th</sup> day of July 2005.

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James R. Thurber, Warden

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Brian Cullen, Chief Administrative  
Officer

First Reading	May 30, 2005	
Notice of Intent Publication	June 8, 2005	Digby Courier
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Amendments to the Digby Wellfield Protection Area Land Use By-law

1. That Part 6.15(1), General Provisions for all Zones be amended to read:

Except for permitted Agricultural, Water Utility and Wind Energy Generation Facilities uses, no more than one main building shall be erected on a lot.

2. That Part 12, Watershed (WS) Zone be amended to read:

**12.1 WS Zone Uses Permitted**

No development permit shall be issued for development in the **Watershed (WS) Zone** except for one or more of the following uses:

- Water Utility Uses
- Wind Energy Generation Facilities

**12.2 WS Zone Requirements**

- A) No minimum standards are established for or required in the **Watershed (WS) Zone** for Water Utility related activities and uses.
- B) The following standards shall apply to the development of Wind Energy Generation Facilities within the Watershed (WS) Zone:

Minimum setback of any structure from a lot line or any existing buildings	2 Times the height of the structure
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Minimum setback of any structure from Van Tassel Lake	30 Meters
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3. Insert the following definition in Part 13.

**Wind Energy Generation Facilities** means any structures or towers and related mechanisms buildings and services utilized in the generation of electricity by means of wind.

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