

# WHMPS and WHLUB Amendment Request: Wind Farm Policies Information Report

Planning and Heritage Advisory Committee (PAC/HAC)

February 8, 2024



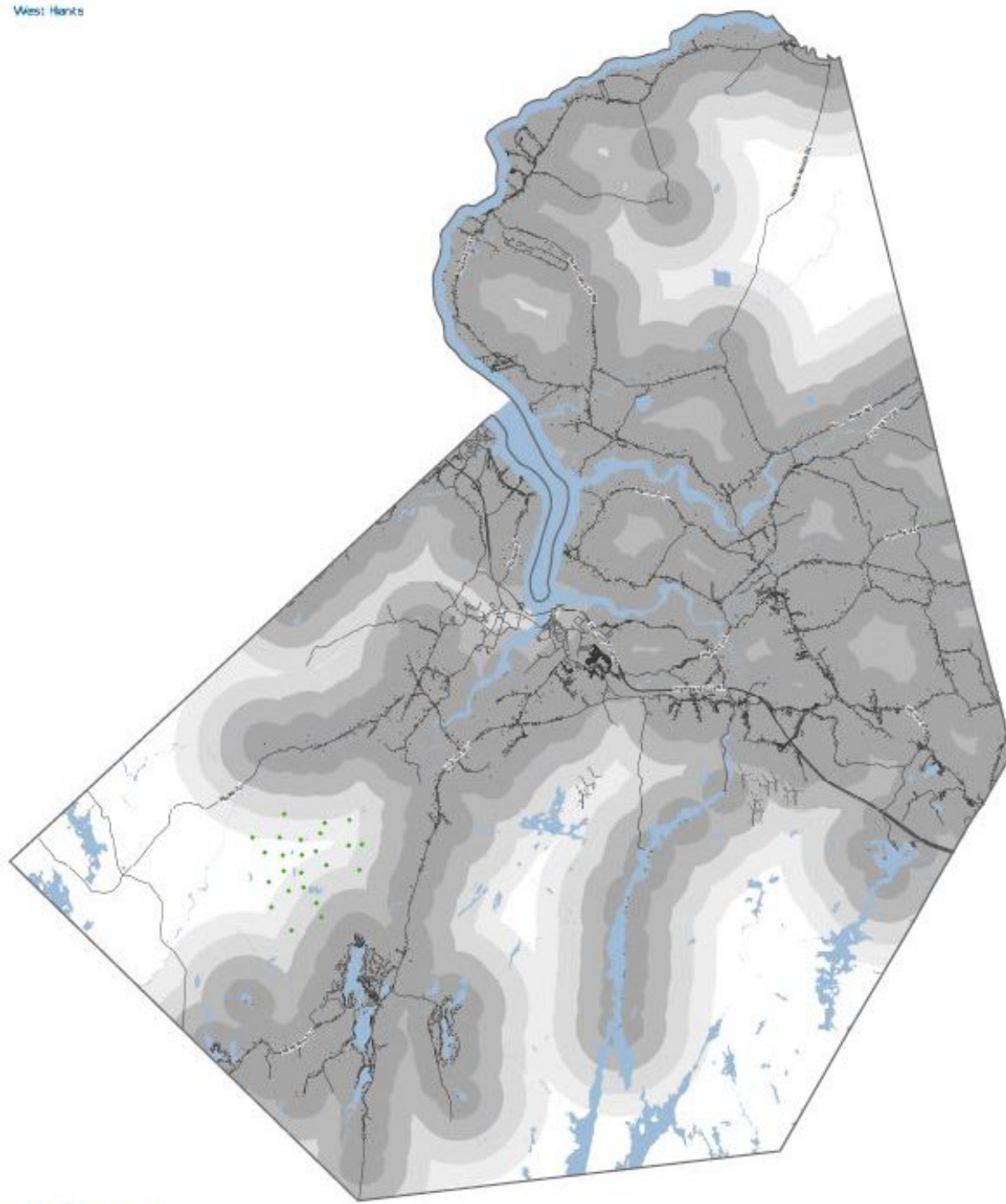
# Background

- December 14, 2023 PAC/HAC discussion
- Council motion on January 23, 2024:

*...COUNCIL PROVIDE THE STAFF RESOURCES TO DO A MAPPING EXERCISE TO POINT OUT EXISTING DWELLINGS AND MAP WHERE WIND FARMS COULD BE DEVELOPED USING RADIUS RANGES FROM 1KM, WHICH IS THE EXISTING SETBACK, TO 4KM, WHICH IS A PROJECTED DISCUSSION RANGE FOR POTENTIAL AMENDMENTS TO SETBACKS.*

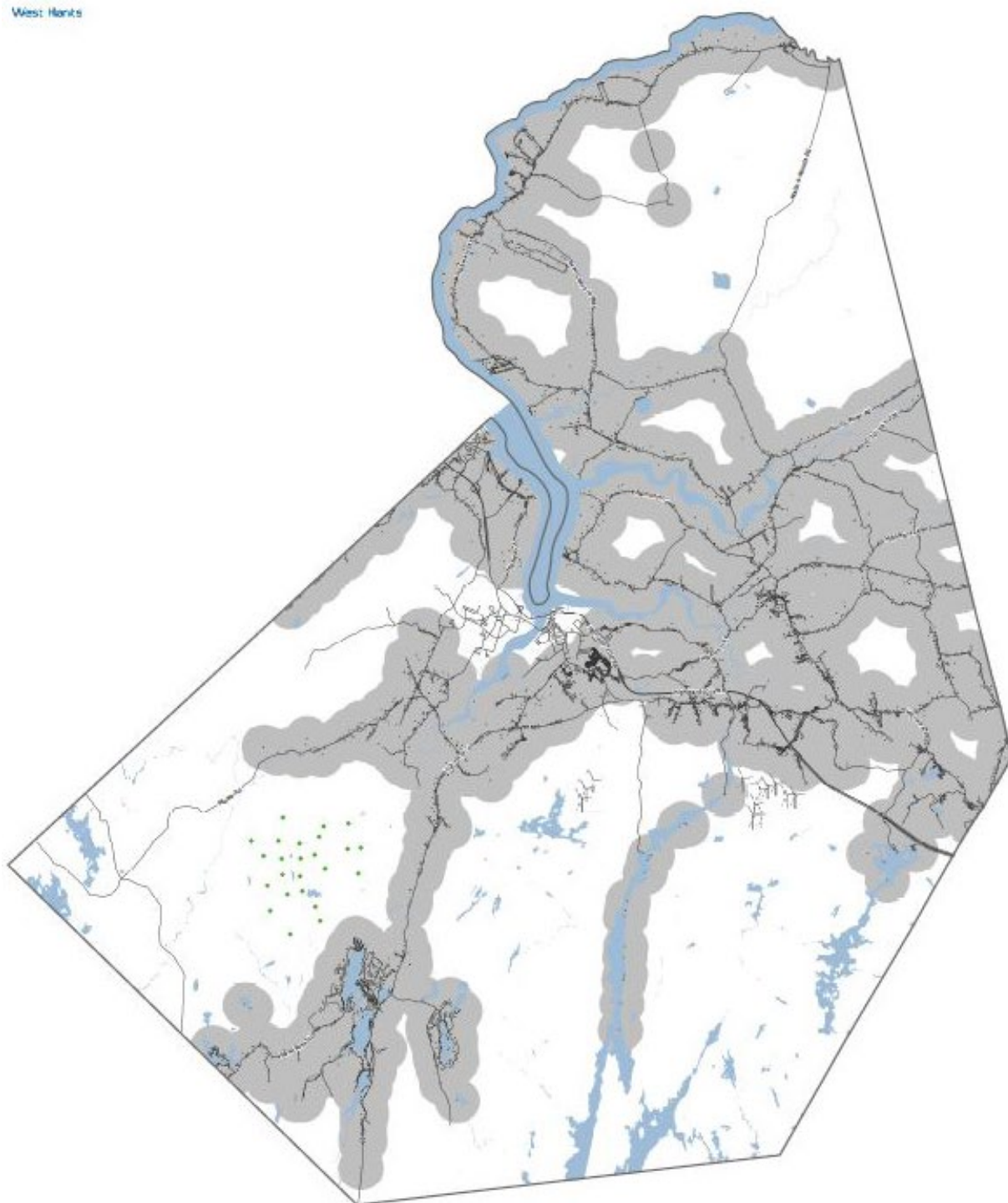
# Mapping

- Show buffers of 1-4 km from any civic addressing point identified as a residential land use
- White areas represent possible siting locations for future large scale wind turbines
- Location of existing wind turbines within the Ellershouse and Martock wind farms and the proposed location of wind turbines permitted in the Benjamins Mill wind farm development agreement



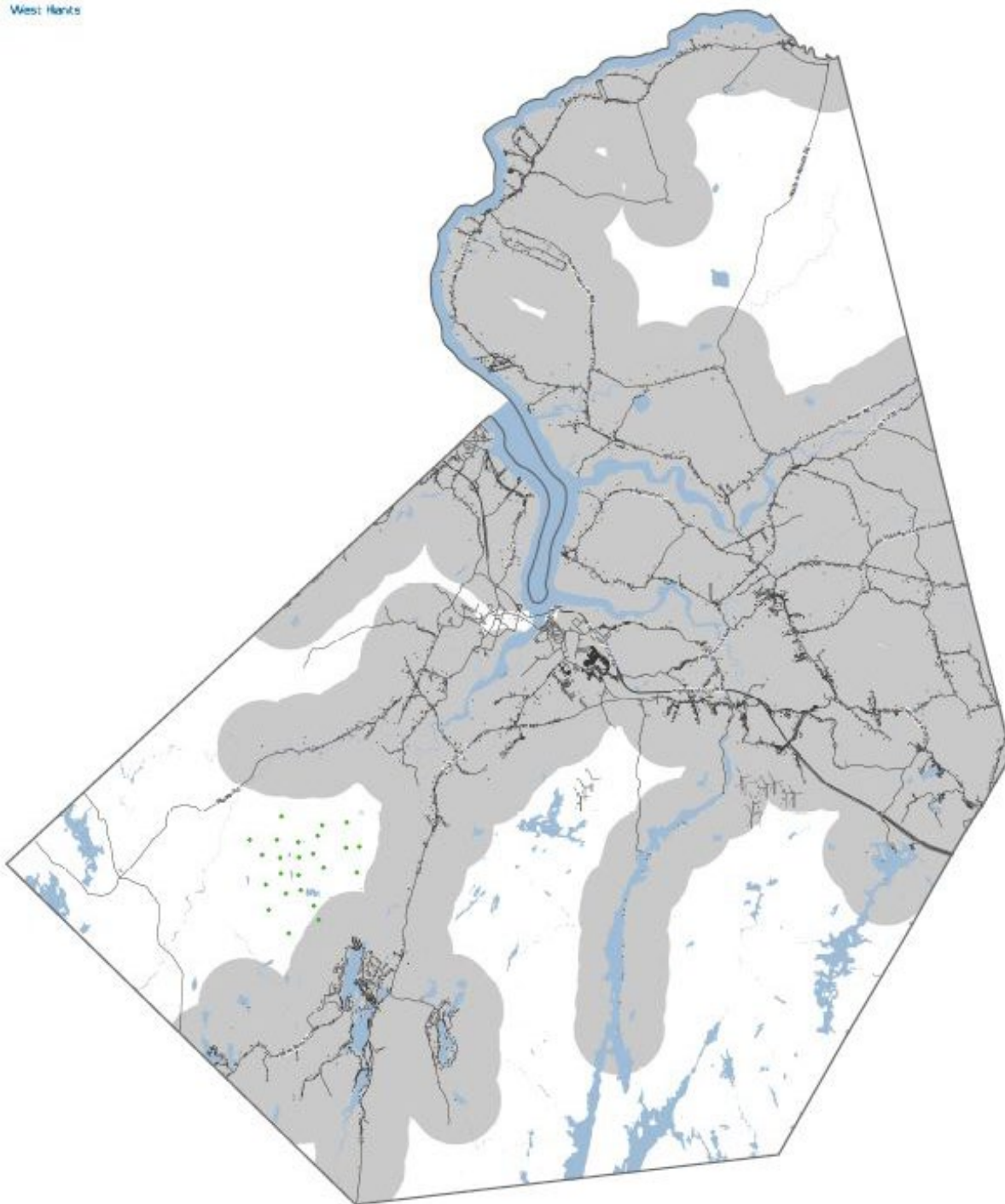
**Km Radius from Civics**



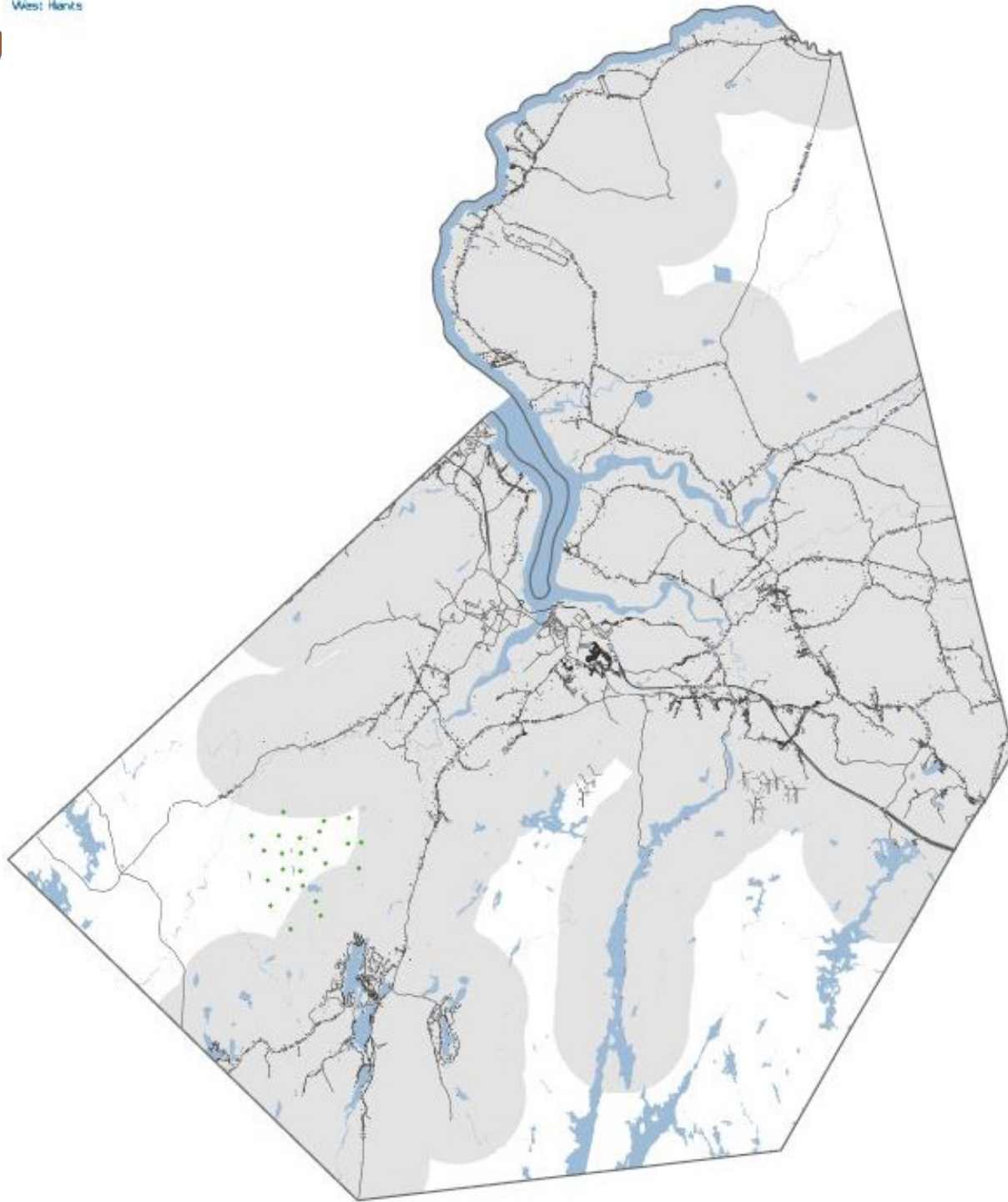


1 km from civic points



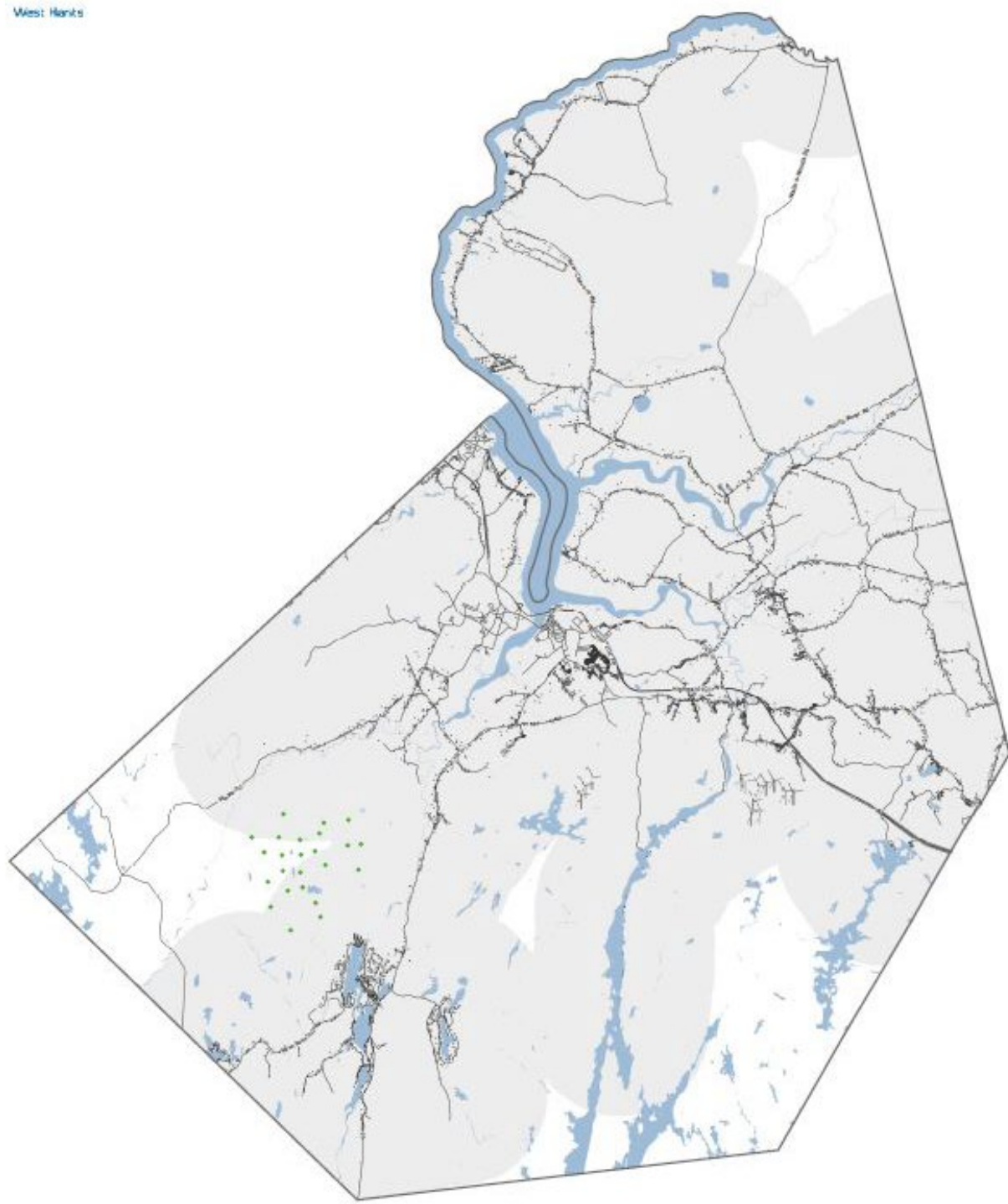


2 km from civic points



3 km from civic points





4 km from civic points



# Other Jurisdictions

Minimum setback requirements:

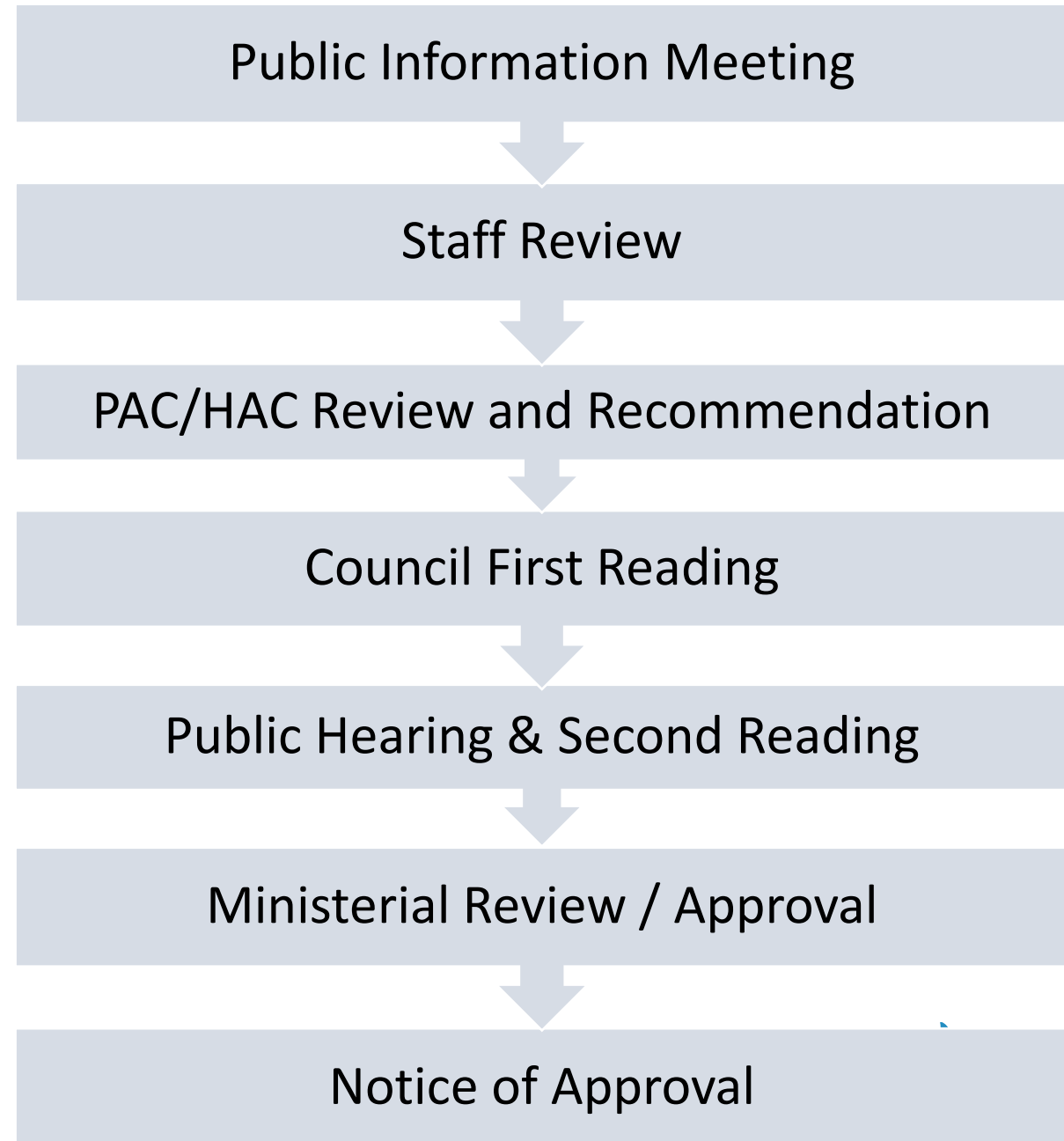
- WHRM - 1,000 m. (3,280.84 ft.)
- East Hants - 4 times the height of the wind turbine
- Kings County - “Large Scale Wind Turbine Overlay” boundaries a minimum of 3 km from dwellings existing on November 15, 2018.
- Colchester - 1,000 m. (3,280.84 ft.) if wind turbine is 100 m. (328 ft.) in height or less; or 2,000 m. (6,561.68 ft.) if wind turbines greater than 100 m. (328 ft.). If wind turbine exceeds 200 m. (656 ft.) an increased setback of 7.5 m. (26.5 ft.) is required for every 1 m. (3.3 ft.) of additional height if the increased minimum setback is necessary to satisfy the maximum ambient degradation noise standard of By-law.

# Other Jurisdictions Cont.

- Yarmouth - 1,000 m. (3,280.84 ft.) or 6.5 times the height of the turbine, whichever is greater
- Queens - 1.5 times total height of turbine from property lines and watercourses
- Annapolis – only permitted within a “Wind Resource Areas”; requires a minimum of 1,000 m (3,280 ft.)
- HRM - 550 m. (1,805 ft.)
- Cumberland - 1000 m. (3,280 ft.) or 3.5 times the height of the turbine, whichever is greater
- Digby, Pictou, Antigonish - 1,000 m. (3,280.84 ft.)

# Next Steps

If Council provides direction for staff to draft amendments to the WHMPS and WHLUB to increase the setbacks required for wind turbines, the process for the amendments would be as follows:



# Alternatives

- In response, the PAC/HAC may:
  - request Council direct staff prepare draft WHMPS and WHLUB amendments based on direction from PAC/HAC;
  - recommend Council not move forward with this application or any amendments associated with the request; or
  - provide alternative direction such as requesting further information on a specific topic.



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