

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Tuesday, April 2, 2024

WHMPS and WHLUB amendments: Large-scale wind turbines setbacks

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Sara
4. Questions or Comments from the public

They can also be sent until noon on April 16, 2024, to Sara Poirier, Director of Planning and Development at:

- P.O. Box 3000, Windsor, NS B0N 2T0;
- **(902) 798-8391 ext. 115**; or
- [spoirier@westhants.ca](mailto:spoirier@westhants.ca)

5. Conclusion of Public Information Meeting

something inspiring awaits



# WHMPS and WHLUB Amendments Large-scale Wind Turbine Setbacks

Public Information Meeting

April 2, 2024

something inspiring awaits

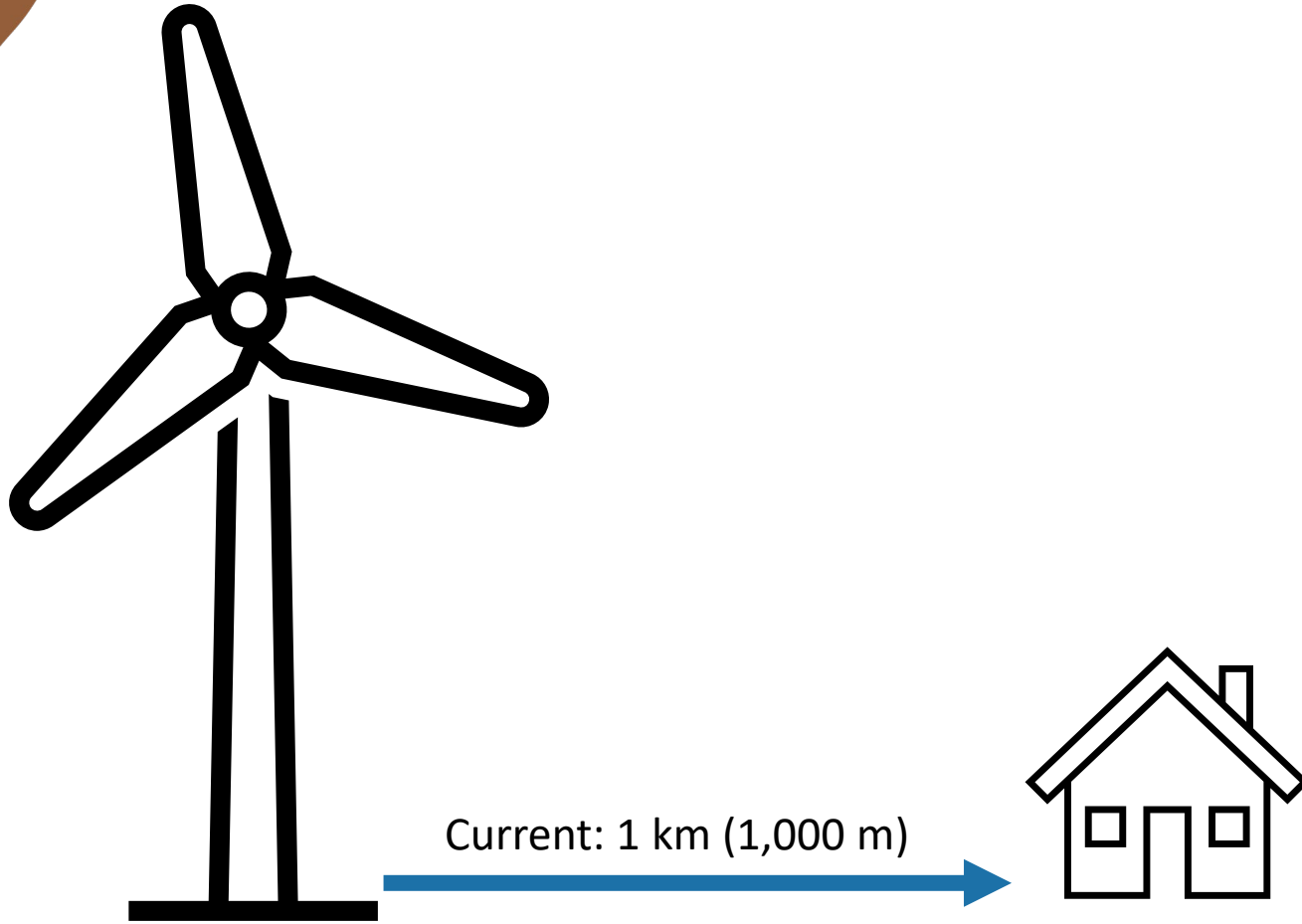


# Background

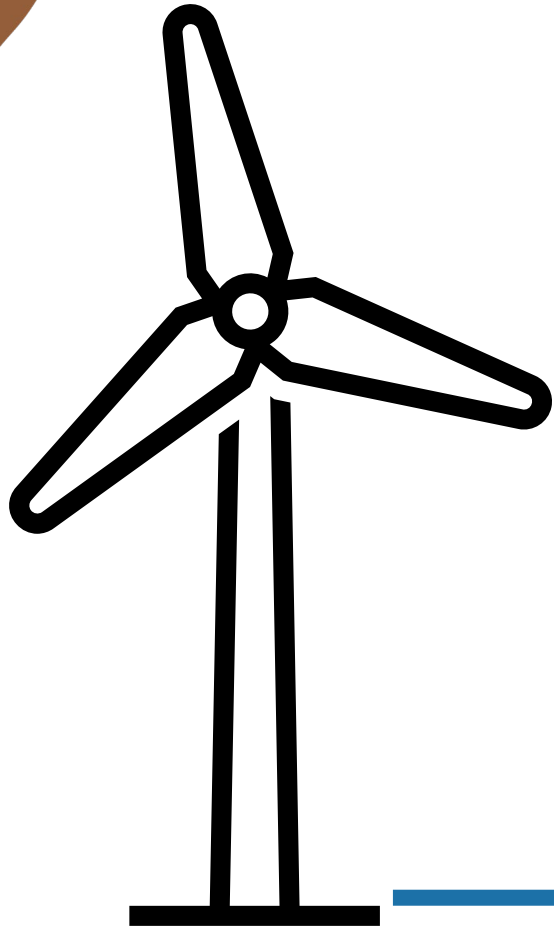
Council motion on February 27, 2024:

*...direct staff to “follow the planning process to amend the planning documents to include a 4 km setback” for large-scale wind turbines from dwelling units*

# Current Large-scale Wind Turbine Setback



# Proposed Large-scale Wind Turbine Setback



Proposed: 4 km (4,000 m)



# Other Jurisdictions

Other NS municipalities minimum setback requirements:

- range from 550 m to 3 km (3,000 m)
- majority using a 1km (1,000 m) setback

# Wind Turbine Regulations

- Municipal - regulates the use of land
  - Determines which zones may be appropriate for wind turbines/farms and determines setback requirements for the wind turbines from other types of land uses (i.e., residential)
- Province – regulates environmental matters
  - Wind energy projects over 2MW in size must go through the Provincial Environmental Assessment process
  - In EA project submission proponents must describe the biophysical environment (i.e., geology, surface water, habitat, etc.) and socioeconomic conditions (i.e., property values, human health, etc.)

# West Hants Municipal Planning Strategy

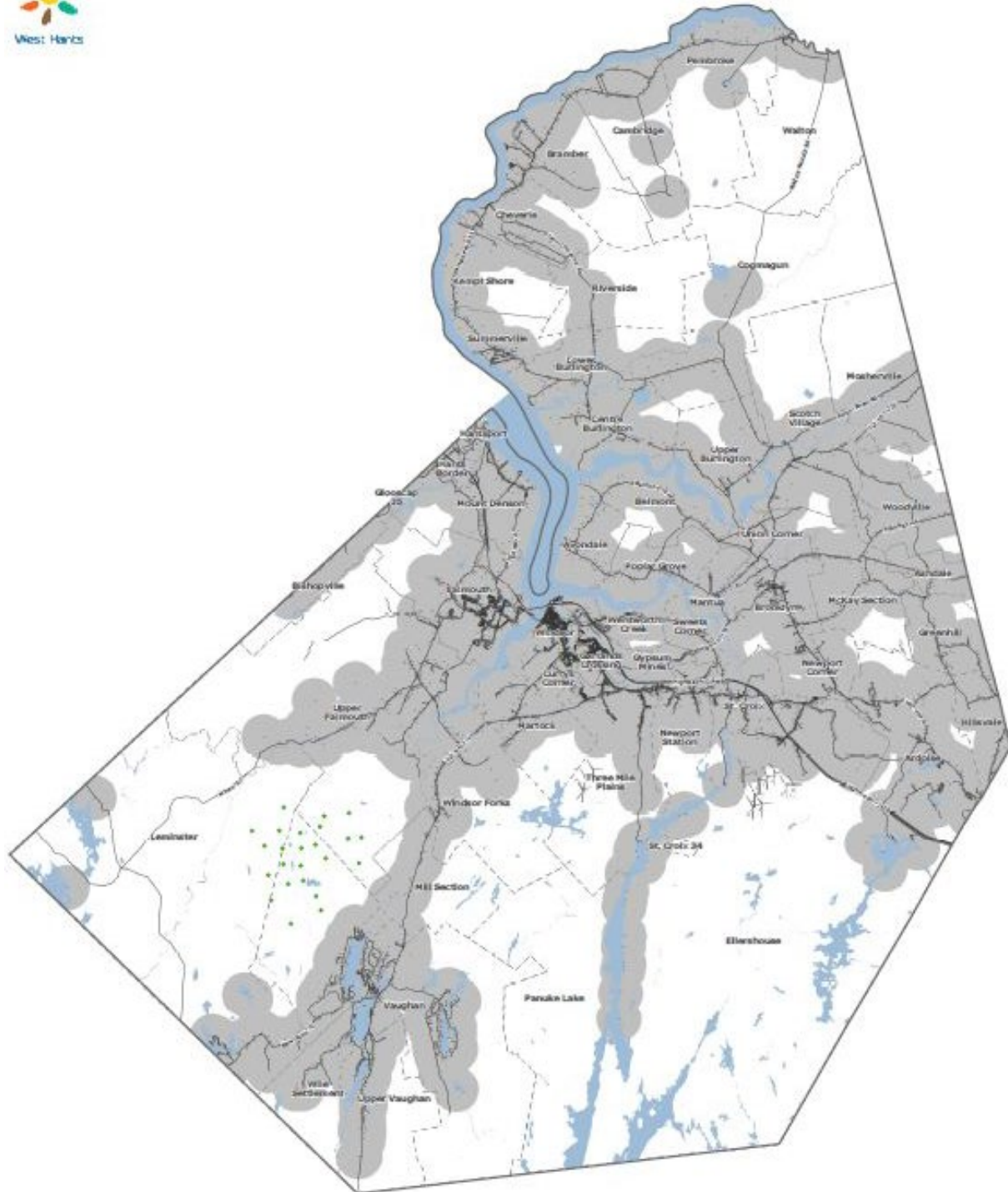
- Section 4.24 establishes policies for wind turbines
- Temporary large wind turbines for exploration or test purposes are permitted outside the Growth Centre, Village and Hamlet designations as-of-right
- Permanent or long-term installations of wind turbines/farms outside the Growth Centre, Village and Hamlet designations are considered by development agreement

# West Hants Land Use By-law

- Section 5.52 outlines the regulations for wind turbines:
  - zones where wind turbines are permitted and required setbacks
- For large-scale wind turbines/farms: regulations in the WHLUB, the Provincial EA approval and previous DAs are used to negotiate the parameters of a proposed DA
  - All approved DAs for wind farms require a min. setback of 1,000 m. from the base of the tower to any dwelling, hotel, motel, or apartment hotel existing as of the date of the DA, and a min. setback of 550 m. from the base of the tower to any woods camps existing as of the date of the DA

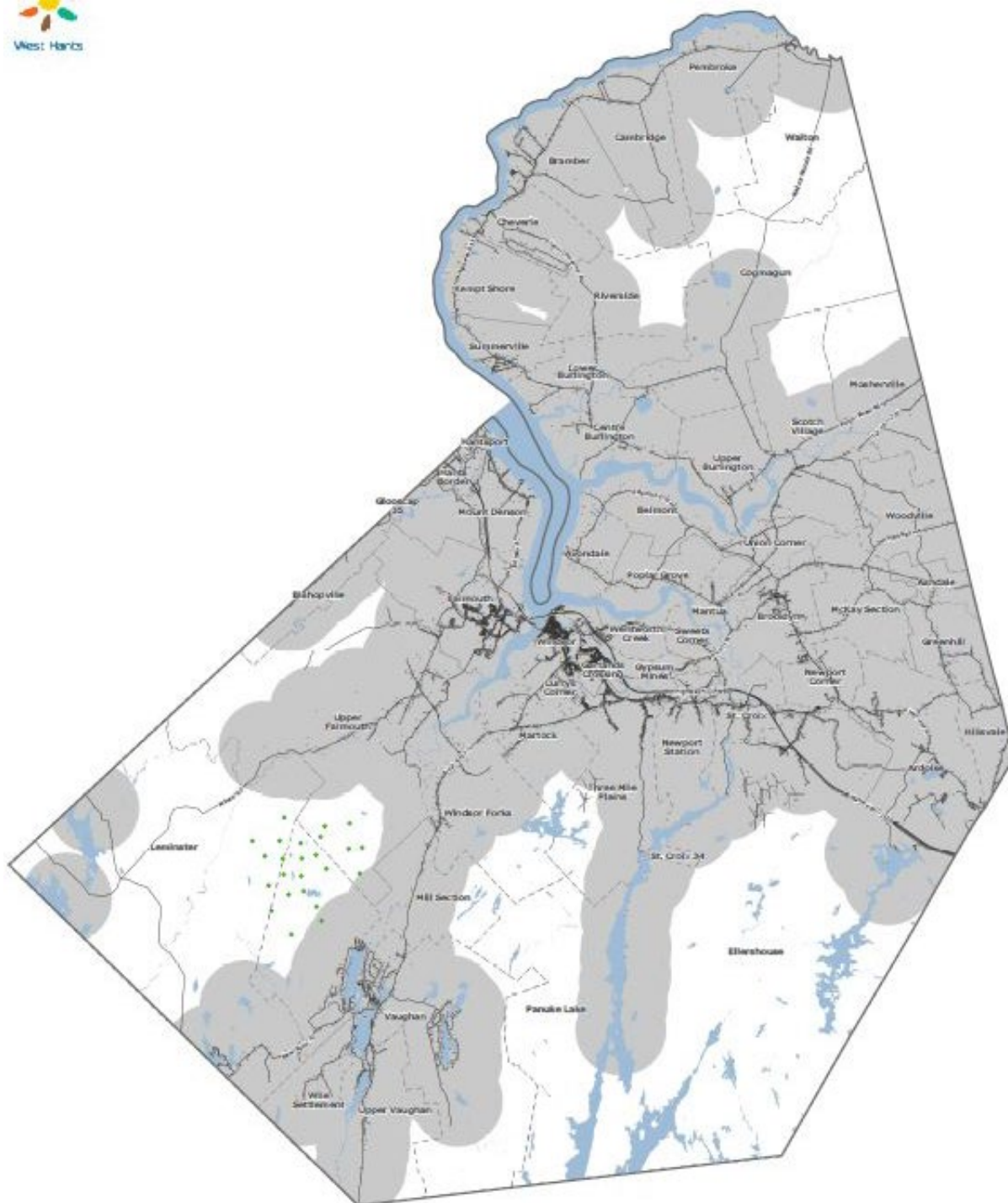
# Mapping

- 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



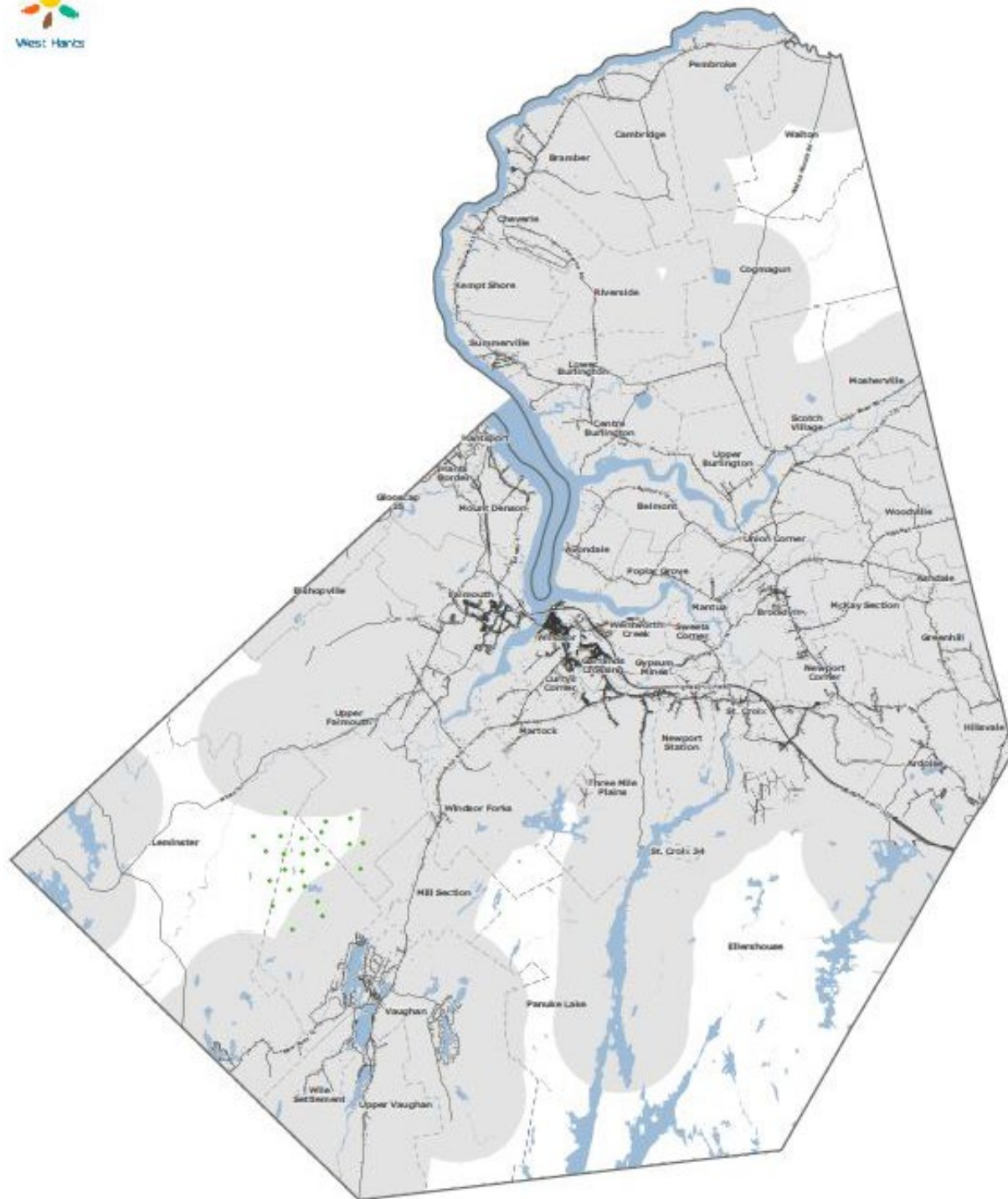
1 km from civic points





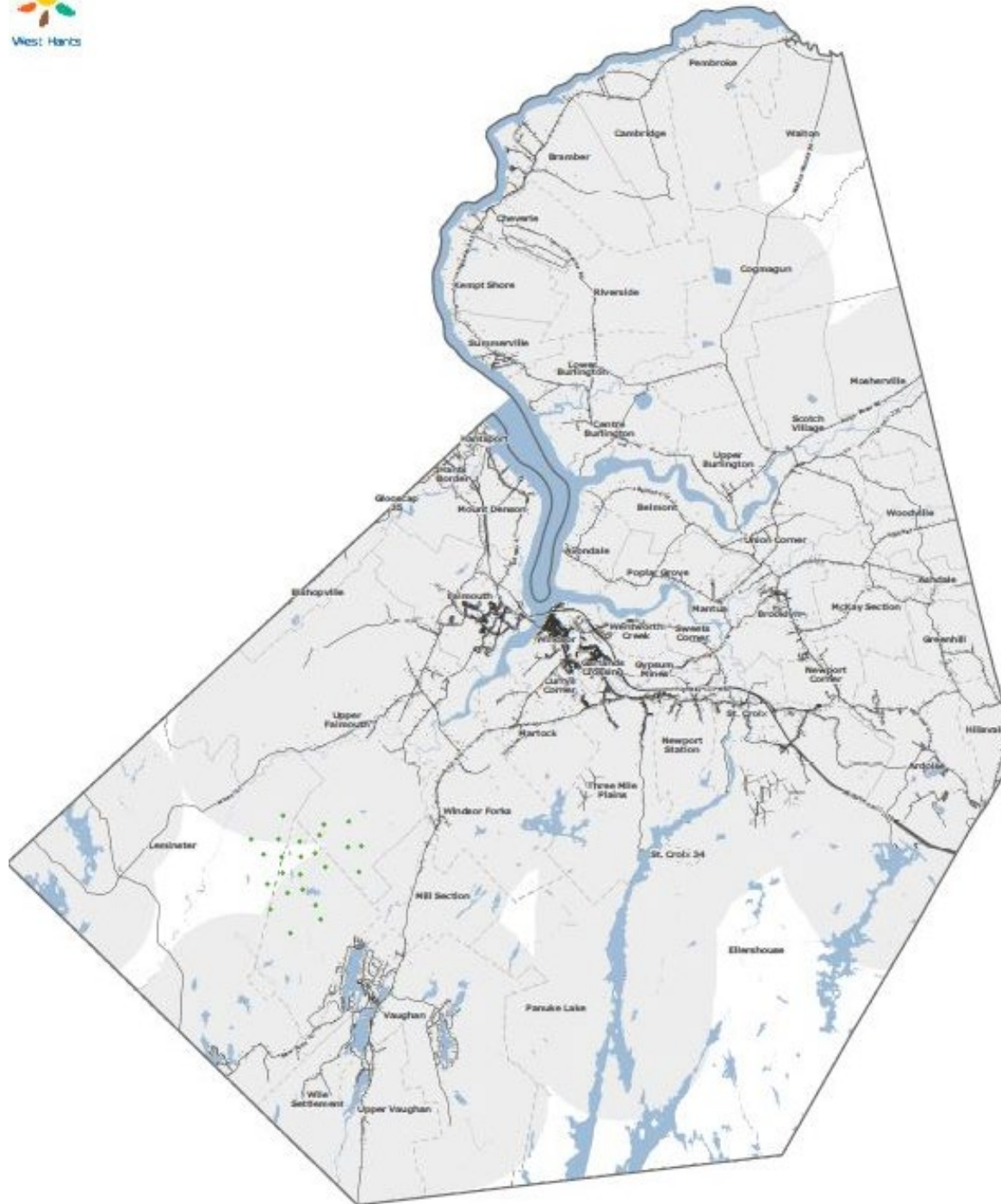
2 km from civic points





3 km from civic points





4 km from civic points



**Public Information Meeting – April 2, 2024**

Staff Review

PAC/HAC Review and Recommendation –  
May 9, 2024\*

Regional Council First Reading –  
May 28, 2024\*

Public Hearing & Second Reading –  
June 25, 2024\*

Ministerial Review/Approval

Notice Placed in Paper

# Process

Notice placed in the Valley Journal

\*anticipated dates; final dates set  
by Council

# Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **April 16, 2024**
- All correspondence should be sent to:

Sara Poirier, Director of Planning and Development

Phone	902-798-8391 ext. 115
Email	<a href="mailto:spoirier@westhants.ca">spoirier@westhants.ca</a>
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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[westhants.ca](http://westhants.ca)