

WEST HANTS REGIONAL MUNICIPALITY

MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW

APPROVED BY WEST HANTS REGIONAL MUNICIPALITY COUNCIL: **September 26, 2024**

The Municipal Planning Strategy (MPS) and Land Use By-law (LUB), approved by the West Hants Regional Municipality Council at a meeting held on September 26, 2024, are approved pursuant to Subsection 208 (6) of the *Municipal Government Act*, **with the following amendments:**

AMENDMENT #1

MPS SECTION 4.24 Wind Turbines

Amend the approved section by removing the following text shown in strikethrough:

4.24 Wind Turbines

Wind energy systems are a clean, renewable source of electric power. Residential-scale wind turbines will be permitted in most zones, subject to lot size, setback and height requirements.

Utility-scale wind turbines have a rated production capacity greater than 100 kW. Much larger than those used for residential energy generation, utility-scale turbines may have towers ranging from 165 to 430 feet (50 to 131 meters) in height, for a total turbine height of up to 709 feet (216 meters). These large wind turbines may be used in wind farms, where a number of turbines feed electricity directly into the utility grid, or as stand-alone installations. ~~Due to the potential future development of land within WHRM and opportunities for landowners, Permanent installations of large-scale wind turbines, including the establishment of wind farms, will be considered only by development agreement where the proposed wind turbine placement is setback 2.5 km from abutting lots with frontage on a roadway, unless written permission is given by the abutting property owner.~~ Where these facilities have a production rating of two megawatts or more, they are also subject to the Nova Scotia Environmental Assessment Regulations as a Class I Undertaking. Most wind farms also require a federal Environmental Assessment under the Canadian Environmental Assessment Act (CEAA).

AMENDMENT #2

MPS Policy 4.24.4

Amend the approved policy as shown in bold and by removing the following text shown in strikethrough:

Policy 4.24.4 It shall be the policy of Council to consider the development of permanent or long-term installations of large wind turbines or wind farms outside the Growth Centre, Village and Hamlet designations by development agreement, having regard to the following: (a) any required provincial and/or federal government environmental assessment processes have been completed;

(b) adequate separation distances are maintained from adjacent land uses to minimize impacts of noise and shadow and to ensure public safety, but installations shall not be required to have separation distances from a dwelling that exceed the greater of:

(i) four times the wind turbine height; and

(ii) the distance required to ensure that

a. sound levels from the wind turbine do not exceed 40 dBA at the exterior of a residential dwelling, and

b. a residential dwelling receives less than 30 minutes per day or 30 hours per year of shadow flicker;

~~(c) the development is not visually intrusive in the landscape, taking into account the location and distance from which it is visible, and the significance and sensitivity of the landscape, topography, vegetation and built form in the surrounding area;~~

~~(d) (c) safe roadway access can be provided;~~

~~(e) (d) any other matter which may be addressed in a development agreement; and~~

~~(f) (e) Policy 16.3.1.~~

Dated at Halifax Regional Municipality, Nova Scotia, this 13th day of January 2025.



Honourable John A. Lohr
Minister of Municipal Affairs