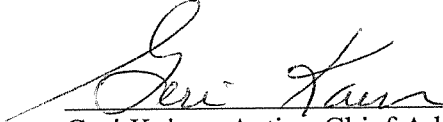


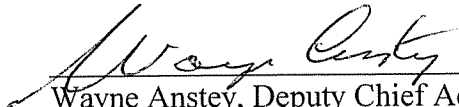
Halifax Regional Council
November 21, 2006

To: Mayor Kelly and Members of Halifax Regional Council

Submitted by:



Geri Kaiser, Acting Chief Administrative Officer



Wayne Anstey, Deputy Chief Administrative Officer - Operations

Date: October 16, 2006

Subject: Project 00854 - Wind Turbines: Regional MPS Amendment

ORIGIN:

Staff

RECOMMENDATIONS:

It is recommended that Regional Council:

1. Initiate the process to amend the Regional Municipal Planning Strategy and Land Use By-laws to prepare policies for the appropriate location and siting of Wind Turbines; and
2. Instruct staff to follow the public participation program as approved by Council in February, 1997.

BACKGROUND

Wind energy generation is an increasingly topical issue. Pilot projects are currently underway throughout the province and the region (such as a test wind turbine that was erected this past spring in the Goodwood Industrial Park). While wind energy is valued as an environmentally friendly power source, the size of the wind turbines and wind farms also raises planning issues regarding compatibility with homes from noise and impact on views etc. Wind turbines and wind farms have not previously been identified as a specific type of land use. They are currently permitted or prohibited in certain locations by default rather than by design or intention.

Community Energy Functional Plan

Recognizing the importance of future sustainable energy reserves has been a key goal of the Regional Municipal Planning Strategy (RMPS). Accordingly, the RMPS has established a requirement to prepare a Community Energy Functional Plan (CEFP) to provide a framework for the initiatives under the wider scope of the Community Energy Plan program that is currently underway (Attachment A). In addition to the CEFP, the comprehensive Community Energy Plan (CEP) includes overall energy security, analysis of renewable energy opportunities, detailed profiles on energy use including supply and demand. The CEFP is consistent with several related plans and strategies that HRM has recently completed including the Clean Air Strategy, Corporate and Community Green House Gas Plans, and Climate SMART.

One of the components of the CEFP is to adopt new policies (Attachment A) for the appropriate location of wind turbines. The use of wind turbines is considered an important alternative source of sustainable and secure energy that has the potential to replace a measure of dependence on fossil fuels. Addressing the *land use* of wind energy satisfies one objective towards accomplishing a key goal of the CEFP.

This report outlines key aspects of consideration for wind turbine location and makes a recommendation to Council to initiate the planning process to establish policy and locational criteria for the placement of wind turbines in the Halifax Regional Municipality.

DISCUSSION:

Jacques Whitford Wind Generation Master Plan Study

A Wind Generation Master Plan study (Attachment B) was commissioned by HRM. The study has provided a basis from which to consider the issues concerning the location of “large scale, large energy producing” wind turbines, and to a lesser extent “small” scale wind turbines. These issues are multifaceted with an emphasis placed primarily on the analysis of impacts (such as migratory bird routes and electromagnetic interference) to determine location choice. Accordingly, of the seven sites tested, the study identified six “candidate” sites with varying degrees of suitability for the potential placement of large scale wind turbines.

Test Sites

1. Otter Lake Landfill
2. Tomahawk Watershed
3. Lake Major Watershed
4. Pockwock Watershed

5. Sackville Landfill
6. Western Commons

Consideration of Impacts

During the community consultation phase issues are likely to arise concerning the placement of wind turbines. The Wind Generation Master Plan study has identified the following key impacts as prevalent considerations:

- ◆ visual impacts (shadow flicker, imposing presence)
- ◆ impacts on human safety (blade clearance, ice throwing, blade throw)
- ◆ noise and vibration
- ◆ oil spills
- ◆ traffic impacts
- ◆ electromagnetic interference (signal interruptions)
- ◆ impact on wildlife (i.e. migration routes of bats and birds)

Additional Objectives of the Planning Process

In addition to addressing the test sites outlined in the study, consideration should be given to the opportunities for wind turbines in rural/agricultural areas. With the rising cost of traditional energy sources, and the growing popularity of alternative sources of energy, there may be an increase in demand for urban related applications of small scale wind energy turbines. This could include everything from the placement on or near single detached dwellings to accessory wind turbines to act as supplements for large and small scale commercial businesses. It is therefore intended that the planning process will seek to address these matters and provide recommendations where appropriate to:

1. create policy and regulations for rural/agricultural wind turbine placement; and,
2. make recommendations for small scale wind turbine applications in the urban/semi-urban environment.

Anticipated Administration through the Regional Planning Strategy and Land Use By-laws

The planning process is intended to provide regulations including adequate distance separation criteria which would include site safety regulations to mitigate impacts including the sufficient clearance of the wind turbine to its lot boundaries or other structures if appropriate. In this regard it is anticipated that new RMPS policies would provide evaluation criteria for any proposal proceeding by way of development agreement or in the case of as of right development, regulations that would be included in the community LUBs.

Project Completion Phased

The matter of wind turbines is complex. In addition to the aforementioned, wind turbines require classification in accordance with the amount of power that is generated and the intended source of that power generation. Uses that are considered “accessory” may include agricultural and commercial applications in a rural and urban setting that would act as a supplement to an existing power source. This could include a wind turbine to act as a supplement for farm operations or a grocery store

wishing to set up a medium scale wind turbine in a developed area to supplement its power needs. These types of wind turbines would be treated differently than “primary” or large scale, large energy producing wind turbines (or wind farms) that might otherwise sell power directly to the power grid.

Given that this project is broad and of sufficient magnitude, it is recommended that it be completed in phases by addressing the suitability for primary and accessory wind turbines in the following locations:

1. *Phase 1 -- The Test Sites as identified in the Master Plan study and rural areas and,*
2. *Phase 2 -- Urban and semi urban environments.*

Phase 1 may be completed within a 4 - 6 month time frame from the date of initiation provided that no substantive concerns arise through the community consultation process. Should substantive issues need to be addressed, Phase 1 will take longer to complete. It is anticipated that Phase 2 would follow the completion of Phase 1 and would require approximately 9 months to date of completion.

Community Consultation

It is anticipated that community consultation would be required in each Phase. Phase 2 is somewhat different from Phase 1 in that the test sites in Phase 1 are generally not close to residential uses. In contrast Phase 2 would involve community consultation with residents within proximity to areas that could possibly accommodate wind turbines..

BUDGET IMPLICATIONS:

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN:

This report complies with the Municipality’s Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES:

1. Proceed to initiate the planning process. This is the staff recommendation.
2. Refuse to initiate the requested planning process. This is not recommended as the recently adopted Regional Plan sets out a functional plan requirement to address wind turbines in policy.

ATTACHMENTS

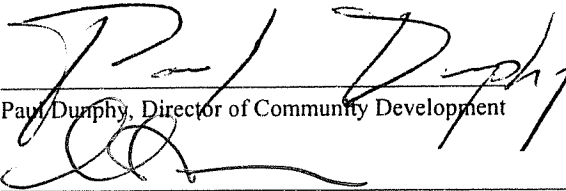
- Attachment A: Relevant Regional Municipal Planning Strategy Policies
Attachment B: Jacques Whitford Wind Energy Generation Master Plan Report
Attachment C: Information Report -- Wind Energy Functional Plan

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Shayne Vipond, Planner, 490-4335

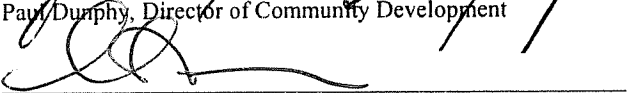
Report Approved by: Austin French, Manager, Planning Services

Report Approved by:



Paul Murphy, Director of Community Development

Report Approved by:



Catherine Sanderson, Sr. Manager, Financial Services, 490-1562

ATTACHMENT A

RELEVANT REGIONAL MUNICIPAL PLANNING POLICIES REGARDING WIND ENERGY

7.5.4 Community Energy Functional Plan

HRM has demonstrated leadership in environmental management through energy conservation measures and use of alternative fuels. Over the next 25 years there will be significant changes in the way energy is obtained and used. HRM seeks to identify and use clean, efficient and renewable supplies of energy and to reduce consumption.

HRM recognizes that wind turbines may play an important role in satisfying electrical power needs in a sustainable manner. Wind turbines often have heights comparable to twenty storey buildings which can adversely impact community aesthetics and scenic landscapes and the rotating blades may cause excessive noise to neighbouring residents.

The design of the buildings and neighbourhoods which make up a community are another important opportunity for reducing energy consumption. Buildings which do not consider the environmental context in which they are located and rely heavily on the consumption natural resources can become unsustainable. HRM should examine ways to support the implementation of green building design within the Municipality to reduce energy consumption and impact on the natural environment.

HRM is committed to developing a Community Energy Functional Plan which will analyse the community's future from a systems perspective and plan for issues and opportunities arising from energy security, supply and demand. The goal will be to improve the well-being of the community's future through the understanding and management of energy supply and demand. The plan will consider the supply and use of energy within the community's planning process, using a holistic approach and assessing the full environmental, social and economic costs of energy choices.

The Community Energy Functional Plan should consider:

1. programs and measures for HRM to use cleaner energy which may include using co-generation and district energy infrastructure development as well as natural gas distribution networks;
2. energy efficiency measures that HRM could employ in its buildings, utilities and vehicle fleet;
3. the viability of using renewable energy sources, including biomass, methane, *wind*, photovoltaics and solar;
4. a program to educate citizens to encourage energy efficiency in the design of buildings, site plans, subdivisions and communities; and
5. in cooperation with the Province, citizens and industry stakeholders, appropriate measures, including the provision of a formal public consultation process, for the siting of wind turbines.

SU-30 HRM shall prepare a Community Energy Functional Plan to identify clean, efficient and renewable supplies of energy and to reduce consumption. Consideration shall be given to implementing the recommendations through HRM's operational and administrative programs and land use policies and regulations.

8.3 REGIONAL PLAN REVIEW AND AMENDMENTS

In the process of implementing this Plan, there may be a need for amendments to address emerging land use and regulatory issues. HRM will establish a Regional Municipal Planning Strategy process to enable the public, community groups, adjacent municipalities, boards, commissions, other government agencies, and others to propose changes to this Plan and its implementing by-laws. This process provides for continuous and systematic review of this Plan and associated regulations in response to changing conditions and circumstances impacting growth and development throughout HRM.

The Regional Municipal Planning Strategy amendment process includes an Annual Review and a Five-Year Review. The Annual Review generally is limited to those amendments resulting in non-substantive technical changes. The Five-Year Review is designed to address amendments which propose substantive changes. This amendment process, based on a defined cycle, provides sufficient time to measure the effects of new land use initiatives, and provides predictability to determine when new land use initiatives may be introduced. With the Annual Review, the amendment process also has sufficient flexibility to accommodate technical adjustments or minor amendments which do not affect the overall intent of this Plan. The process requires early and continuous public involvement and public dialogue.

IM-7 HRM shall adopt an amendment process that provides for review and evaluation of the policies contained in this Plan and development regulations. Through the amendment process, the policies of this Plan and supporting development regulations shall be subject to review, evaluation, and amendment on the basis of an Annual Review and a Five-Year Review.

IM-8 Further to Policy IM-7, the Annual Review shall consider proposed amendments that do not require substantive changes to this Plan and development regulations.

IM-9 Further to Policy IM-7, the Five-Year Review shall consider amendments:

- (a) that could be considered in the Annual Review as well as those outside the scope of the Annual Review;
- (b) relating to substantive changes to this Plan and corresponding development regulations;
- (c) to alter a Designation or Centre; and
- (d) to Water Service Area or Urban Service Area boundaries.

-
- IM-10 Notwithstanding Policies IM-8 and IM-9, if a proposed amendment addresses unforeseen circumstances or are deemed appropriate by Regional Council, such amendments may be considered by Council at any time regardless of the schedule for reviews.
- IM-11 HRM shall establish public participation programs for amendments to this Plan which describe opportunities for public input based upon the scope and intent of the amendment.
- IM-12 Proposed amendments to this Plan shall be accompanied by any changes to Secondary Planning Strategies, Functional Plans or other planning documents required for implementation so that these documents are consistent with this Plan.
- IM-13 Further to Policy IM-12, HRM shall consider requiring a financial analysis be undertaken to evaluate the resources required and the time frame necessary for full implementation of this Plan. Planned alternatives and costs should be clearly explained and proposals financially achievable.

GOVERNANCE

9.3 PUBLIC PARTICIPATION

9.3.1 Opportunities for Input

The public encompasses a wide range of stakeholders, including residents, advocacy groups, non-profit agencies, businesses and landowners. Active public participation in municipal decision-making is critical for understanding what citizens value, exploring the importance of these values relative to each other, and achieving a shared vision for the future of our communities and the HRM.

Opportunities for public input in municipal decision-making include making submissions to Regional and Community Councillors or staff, commenting at public hearings and meetings, participating in workshops, and volunteering for Council committees.

- G-6 HRM shall continue to improve opportunities for on-going involvement by the public in municipal government and municipal government decision-making, including but not limited to Regional and Community Councils, Council Committees, Advisory Committees and public participation programs, by researching and establishing best practice public participation guidelines.
- G-7 HRM shall encourage Boards and Commissions on which HRM sits, to adopt inclusive public participation measures.
- G-8 HRM shall provide budget information on an annual basis and include references to this Plan in such sessions and other budget communications wherever relevant.

9.3.2 Effective Public Participation Programs

To be successful, participation programs must offer meaningful opportunities for the public to become involved, respect the time and effort made by the public to provide comments, and demonstrate that the input will be seriously considered. This means determining the steps in the decision process where people want to be consulted and where their participation can best contribute. Focussing consultation where it is most effective avoids needlessly prolonging decision-making. Timely notification of upcoming events, clearly presented background information and credible analysis are all critical to effective participation. Participants should also have the opportunity to consider and comment on research and information as it becomes available during the process. Many decisions are constrained by already-established priorities, financial constraints or existing development rights. These constraints need to be clearly articulated at the outset of a project.

Participation programs need to be transparent, inclusive, collaborative, and provide an opportunity for the constructive exchange of information. The programs need to provide an opportunity for participants to work together with government to generate solutions that may not have otherwise been considered. This enables municipal decisions to benefit from local knowledge and ideas, while the public can learn about new concepts and successful examples from other municipalities. Different consultation tools are available that encourage creativity and the sharing of ideas and concepts, such as visual preference surveys, design workshops, three-dimensional modelling and web-based communication.

G-9 When approving public participation programs, HRM shall consider, where appropriate, the following:

- (a) focussing participation on the issues most likely to have a broad interest to the public;
- (b) obtaining input from relevant stakeholders, including residents, advocacy groups, non-profit agencies, landowners and the business community
- (c) scheduling participation early in the decision process;
- (d) clearly indicating the limitations within which decisions must be made;
- (e) providing timely notification of upcoming participation events;
- (f) providing information to the public on possible options and trade-offs;
- (g) helping participants to identify alternatives;
- (h) providing information to participants on concepts, examples and best practices;
- (i) ensuring that analysis provided to the public is accurate and objective;
- (j) enabling the public to examine data and sources used for analysis;
- (k) encouraging participants to exchange ideas and concepts between each other;
- (l) fostering group problem-solving among diverse interests; and
- (m) using tools which encourage creative and multi-dimensional thinking.

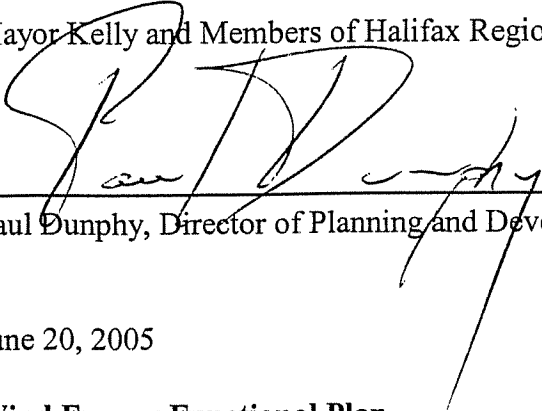
9.3.3 Outreach for Inclusiveness

Some individuals and groups may feel under-represented in municipal decision making. This may be due to any number of reasons, such as logistical challenges, inadequate notification, lack of available time, consistent schedule conflicts, fear of public speaking, or a perception that comments would be unwelcome or ignored. Effort is needed to reach out to those who typically do not participate, not only in the interest of fairness but also because these groups may have concerns and insights that are not readily perceived by more vocal participants.

G-10 HRM shall consider reasonable opportunities to improve public participation in municipal decision-making to improve consultation with individuals and groups that may feel under-represented.

Halifax Regional Council
July 5, 2005

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning and Development Services

DATE: June 20, 2005

SUBJECT: Wind Energy Functional Plan

INFORMATION REPORT

ORIGIN

- This report has been initiated by staff in response to the emergence of wind generated energy as a new industry. This type of development was not envisioned when the Municipality's land use plans and bylaws were written. Therefore, they need to be updated. In addition the Municipality may have a strategic interest in participating in wind energy projects.

BACKGROUND

Wind-generated energy is quickly emerging as an economic, emission-free alternative to more conventional forms of electrical energy generation. Rising costs, greenhouse gas emissions and uncertainties associated with fossil-fuel based energy sources are spurring a demand for economic and environmentally compatible energy alternatives.

There are a number of factors fostering the emergence of wind energy as a new industry. These include government policies toward implementing the Kyoto Protocol, combined with financial incentives encouraging investment in alternative energy sources and a more open and competitive environment for electrical energy distribution. These factors, combined with Nova Scotia's physical setting and prevailing wind conditions make the region well suited to utilizing wind generated energy to offset the region's reliance on energy from more conventional sources.

Provincial deregulation of the energy sector enables private energy suppliers to partner with Nova Scotia Power to access the provincial power grid in order to utilize existing electrical transmission infrastructure. Electrical generation contracts awarded to private sector operators by Nova Scotia Power, for wind generation facilities have signalled the start of a new industry. A number of wind-generated energy projects have been developed in Nova Scotia, the most recent being a 17-turbine

wind energy park in West Pubnico. The attached photos of the West Pubnico project illustrate a developed wind energy park (Attachment 1).

Nova Scotia Power recently held a competition to identify wind energy developers who would be permitted access to the provincial power grid. Scotia Windfields Ltd. was the successful proponent for wind energy development within the "Chebucto Wind Field", which includes HRM. An affiliate company, Renewable Energy Systems Ltd. (RESL), is conducting a pilot project by erecting a single wind turbine in the Goodwood area. They also wish to erect a second turbine on land of the Halifax Regional Water Commission in the Lake Major water supply watershed. A separate Information Report on this proposal will be submitted to Council.

DISCUSSION

Wind Energy Farms

Large wind energy projects, referred to as wind farms, wind fields or wind parks, are becoming a part of many local landscapes in Europe and some parts of North America. Wind energy projects require no municipal services and usually require a limited degree of site disturbance for construction and operation. Consequently, wind energy proponents view these projects as consistent with principles of environmental conservation and some suggest that wind parks should be permitted in areas designated and zoned for conservation purposes. Conversely, other environmental advocates see rows of large turbine structures of upwards to nearly forty stories in height as incompatible with some natural settings.

The West Pubnico project was the subject of recent media reports on the economic potential of wind farms in Nova Scotia. Additionally, there have been reports of complaints from residents living in close proximity to the West Pubnico wind park about noise from the site and the operator's plans to examine noise abatement measures.

Municipal Opportunities in Wind Energy

The emergence of a wind energy industry presents an opportunity for HRM to play a significant role in how wind energy projects are developed within the region in order to ensure that the best interests of HRM citizens are served. A number of municipally-owned land holdings meet criteria used by industry in identifying potential sites for wind energy generation. In addition to a reliable wind source, the industry seeks sites that are:

- remote from populated areas and areas of visual prominence;
- readily accessible to existing electric power distribution infrastructure; and
- in close proximity to a market area of electrical load or demand, such as HRM's urban core.

As the development of wind-generated energy is capital intensive, some developers prefer long term land leases over outright ownership. RESL anticipates wind conditions at inland locations of higher elevations will be more conducive than at locations along the coastline. A number of HRM owned properties meet these criteria and HRM may wish to lease land for these projects.

Regulatory Framework

The wind energy industry is subject to provincial legislation. Projects producing more than 2 megawatts of power must undergo a provincial Class 1 environmental assessment. Such an

assessment requires registration with the Province and public review, with the possibility of further study if warranted by the Minister of the Environment. Any undertaking is also subject to a federal environmental assessment review if it receives federal funding or requires a federal permit or license or if it is to be located on federal lands. The prototypes that RESL wishes to erect for feasibility testing do not generate sufficient power to warrant an environmental assessment.

Although wind energy facilities are commonplace in many parts of the world, they are relatively new in North America and municipal regulations are evolving. The development of wind energy was not anticipated at the time HRM's current municipal land use policies and regulations were adopted. Consequently, the existing municipal planning strategies and land use bylaws do not specifically provide for either for wind energy farms or stand-alone wind turbines. Having said that, both scales of development are permitted within a variety of industrial, general and mixed use zones. This does not however mean that these areas are appropriate in terms of either land use compatibility or optimal wind orientation. Most local jurisdictions with wind energy projects have adopted specific land use policies and zoning regulations to address them.

Draft Regional Plan

The draft Regional Plan contains discussion and draft policies related to wind-generated energy projects and their potential impacts on the environment and nearby communities. The applicable text and policies from the draft Regional Plan are provided in Attachment 2 of this report. During its review of the draft Regional Plan, Regional Council directed further discussion on the subject of wind energy to a "parking lot" for future discussion on the potential for encouraging wind energy projects to develop in rural areas such as the Musquodoboit Valley.

The draft Regional Plan calls for the preparation of a Wind Energy Generation Functional Plan (See Attachment 2, Policy SW-31). Preparation of the Functional Plan is subject to Council adopting the Regional Plan and agreeing to assign some priority to this as a municipal initiative. In the meantime, there is a need to identify appropriate areas within HRM where wind energy facilities can be developed under municipal regulations and for Council to adopt appropriate land use policies and regulations in order to direct the future development of larger wind energy projects to appropriate locations.

Conclusion

Given the immediate need to provide a municipal regulatory environment in which the wind energy industry can operate within HRM, staff feels that it is appropriate to proceed with the preparation of a Wind Energy Functional Plan prior to adoption of the Regional Plan. The Wind Energy Functional Plan would:

- determine siting, acoustic criteria and visual impact;
- identify appropriate locations for large scale wind energy projects;
- examine the potential use of public lands for wind energy projects; and
- recommend municipal policies and land use regulations.

Staff will, in conjunction with the Energy and Underground Services Advisory Committee, undertake the preparation of a Wind Energy Functional Plan and bring forward recommendations to Council for its consideration.

BUDGET IMPLICATIONS

The preparation of a Wind Energy Master Plan will require outside consulting resources. Staff anticipates that any work to be undertaken can be accommodated by existing departmental budgets.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

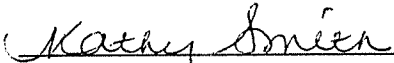
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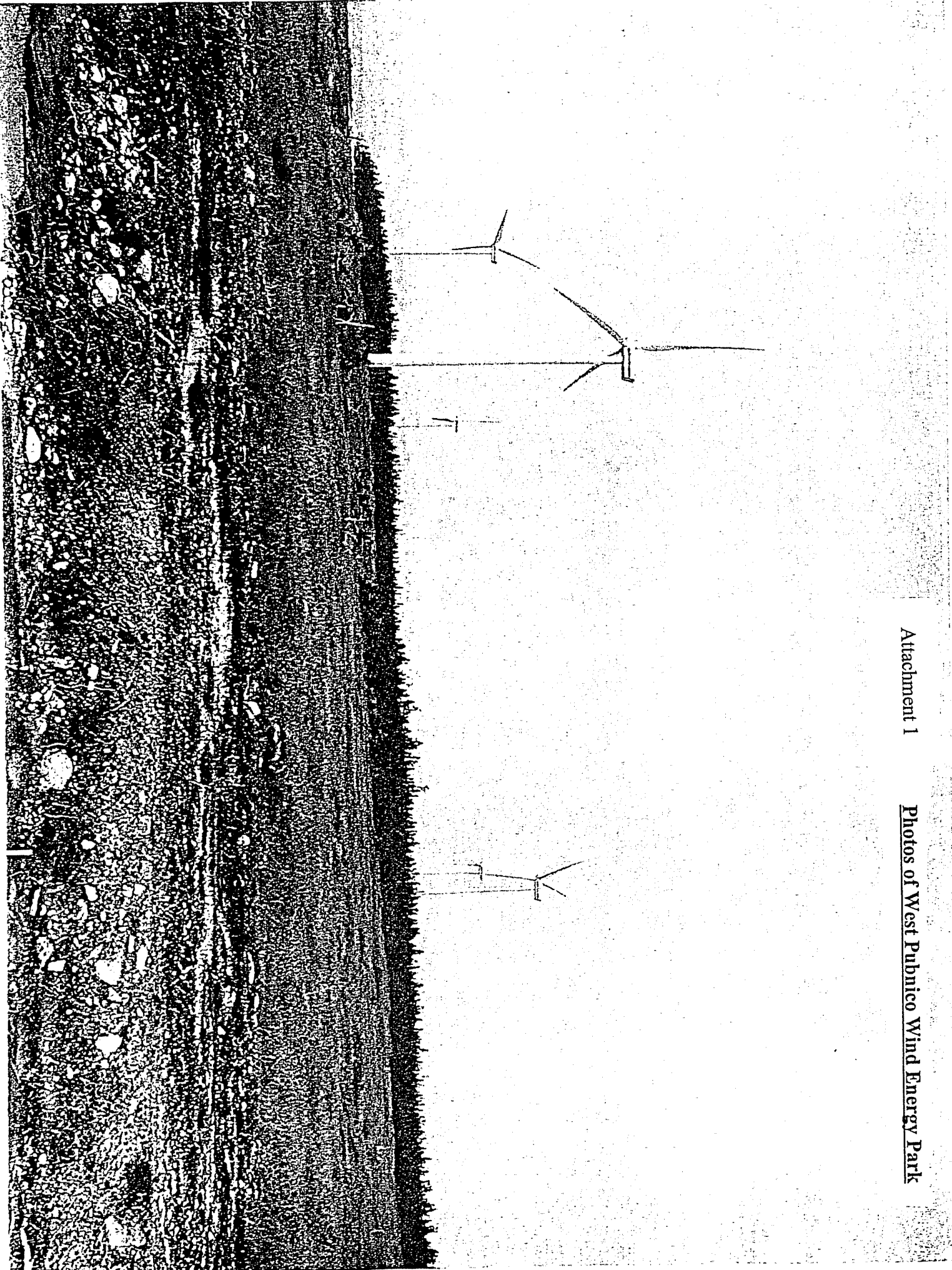
ATTACHMENTS

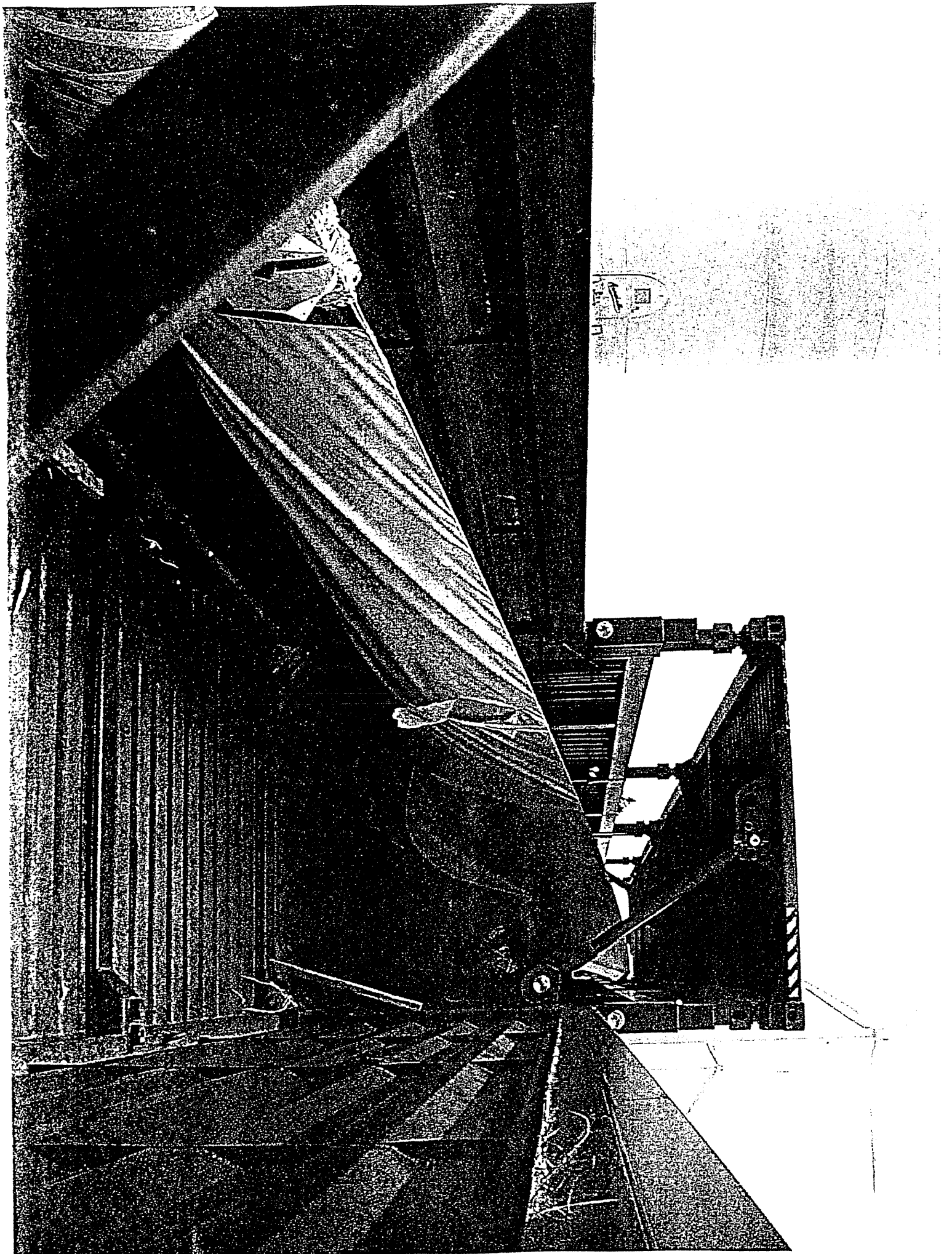
- Attachment 1 - Photos of West Pubnico Wind Energy Park
- Attachment 2 - Draft Regional Plan Policies

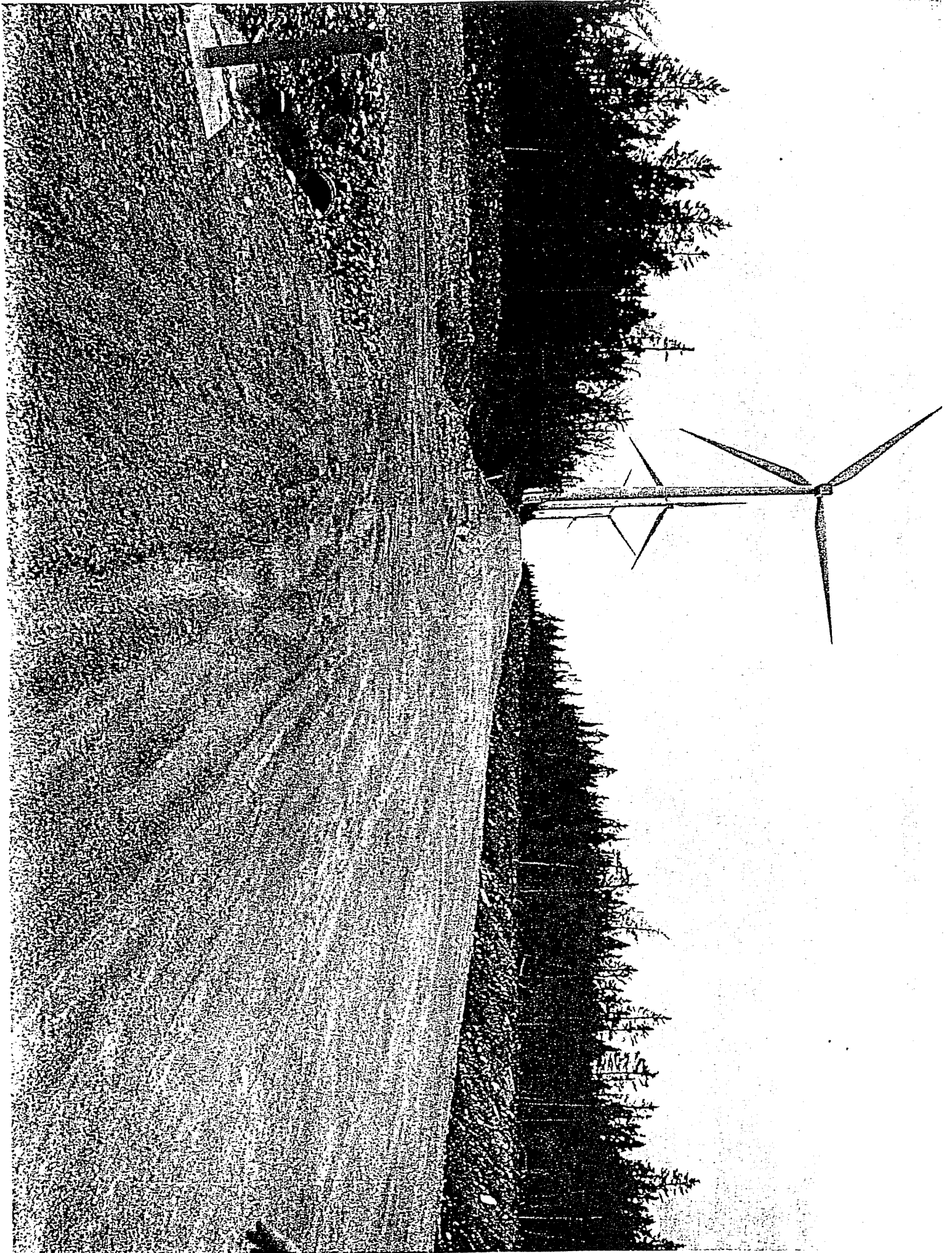
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

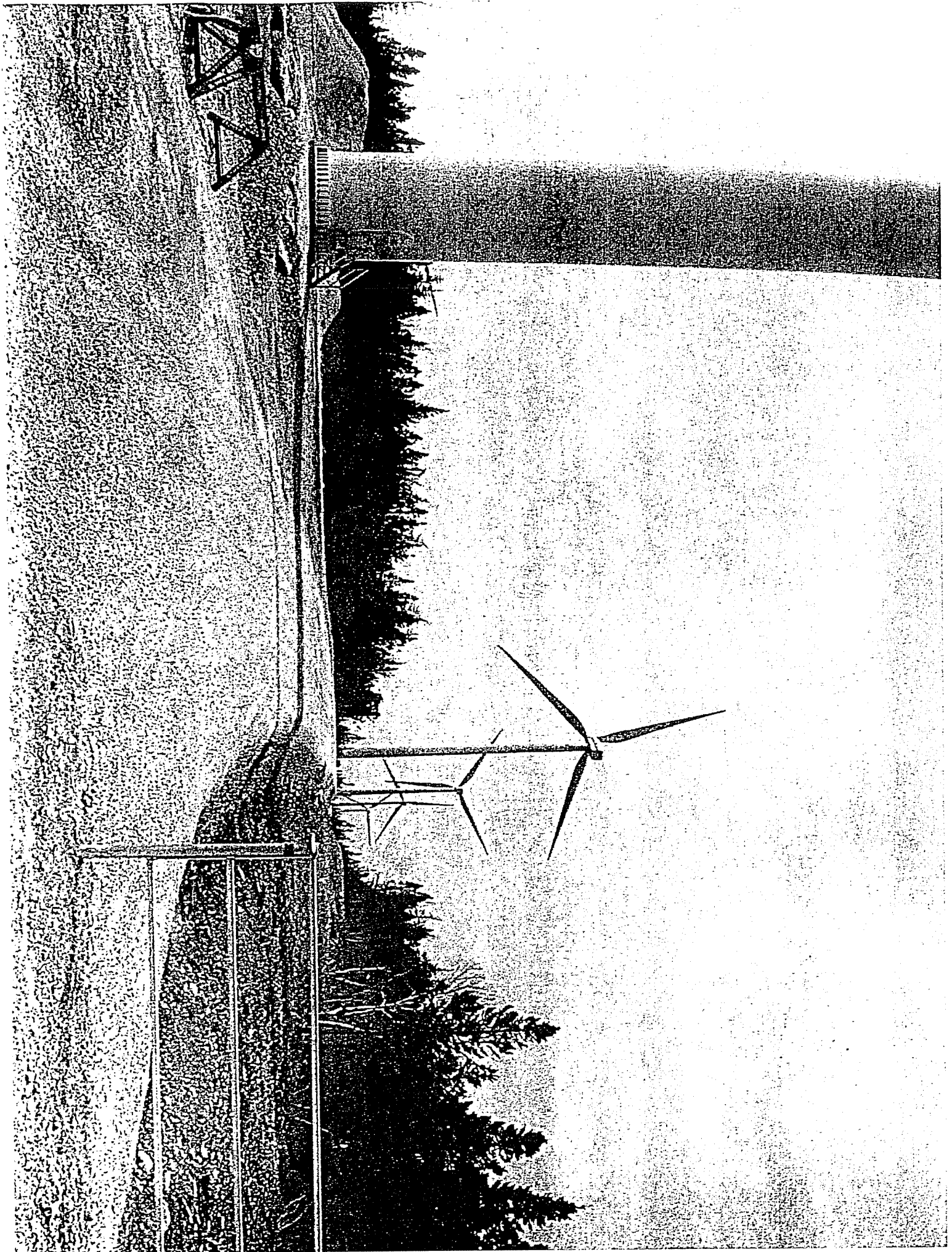
Report Prepared by: Jim Donovan, Manager Planning Applications, 490-6782

Report Reviewed by: 
Kathy Smith, Financial Consultant, 490-6513

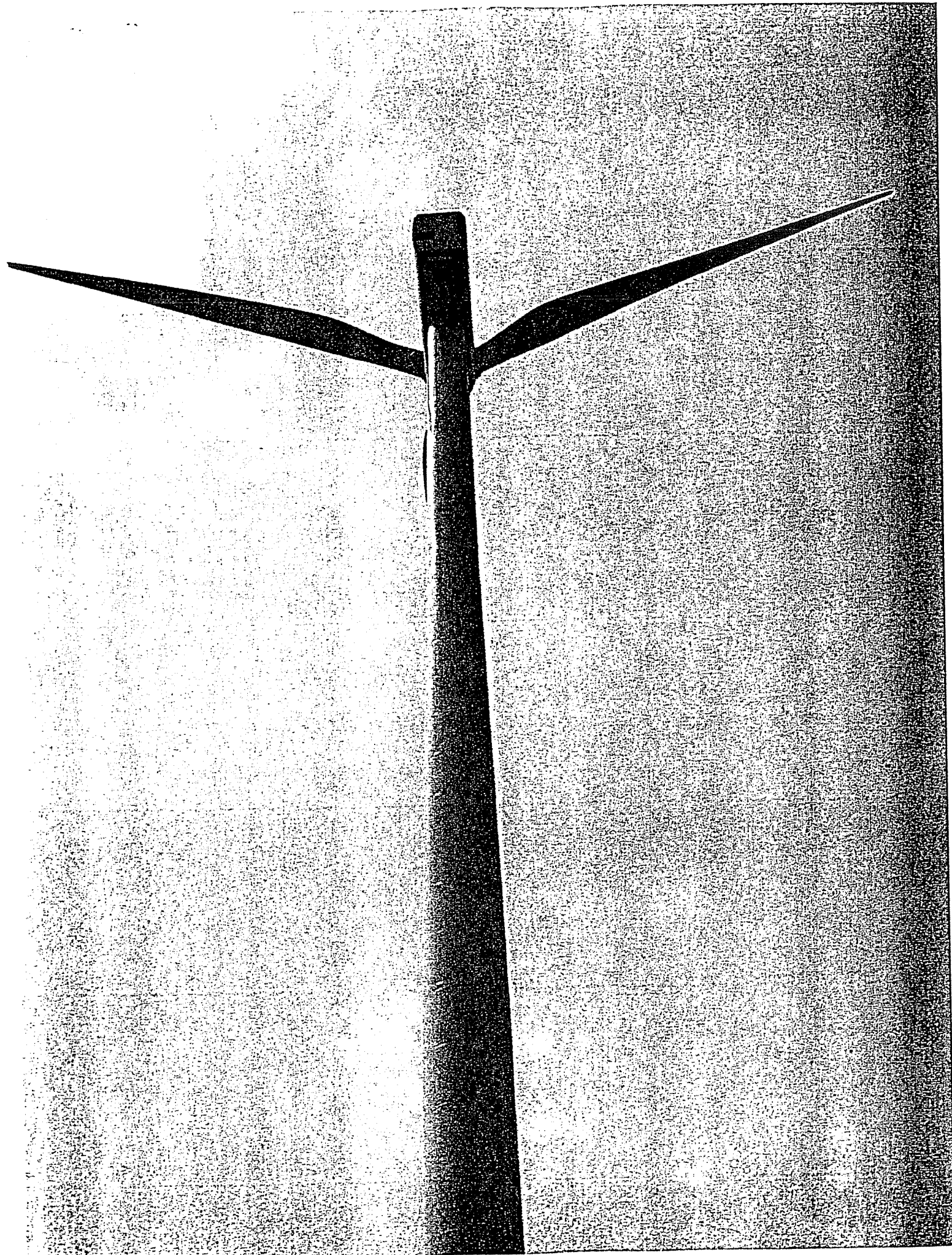


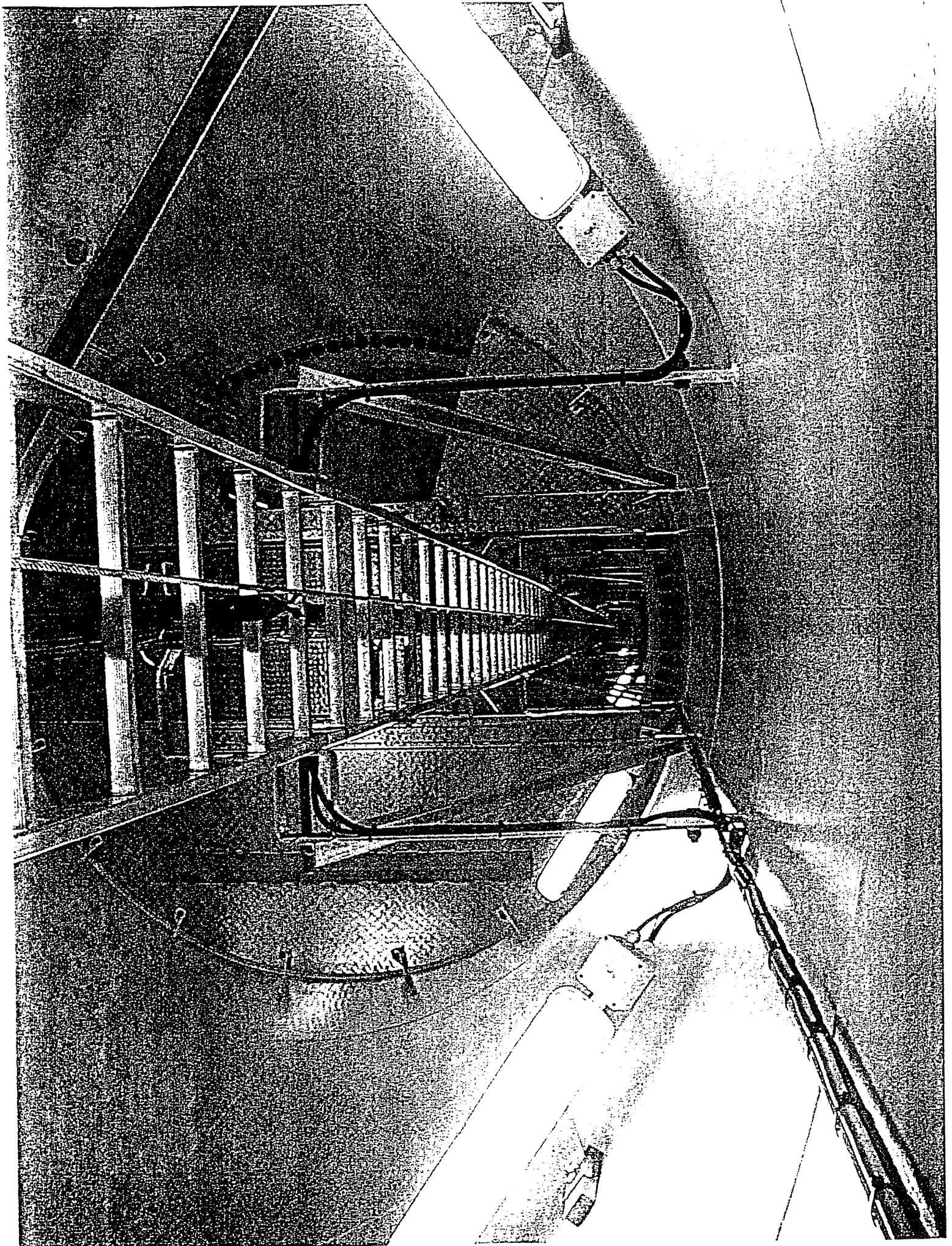












Attachment 2: Draft Regional Plan Policies

While this alternative source of energy will be of benefit to HRM, wind turbines with heights of twenty storey buildings and their associated site infrastructure and transmission lines, can have a profound impact on HRM's landscape if improperly sited. Experience from other North American municipalities reveal that noise is also a common issue with the operation of turbines and that they pose a safety hazard in populated areas in extreme weather conditions or if improperly constructed. For these reasons, HRM will control the siting of wind turbines to ensure that they are sited away from populated areas and significant cultural landscapes. To ensure compatibility and safety, turbine size, location, lighting, colouring, signage, and spacing are all factors to be considered. The municipality will also require the placement of wind turbines far enough from points of measurement to keep noise level at or below a permitted threshold measured at residences, schools, hospitals, churches and public libraries.

Policy SW-24 HRM shall establish provisions in the Regional Land Use Bylaw to regulate the siting of wind energy facilities. The provisions shall include, but not be limited to, height, setback, noise, minimum ground clearance, tower failure, blade failure, abandonment, site reclamation, soil erosion, and accessory structures. Wind turbines shall generally be permitted as principal or secondary land uses within industrial, natural resource and agricultural zones, however, they shall not be permitted within residential, mixed use, parks, institutional, environmentally sensitive areas, conservation, preservation and cultural heritage zones. Amendments to the land use bylaw for siting of facilities within designated water supply zones may be considered.

The draft Regional Plan states further on that, in anticipation of several wind generation projects being developed in HRM, a comprehensive approach to wind energy generation is an appropriate course of action. The applicable text and policy are as follows:

Environment Canada wind assessments for HRM have identified favourable conditions for the operation of wind turbines in several coastal and upland locations. Other siting requirements such as access to NSPI's transmission grid and local demand for electricity have led NSPI to designate HRM as a suitable location for the construction of wind turbines. Based on the region's increasing need for clean and renewable sources of electricity and other favourable siting conditions, it is possible that several wind turbines may be constructed in HRM in the near future.

Policy SW-31 With federal, provincial and industry partners HRM shall support the development of an economically and environmentally sustainable wind turbine industry through the development of a Wind Energy Generation Master plan for the HRM.