

Wind Energy

Planning Services

Case 17342: Development Agreements for Large Wind Turbines

Halifax Regional Council
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Wind Energy Presentation Outline

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- **Current Process**
- **Proposed Process -- Development Agreement**
- **Implications**
- **Process to Introduce**
- **Options To Guide the Planning Process**
- **Staff Recommendations**

Current Process

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- **As-of-Right Process**
- **Development Permit**

Existing Regulations – Distances from Turbines

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Turbine Type <i>(max. height)</i>	Prop. Lines	Adj. Habitable Buildings
Micro (23m) 0-10 Kilowatts	1.0 x ht.	3.0 x ht.
Small (35m) 10- 30 Kilowatts	1.0 x ht.	180 m
Medium (60m) 30- 300 Kilowatts	1.0 x ht.	250 m

Setbacks from Turbines

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Turbine Type <i>(max. height)</i>	Prop. Lines	Adj. Habitable Buildings
Large (60m+) 300 kW +	1.0 x ht.	1000 m

Note: Large Wind turbines are not permitted in the Urban Core

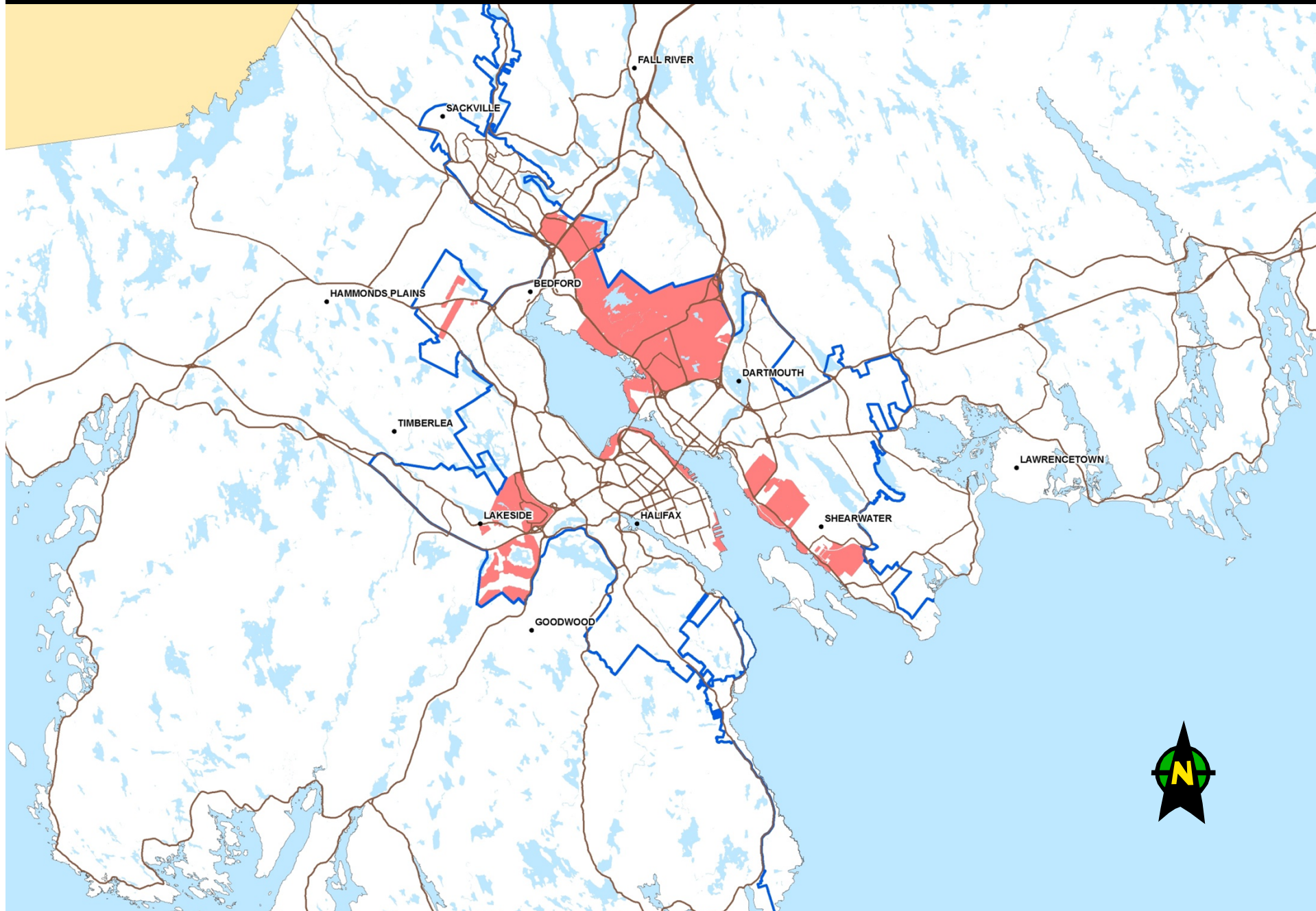
Additional Development Permit Requirements

Public Notification

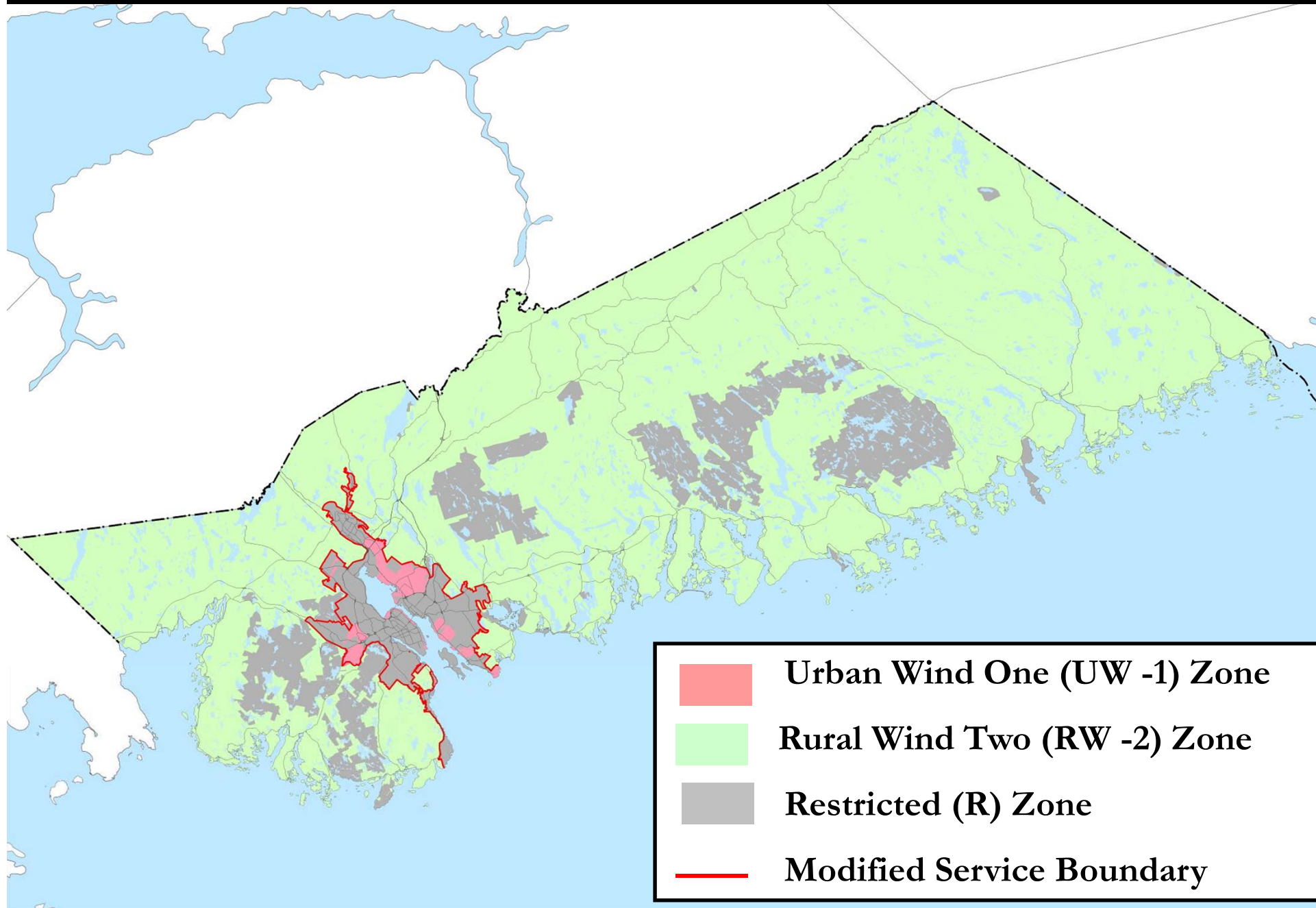
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- i) Micro 140 metres (460 ft)
- ii) Small 360 metres (1180 ft)
- iii) Medium 500 metres (1640 ft)
- iv) Large 2000 metres (6560 ft)

Urban Wind Turbine Locations



Rural Wind Turbine Locations



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Wind Energy --Changing Direction

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- Regional Wide Wind Energy Strategy to Community Councils
- Implications
 - Differences in adopted standards between Plan Areas due to the discretionary approvals process

Process to Introduce Development Agreement

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Council would have to initiate a new planning process and hold a Public Hearing to Amend:

1. Regional Municipal Planning Strategy,
2. Community Plans
3. Land Use By-laws

Development Agreements for Wind Turbines

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Benefits

- Public input on Development Agreements application
- Ability to evaluate proposal under the Development Agreement process
- Case by case decision making

Development Agreements for Wind Turbines

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Constraints

- Duplication with Provincial EA
- EA process would occur after DA approved
- Cost of studies
- Reliance on consultants
- Long timeframe for DA process
- High likelihood of appeal
- Could reopen debate on approvals
- Additional research

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Options to Guide the Planning Process in considering Development Agreements

Potential Options for Development Agreements

#1	<ul style="list-style-type: none">• No studies or new MPS standards	<ul style="list-style-type: none">• Maintain existing minimum separation distances/ conduct community consultation
#2	<ul style="list-style-type: none">• Limit requirement to one study (i.e. a sound study)	<ul style="list-style-type: none">• Maintain existing minimum separation distances/ conduct community consultation• Potential to enhance separation distances based study results

Potential Options for Development Agreements

#3

- Require many studies to establish many additional standards (sound, environmental, human health, visual impact etc.)
- Reduce or enhance separation distance
- Add other siting requirements
- Replicate Provincial EA process

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- Current Process
- Development Agreement
 - Implications
 - Process to Introduce
 - Options
- **Staff Recommendation**

Staff Recommendation

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Staff does not recommend initiating a planning process for a Development Agreement at this time

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The End