

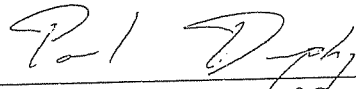
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PO Box 1749
Halifax, Nova Scotia
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Western Region Community Council
August 25, 2008

TO: Chair and Members of Western Region Community Council

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: August 25, 2008

SUBJECT: Wind Energy– Wind Turbine Feasibility in Terence Bay

INFORMATION REPORT

ORIGIN

At the June 24, 2008 meeting, Western Region Community Council passed a motion “requesting a staff report on the feasibility and measures to be taken to enable the placement of a windmill on private lands located on River Road, Terence Bay”.

BACKGROUND

Mr. Wallace Slaunwhite, owner of a property at River Road in Terence Bay, has requested permission to erect a single wind turbine on his property for the purpose of developing a commercial wind farm at some point in the future. Zoning regulations currently prohibit the erection of wind turbines on his property. HRM is currently undertaking a wind energy review for the purpose creating new regulations that would address the siting of large and small scale wind turbines for all of HRM. This project is currently nearing completion and is anticipated to be brought before Regional Council in the fall of 2008.

DISCUSSION

Under existing zoning regulations, wind turbines are not permitted on Mr. Slaunwhite's lands. Mr. Slaunwhite does have the option of applying for a land use by-law amendment to request permission to site the wind turbine. However, such a process would require a minimum 6 - 8 months to complete and would entail a community consultation meeting that has already been completed through the Wind Energy Project. It is anticipated that the recommendations for the Wind Energy Project will be brought forward to Regional Council this fall. Given this time frame, staff consider a by-law amendment request to erect the wind turbine to be premature until such time as Regional Council has had an opportunity to consider the staff recommendations for wind energy in HRM.

Staff acknowledges that the wind energy project has undergone some delays in its original estimated time frame. This was, in part, due to parallel initiatives by the Province, including the revised wind mapping and, the creation of a Best Practices Guide and Model Land Use By-law for siting wind turbines in Nova Scotia). The report mentioned above will provide Council with Plan policy and regulations for wind turbine siting within HRM, including the Terence Bay area.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

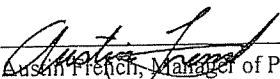
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

None.

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.

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