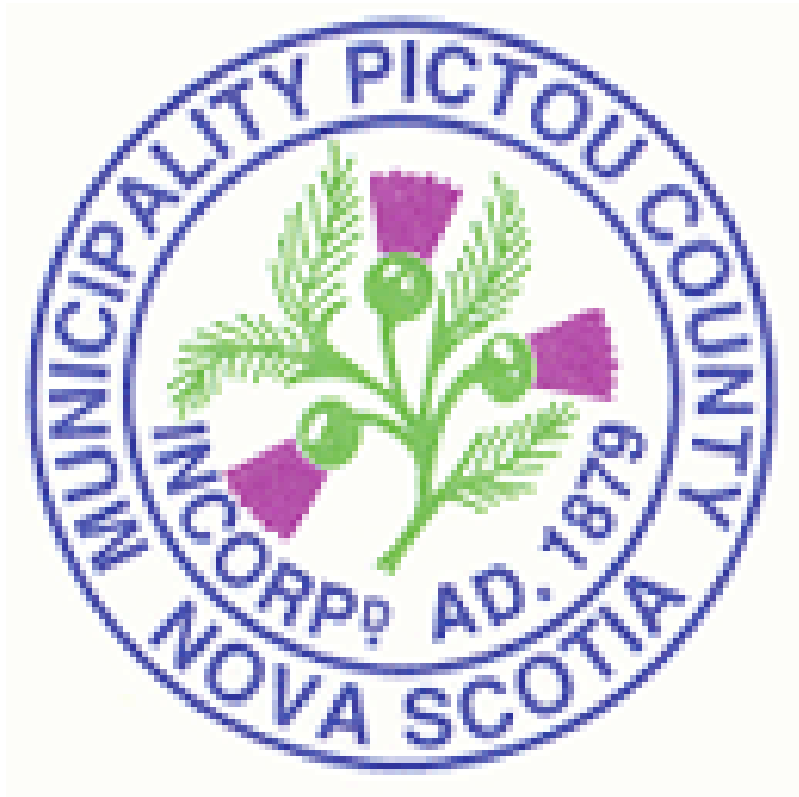


MUNICIPALITY OF THE
COUNTY OF PICTOU

Municipal Planning Strategy



Wind Energy Development Amendments

February 2021

Wind Energy Developments 2021

The Municipal Council for the Municipality of the County of Pictou started the process of regulating wind energy developments in 2007, with the development of its Municipal Planning Strategy and related bylaw. Over the course of time several amendments were made to the Land-use Bylaw, mainly dealing with the setback requirements of Utility Scale Turbines.

Recently there has been concern expressed by residents; that domestic wind turbines should be regulated in a different manner than presently contained in the bylaw.

The Municipal Council wishes to bring consistency in the manner that it regulates wind turbine developments. This will include setback requirements from residential developments and property line.

The Municipal Council also wants to bring clarity to terms used within the bylaw and municipal planning strategy. The term domestic wind will now be referred to small wind. The Municipal Council will also introduce a third classification of wind development known as Microwind, which are small turbines used primarily used onsite use of wind energy.

There have been concerns expressed that the communities often are not informed of projects until they are under construction. Municipal Council wants residents to be informed of wind developments prior to issuance of a development permit. To this end the Municipal Council wants the proponent of a development permit to conduct a public consultation process.

The changes proposed to address concerns require amendments to the Municipal Planning Strategy and the Land-use Bylaw. The following policies are hereby added, amended, or deleted from the Municipal Planning Strategy:

Policy 1 is amended to read:

Policy 1

It shall be a policy of Council to regulate utility scale and domestic small wind turbines as well as Micro-wind as defined in the Land-use

By-law. A development permit will be required to construct a wind turbine anywhere within the planning area. A development permit will not be required for any other land use.

Policy 4 is deleted

~~The General Development (GD) Zone shall regulate domestic wind turbines by establishing a setback from all property lines.~~

Policy 4 (a)

The General Development (GD) Zone shall regulate the location of small wind turbines by establishing a setback from residential uses, and a setback from all property lines and height requirements. The setback from residential uses shall not apply to residences located on the same lot as the turbine.

Policy 4 (b)

The General Development (GD) Zone shall regulate the location of Micro wind turbines by establishing a setback from residential uses, and a setback from all property lines. The setback from residential uses shall not apply to residences located on the same lot as the turbine.

Policy 9

It shall be the policy of the Municipal Council to require that a developer of Utility Scale Turbines and small wind conduct a public consultation process in the community of the proposed development to inform residents of the development and to allow for dialogue on the development.

Policy 10

It shall be the policy of the Municipal Council to establish within the Land-use Bylaw a noise standard and the requirement for a field study of noise emissions to ensure minimal disturbance to surrounding properties and uses.