

Section 15 - ALTERNATIVE ENERGY GENERATION REGULATIONS

15.1 Summary of Alternative Energy Overlay Names and Symbols

Overlay Name	Symbols
Large-scale Wind Turbine Overlay	WO

15.1.2 Application of Overlay

The Large-scale Wind Turbine Overlay (WO) is shown on the Land Use By-law Zoning Map. In addition to the underlying zone requirements, the requirements of the overlay shall apply to the development of large scale wind turbines, in accordance with policy 2.8.7 of the Municipal Planning Strategy.

15.1.3 Large-scale Wind Turbine Overlay

In addition to the uses permitted within the underlying zone within the Large-scale Wind Turbine Overlay, the following additional uses shall be permitted:

Large-scale Wind Turbines

15.1.4 Large-scale Wind Turbines

In addition to the requirements of section 14.3 related to wind turbines, large-scale and utility-scale wind turbines shall be subject to the criteria noted below.

- (a) Large-scale wind turbine means a wind turbine with a height greater than 115 feet.
- (b) Utility-scale wind turbine means two or more large-scale wind turbines that feed electricity into the utility grid for the principal purpose of generating electricity for off-site consumption.
- (c) Large-scale wind turbines and utility-scale wind turbines shall be set back a distance 1.5 times the height of the wind turbine from lot lines and public rights-of-way. Where a lot line is common to two lots located within the same wind turbine project, no setback is required from that lot line.
- (d) The location of all large-scale wind turbines or utility-scale wind turbines shall be confirmed by a location certificate prepared by a surveyor licensed to practice in Nova Scotia.
- (e) Rotor blade clearance shall be at least 25 feet from grade for large-scale wind turbines or utility-scale wind turbines.
- (f) Large-scale wind turbines or utility-scale wind turbines shall not present a flight hazard or interfere with radio, telecommunications, or radar, as evidenced by a letter of no objection from the Department of National Defence, Transport Canada, NavCan, and/or other applicable agencies.

- (g) Large-scale wind turbines and utility-scale wind turbines shall have a separation distance between turbines equal to at least the height of the tallest wind turbine.
- (h) A permit for large-scale wind turbines or utility-scale wind turbines may be issued on a lot without frontage on a public road provided proof of access can be demonstrated.
- (i) The owner or leasee of the land on which wind turbines are located shall notify the Municipality within one calendar year of wind turbine inactivity and shall remove any wind turbines and associated infrastructure within two calendar years of wind turbine inactivity.
- (j) Development permit applications for large-scale wind turbines or utility-scale wind turbines shall, in addition to standard required information and the requirements of section 14.3.31, be accompanied by the items noted below.
 - (i) Site plan(s) showing all proposed and existing wind turbines, buildings, roads, boundaries, and natural features.
 - (ii) An emergency response and fire safety plan approved by the Municipal Emergency Coordinator.
 - (iii) A decommissioning and reclamation plan that includes provisions for the removal of all structures associated with the large-scale wind turbines or utility-scale wind turbines.
 - (iv) Any other information required by the Development Officer to determine whether the development conforms to this By-law.