

Possible Zoning Regulations for Wind Facilities

Various Municipalities in the region have had concerns with regard to what possible zoning regulations we could put together for potential wind farm development. To your assurance WaterWolf has been working with various municipal governments and associations around the country to find out what has been done in other jurisdictions facing these same concerns. After review we propose the following:

1. Wind energy facilities shall be categorized as "Permitted Use" in every agriculture zoning district, similar to Public utilities and facilities of the Rural Municipality (RM) (with the exception of solid and liquid waste disposal sites). Unless otherwise specified by the bylaws, no minimum site area or yard requirements shall apply.
2. All infrastructure, roads and accesses required to facilitate the wind project development shall be proposed by the developer to the RM as part of the development permit application.
3. The developer and the RM will enter into a road use agreement for construction period to ensure roads are maintained in a condition agreeable by both parties. Road rehabilitation upon conclusion of construction would also be covered in the road use agreement.
4. Substations must be fenced off. Individual fencing of each turbine is not necessary since towers are contained and doors locked.
5. Environmental concerns are addressed provincially and federally through environmental assessment. Copies of environmental documents will be shared with the RM upon issuing of a provincial environmental certificate/license.
6. Setback distances:
 - A) Occupied residences to turbine – be no less than 550 meters, unless otherwise agreed to by landowner, developer and RM through variance procedures and reduction is supported by a sound modeling study which demonstrates that predicted facility sound power levels at 30m from the residences' exterior walls shall not exceed 45 dBA. This setback may also have to be adjusted to meet changing conditions
 - B) Road allowance to turbine – be no less than the length of blade plus 10 meters
 - C) Property line of non-participating landowner and turbine – be no less than the length of blade plus 10 meters, unless otherwise agreed to by landowner, developer and RM through variance procedures.
7. No restrictions on turbine color or height as this is decided on by Transport Canada.

These regulations are to be viewed as standards for actual wind farm development, not individual, privately owned wind generators. A future newsletter will speak to this separately. For information regarding scientifically defensible data please visit www.canwea.ca

If you have any questions or concerns related to planning or this issue, please contact:

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