

## Small Wind Energy Systems Zoning Regulation Considerations

September's newsletter talked about zoning considerations for large scale wind farms; Adam is now considering the following for small wind energy system development:

### Definitions to be included in RM Zoning Bylaw:

#### **Small Wind Energy System**

Shall mean any wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics, which has a rated capacity of not more than 300 kW, and is intended to provide electrical power for use on-site (either behind the meter or off-grid) and is not intended or used to produce power for resale.

#### **Tower**

Shall mean any structure used for the transmission or reception of radio, television, telecommunications, mechanical or electrical energy for industrial, commercial, private or public uses, or for the storage of any substance or liquid.

#### **Permanent Foundation**

Shall mean the lower portion of a building; usually concrete, masonry, or an engineered wood basement which renders the structure fixed and immobile.

### General Regulations:

#### **Small Wind Energy Systems**

Only one small wind energy system shall be permitted as an accessory use to the principal use, subject to the minimum site size requirement, in the following existing zoning districts:

Agricultural/Resource District (AR)  
River Valley Development District (RVD)  
Country Residential 1 District (CR-1)  
Commercial District (C)  
Industrial (I)

1. The minimum site size for the allowance of any small energy system shall be 2.0 hectares (5.08) acres.
2. Maximum total wind tower height or total system height shall be:
  - i) 6.0 metres (19.5 feet) above grade level in CR-1 Zones
  - ii) 45.0 metres (146.25 feet) above grade level, in all other permitted zones
3. Wind tower base and system setbacks:
  - i) from any property line — 1.5 times tower/system height
  - ii) from on-site dwelling — 1.5 times tower/system height
  - iii) from neighbouring dwellings :  
< 10Kw - 100 metres (325 feet)  
>10Kw - 300 metres (975 feet)
4. for residential applications, wind energy components and towers shall be erected in rear-yards only.
5. The bottom point of an operating rotor shall be above grade level to manufacturer's specification at minimum, but in no case nearer than 5 metres (16.25 feet) above grade level.

For more considerations, please view the attachment.

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

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Building Standards will be sending out invitations to WaterWolf Municipalities this week for our WaterWolf/Building Standards workshop which will take place November 17th at the Elbow Harbour Golf Course.