



CUMBERLAND COUNCIL

RFD#

Date: June 22, 2022

TO: Mayor and Council
FROM: Nelson Bezanson, Municipal Planner
DATE: June 13, 2022
SUBJECT: Amendments to MPS and LUB: Wind Turbine Regulations

ORIGIN: As part of Council's resolution on December 22, 2021 to direct staff to initiate a review of the provisions of the Municipal Planning Strategy (MPS) and Land Use By-Law (LUB) dealing with wind turbine regulations.

LEGISLATIVE AUTHORITY: Sections 205 and 210 of the Municipal Government Act identify the process for adopting and amending the Municipal Planning Strategy and Land Use Bylaw.

RECOMMENDATION: That Council approve second reading of the attached amendments to the MPS and LUB with Policy 4-51 corrected to read "**four** categories of wind turbines, rather than the current "three categories", this is an incidental change that doesn't materially change the amendment.

DISCUSSION: Council approved first reading of a series of amendments to policies and regulations relating to wind turbines on May 30. No substantial changes may be made to the proposed amendments without restarting the approval process.

Key changes in these amendments include the following:

- Added a large area in Wentworth to the Restricted Overlay.
- Increasing separation distance from large turbines to dwellings from 600m to 1000m
- Approval of turbines over 100kw by Development Agreement.
- Decommission Bonds of 125% of removal costs less salvage
- Add timeline for malfunctioning turbines to be repaired or decommissioned
- Refined definitions of turbines by capacity
- Defined domestic turbines as having a capacity under 15kw
- Slightly relaxed requirements for domestic turbines

FINANCIAL IMPLICATIONS: Financial implications have not yet been identified. Further research is required.

ENVIRONMENTAL IMPLICATIONS: Environmental implications have not yet been identified. Further research is required.

COMMUNITY ENGAGEMENT: A four week initial engagement period collected feedback from approximately 200 residents. Draft recommendations were placed online on April 14 with notices posted on Twitter and Facebook and ads placed in the *Cumberland Wire* inviting comments from stakeholders and the public. Notice was also sent to all those who provided comments in the first round of engagement. An additional 100 comments were received in the second engagement



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period and 20 to 30 people attended a public open house held on May 9 in Upper Nappan. A Public Hearing was held on June 15 in Upper Nappan with presenters and additional comments.

ALTERNATIVES: Council may defer the issue to a later date, request further information or reject the proposed amendment.

ATTACHMENTS:

Proposed amendments to MPS and LUB.

Report prepared by: Nelson Bezanson, Municipal Planner
Report and Financial approved by: