

Wind Turbine By-Laws Nova Scotia

Municipality	Height	Sound	Setback (Property line + receptor points)	Decommission Plan	Date Updated
Cape Breton	No height Restrictions	No sound restrictions	Property Line Setbacks 175 metres for turbines up to 76 metres tall plus 1 metre separation for each additional metre in tower height	None	2004
Halifax	No height Restrictions	No sound restrictions	Urban Zone Minimum setback from property Line: 1.0 times turbine height Minimum setback from habitable building on adjacent property: Micro: 3.0 times turbine height Small: 180 metres Medium: 250 metres Rural Zone Minimum setback from property Line: 1.0 times turbine height Minimum setback from habitable building on adjacent property: Small: 180 metres Medium: 250 metres Large: 1000 metres	None	2014
Queens	No height Restrictions	Mean value of sound pressure level shall not exceed 40 dBA or 5 DBA above the background noise levels	Property Lines Setback: minimum of 1.5 times the total heights of the turbine	None	2009
Annapolis	No height Restrictions	No sound restrictions	Property Line Setbacks Mini-Scale: Minimum 1.0 times turbine height Small-Scale: Minimum 1.5 times turbine height Large-Scale: 0.5 the rotor diameter plus 1.0 metre Building on Adjacent Lot Setbacks Mini-Scale: Minimum 2.0 times turbine height Small-Scale: Minimum 2.5 times turbine height Large-Scale: Minimum 1000 metres	The registered owner of a property upon which a large scale wind turbine has been constructed or the developer/operator of a large scale wind turbine development shall notify the Municipality and the Development Officer of a decision to remove a large scale wind turbine from a property and notify the Municipality and the Development Officer as to the time when the large scale wind turbine will be removed and the reinstatement of the property shall be completed. A development permit shall be required prior to the removal of a large scale wind turbine from a property.	2011
Antigonish County	Max height: 60 metres (Domestic Scale)	The mean value of sound pressure level from a wind turbine shall not exceed 40dBA or above the existing background noise, whichever is greater, at the nearest residence	Property Line Setbacks *Domestic Scale: 3.0 times turbine height Utility Scale: 10 metres plus 1.0 times rotor height <small>*The minimum setback from all adjacent lot boundaries may be reduced to two times the height of the turbine subject to an analysis of noise impacts indicating that the mean value of sound pressure level from a wind turbine does not exceed 40dB</small> Building on Adjacent Lot Setbacks Utility Scale: 600 metres	The owner shall remove a wind turbine from the lot following one year of inactivity. All supporting structures on the lot shall be removed within 60 days of the date of notification by the County and the surface site restored to a reasonable natural state within 18 months. A new application shall be submitted and approved before a new turbine is installed or a wind turbine is restarted after the expiration of the one year period	2009
Cumberland	Max height: 25 metres (domestic scale)	No sound restrictions	Property Line Setbacks 1.1 times the height of the turbine or turbine height plus 7.5 metres, whichever is larger Building on Adjacent Lot Setbacks 600 metres or 3 times the height of the turbine, whichever is larger	requires that a decommissioning plan be provided during the application	2011
Inverness	Max height: 60 metres (Domestic Scale)	No sound restrictions	Property Line Setbacks Domestic Scale: 1.0 times the height of the turbine; or, so the mean value of sound pressure level from a wind turbine does not exceed 40dBA at the lot line. Utility Scale: 10 metres plus 1.0 times the height of the rotor Building on Adjacent Lot Setbacks Utility Scale: 600 metres	The owner shall remove a wind turbine from the lot following one year of inactivity. All supporting structures on the lot shall be removed within 60 days of the date of notification by the County and the surface site restored to a reasonable natural state within 18 months. A new application shall be submitted and approved before a new turbine is installed or a wind turbine is restarted after the expiration of the one year period.	2012
Kings	No height Restrictions	No sound restrictions	Property Line Setbacks Accessory-Scale: 2.0 times rotor blade length Small-Scale: 1.0 times turbine height Large-Scale: 1.5 times turbine height	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.	2019
Pictou	No height Restrictions	No sound restrictions	Property Line Setbacks Domestic Scale: 1.0 times turbine height Utility Scale: 1.0 times turbine height Building on Adjacent Lot Setbacks Utility Scale: 600 metres	None	2007
Richmond	Max height: 60 metres (Domestic Scale)	The mean value of sound pressure level from a wind turbine shall not exceed 40 Decibels or above the existing background noise, whichever is greater, at the nearest residence;	Property Line Setbacks Domestic Scale: 1.0 times turbine height; or a distance where the mean value of sound pressure level from a wind turbine does not exceed 40 Decibels at the lot line Utility Scale: 1.0 times turbine height Building on Adjacent Lot Setbacks Utility Scale: 600 metres	The mean value of sound pressure level from a wind turbine shall not exceed 40 Decibels or above the existing background noise, whichever is greater, at the nearest residence;	2010

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Victoria	No height Restrictions	No sound restrictions	Property Line Setbacks 1.5 times turbine height Building on Adjacent Lot Setbacks Mini Facility: 3.0 times the turbine height Small Facility: 180 metres Medium Facility: 250 metres Large Facility: 1000 metres or at a distance where the mean value of sound pressure level from a wind turbine does not exceed 40dBA	The owner shall remove a wind turbine from the lot following one year of inactivity. All supporting structures on the lot shall be removed within 60 days of the date of notification by the County and the surface site restored to a reasonable natural state within 18 months. A new application shall be submitted and approved before a new turbine is installed or a wind turbine is restarted after the expiration of the one year period.	2014
Argyle	Micro: Maximum total height from ground level: 20 m (66 ft.)	No sound restrictions	Property Line Setbacks Micro-Scale: 1.25 times total height Building on Adjacent Lot Setbacks Small-Scale: 200 metres	Large Scale Wind Turbine Generators are required to be removed from the site after a period of two years from the date of cessation of electrical power generation of the Wind Turbine Generator.	2020
Barrington	No height Restrictions	No sound restrictions	Property Line Setbacks 1.25 times turbine height	Wind Turbine Generators shall be required to be decommissioned and all structures removed from the site within two (2) years of cessation of electrical power generation on the site.	2019
Chester	Max height: 30 metres	No sound restrictions	Property Line Setbacks 1.5 times turbine height	None	2019
Digby	No height Restrictions	Domestic scale turbines shall be located so that the sound level generated by the turbine shall not exceed 45 dB(A) (decibels) heard at any adjacent property boundary.	Property Line Setbacks Domestic-scale: located so sound level generated by the turbine shall not exceed 45 dB(A) (decibels) heard at any adjacent property boundary - Calculation required Utility-Scale: 750 metres (2,460 ft.) from any property boundary and 1000 metres (3,280 ft.) from any existing residential dwelling. Community-Scale: 2.0 times turbine height Building on Adjacent Lot Setbacks Utility-Scale: 1000 metre	None	2018
East Hants	Max Height: 52 metres (small-scale)	Noise levels at adjoining property lines shall not exceed 40 dBs or above existing background noise	Property Line Setbacks Micro-Scale: 1.25 times turbine height from residential property lines and 1.0 times the height for commercial Small-Scale: 1.5 times turbine height from residential property lines and 1.0 times the height for commercial Large-Scale: 4.0 times turbine height and 1.5 times turbine height from public land deemed culturally insignificant	If a wind turbine/farm discontinues power production for a minimum of 1 year the operator shall provide the Municipality with a status report identifying future plans for the site.	2016
Guysborough	Max height: 60 metres (Domestic Scale)	No sound restrictions	Property Line Setbacks Small-Scale: 1.5 times turbine height Building on Adjacent Lot Setbacks Small-Scale: 2.0 times turbine height Utility-Scale: 2.0 times turbine height	None	2013
Lunenburg	No height Restrictions	No sound restrictions	Property Line Setbacks 1.0 times turbine height	None	2021
Shelburne	No height Restrictions	No sound restrictions	Property Line Setback 1.0 times turbine height Building on Adjacent Lot Setbacks Mini-Scale: 2.0 times turbine height Small-Scale: 350 m Community-Scale: 500 m Utility-Scale: 500 m	None	2015
West Hants	No height Restrictions	No sound restrictions	Property Line Setback Turbine height plus the distance from the top of the tower to the highest extended tip of the rotor blades Building on Adjacent Lot Setbacks 200 ft	None	2008
Yarmouth	No height Restrictions	No sound restrictions	Building on Adjacent Lot Setbacks 200 metres	Large scale WTG are required to be removed from the site after a period of two years from the date of cessation of electrical power generation of the WTG	2013
Bridgewater	Max height: 52 metres (Small-Scale)	The mean value of sound pressure level from a wind turbine shall not exceed 35dBA or 5dBA above background noise levels at the nearest habitable dwelling;	Property Line Setbacks Mini-Scale: 3 metres Small-Scale: 1.5 times turbine height Building on Adjacent Lot Setbacks Mini-Scale: 1.5 times turbine height Small-Scale: 1.5 times turbine height	None	2014