EAST HANTS

www.easthants.ca
Municipality of East Hants
Box 230, Unit 170, 15 Commerce Court Elmsdale, NS B2S 3K5
Tel (902) 883-2299 Toll Free 1-866-758-2299

October 13, 2026

Honourable John A. MacDonald
Minister of Municipal Affairs
1505 Barrington Street
P.O. Box 216
Halifax, NS B3J 2K5

Dear Honourable John A. MacDonald:

As part of our plan review East Hants Council is considering amendments to planning policies and regulations concerning the Minimum Planning Requirement Regulations for wind turbine setbacks.

East Hants has had wind energy regulations since 2008; since then, we have had three successful wind energy projects proceed in the Municipality and two other projects that have been endorsed by Council. The constructed wind developments have been approved without issue under our current regulations.

Current municipal regulations require large wind turbines to be set back four times the height of the turbine from the property line. The Provincial Minimum Planning Requirement Regulations require large wind turbines to be set back four times the height of the turbine from an existing dwelling. By requiring wind turbines to be set back from a property line, East Hants protects the future development rights of current undeveloped property, whereas the Minimum Planning Requirement Regulations do not. Under the Province's regulations, a wind turbine could be placed adjacent to an adjoining property line where there is no dwelling unit, thereby making the property unattractive for future residential development and creating potential future land-use conflicts.

As a result, we are requesting that Municipal Affairs consider amendments to the Minimum Planning Requirement Regulations for wind turbine setbacks, so that wind turbine setbacks can be measured from the property line as opposed to an existing dwelling. To discuss the issue further, please contact John Woodford, Director of Planning and Development, at 902.883.6120 or email jwoodford@easthants.ca.

Sincerely,

Eleanor Roulston

Eleanor Roulston
Warden