

CHATHAM-KENT DRAFT ZONING BY-LAW (Extract)

4.11 GREEN ENERGY

4.11.1 Wind Farm

Wind farms may be permitted by site specific amendment to this By-law in accordance with the following provisions.

- (a) Permitted Uses
 - i) Wind farm;
 - ii) Accessory uses
- (b) Permitted Buildings and Structures
 - i) Buildings and structures for the permitted uses.
- (c) Minimum Lot Area and Lot Frontage
 - i) 10.0 hectares
 - ii) 100 metres
- (d) Minimum Yard Width/Depth

1.0 times the total length of the rotor blade, plus 10.0 metres, from the base of the tower to the lot line and any public road right-of-way limit, but not less than 30 metres; provided however that, the minimum setback shall be 0 metres for a lot line that abuts a lot under lease with the same wind farm developer
- (e) Minimum Setbacks
 - i) From any residential or institutional zone 600 metres
 - ii) From any industrial or commercial zone 450 metres
 - iii) From an off-site residential dwelling 300 metres
 - iv) From an on-site residential dwelling 1.25 times the height of the wind turbine or 250 metres, whichever is greater
- (f) Maximum Lot Coverage

The use of the lot for wind turbine structures, accessory buildings and structures, road access and storage areas shall not exceed 10% of the lot area.

4.11.2 Accessory Wind Turbines

Notwithstanding the provisions of Subsection 4.11.1, accessory wind turbines may be located in any Agriculture (A1) Zone, Rural Residential (RR) Zone, Estate Residential (ER) Zone or Rural Industrial (MR) Zone, where the minimum setback is 1.25 times the height of the wind turbine from the nearest portion of the structure to the front, side and rear lot lines and where the height is measured from the highest point of the blade rotation to the lowest grade elevation at the base of the tower. No wind turbine shall be located within the required front yard setback or exterior side yard setback.