

SECTION 23 WIND FARM (WF) ZONE REGULATIONS

The Wind Farm (WF) Zone is intended to apply to lands designated “Agricultural Resource Area” where multiple wind turbines are located in accordance with the Commercial Wind Generating Systems policies of the Township of Wellesley Official Plan.

23.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Wind Farm (WF) Zone except for the following purposes:

Wind farm;

Uses permitted in the associated Agricultural zone;

Accessory uses to the above permitted uses.

23.2 PERMITTED BUILDINGS AND STRUCTURES

Buildings and structures for the permitted uses.

23.3 MINIMUM LOT AREA

10.0 hectares

23.4 MINIMUM LOT FRONTAGE

100 metres

23.5 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 common wind farm zone boundary and any public road right-of-way limit, but not less than 30 metres.

23.6 MINIMUM WIND TURBINE SETBACK

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| a) From an on-site residential use: | 1.25 times the height of the wind turbine or 250 metres, whichever is greater |
| b) From an off-site residential dwelling or institutional building: | 300 metres |
| c) From any lot as shown on Schedule “B” through “L”: | 450 metres |

23.7 MAXIMUM LOT COVERAGE

The use of the lot for wind turbine structures, accessory buildings and structures, road access, storage areas and any area removed from agricultural production shall not exceed 5% of the lot area.

23.8 EXCEPTIONS – WIND FARM (WF) ZONE