

**From:** [Peter Polley - Polycorp](#)  
**To:** [LeBlanc-Murray, Nicole M](#); [Office of the Legislative Counsel](#)  
**Subject:** Law Amendments Committee - Electricity Act - statement of provincial interest in solar development vis-a-vis municipal land use restrictions  
**Date:** April 12, 2021 7:53:38 AM  
**Attachments:** [21.04.09. Solar-panels-1024x632.jpg](#)  
[21.04.09.Solar field.jpeg](#)

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**\*\* EXTERNAL EMAIL / COURRIEL EXTERNE \*\***

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I would like to propose the below as an addition to the Electricity Act wording.

Many municipalities' Land Use Bylaws do not allow solar unless it is "ancillary to a use" on the property. For example, we were looking at purchasing a vacant non-descript property in Kings County last year to potentially use as a solar farm / field. The Kings County zoning would not allow solar panels to be installed as a primary use of the property. It will take ten years for municipalities to catch up to the Province on these current proposed changes to the Electricity Act to enable land use legislation to facilitate "non-ancillary" use of land for solar panel farms.

The province should specify that there is an overriding statement of provincial interests in the development of solar as a renewable energy source, and that the interest overrides any municipal land use restrictions. No municipality is going to knowingly block the production of carbon free electricity from solar, but we cannot wait ten years for the individual municipalities to act on this to change land use bylaws. The level of effort and cost required for each municipal unit to embark on such changes would cost millions of dollars in staff time to get to the same point that the Province can authorize unilaterally.

I believe that a somewhat similar "global intervention" position was taken by the Government of Ontario several years ago where they overrode private covenants regarding clothes lines in developments, to encourage energy reduction.

Thank you,

Peter

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# SOLAR POWER FOR APARTMENT BUILDING



**P O L Y C O R P**











**P O L Y C O R P**



THE VILLAS AT  
MONT BLANC

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THE RESIDENCES AT  
MONT BLANC



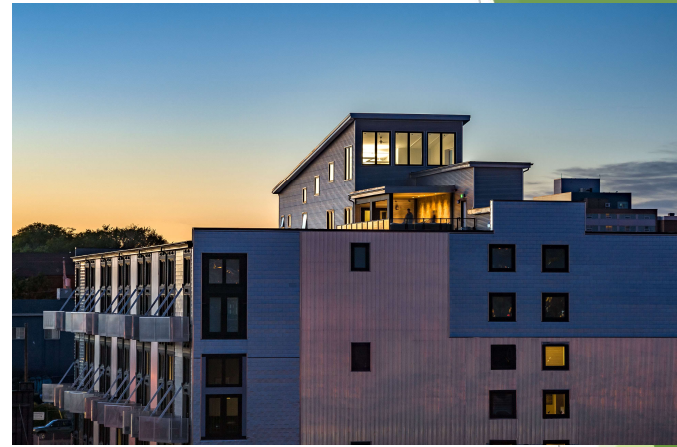
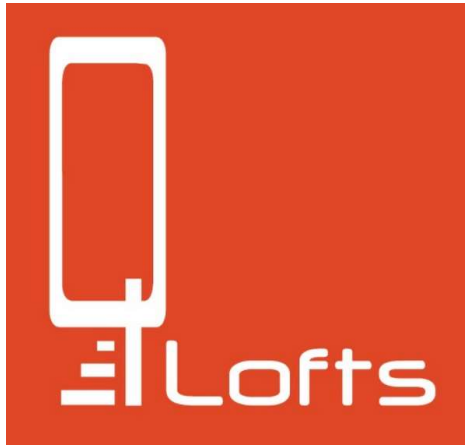
# Spice





**RAVENS CRAIG**  
at FLEMING PARK





WOODMAN'S  
GROVE  
RESIDENCES







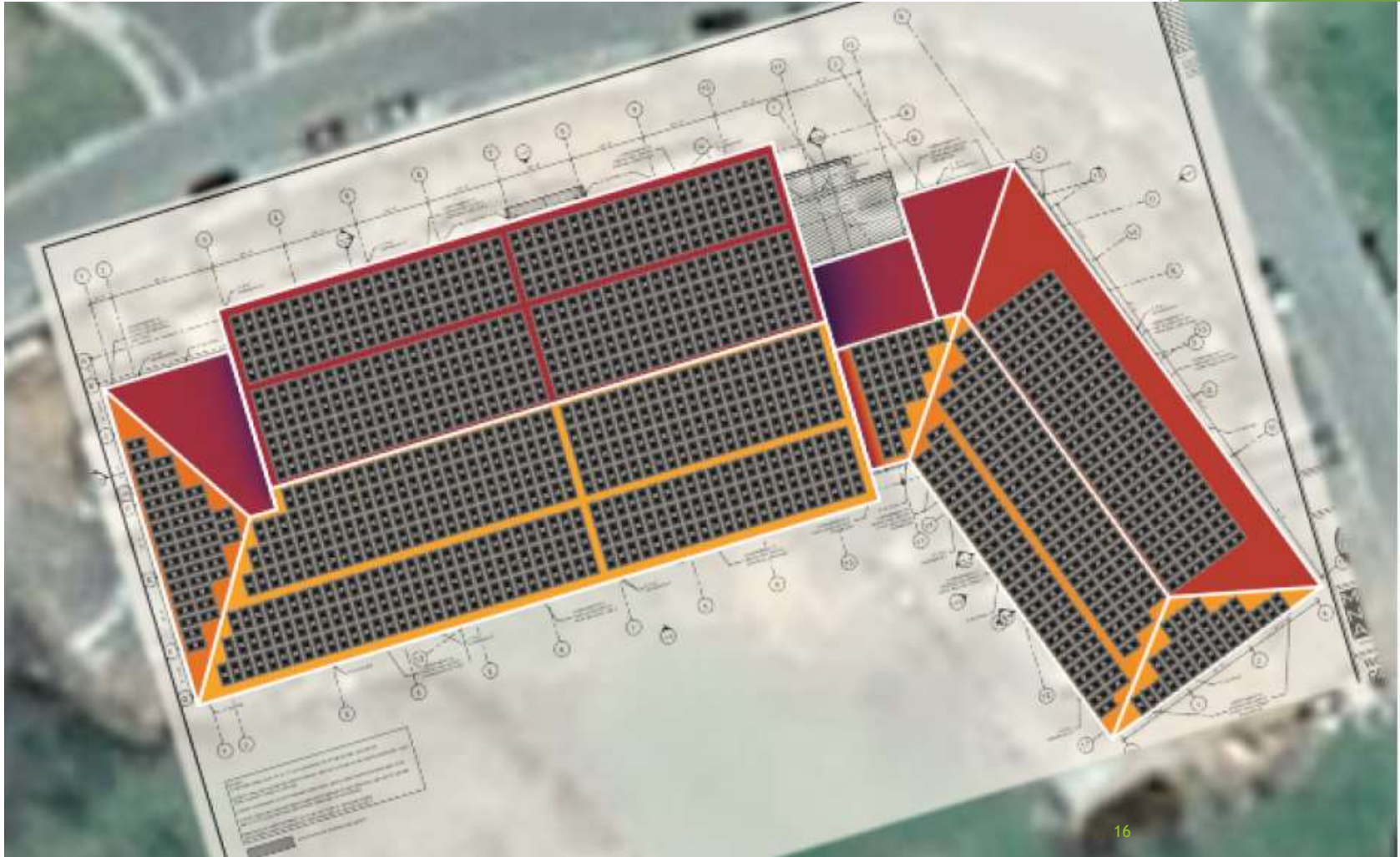


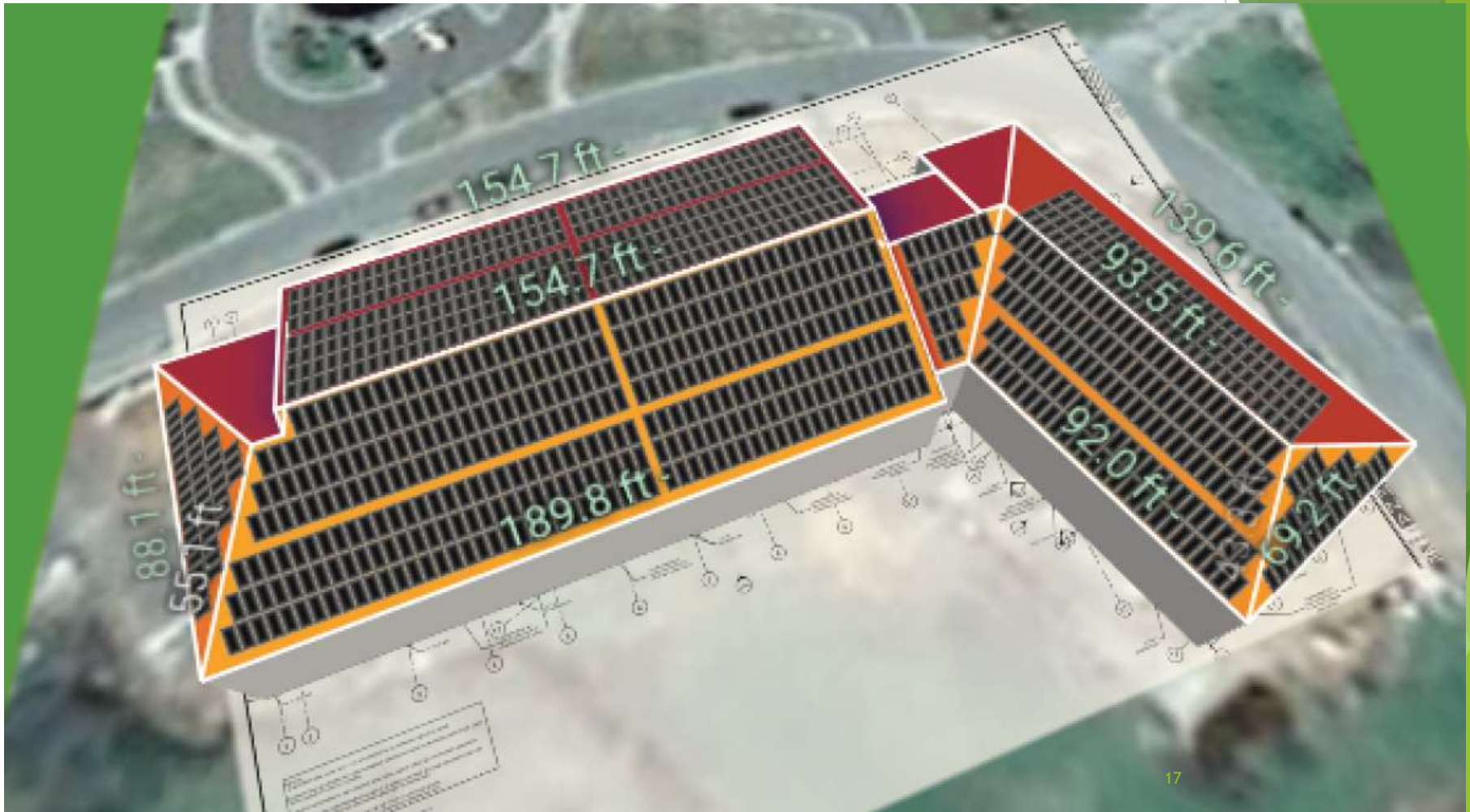


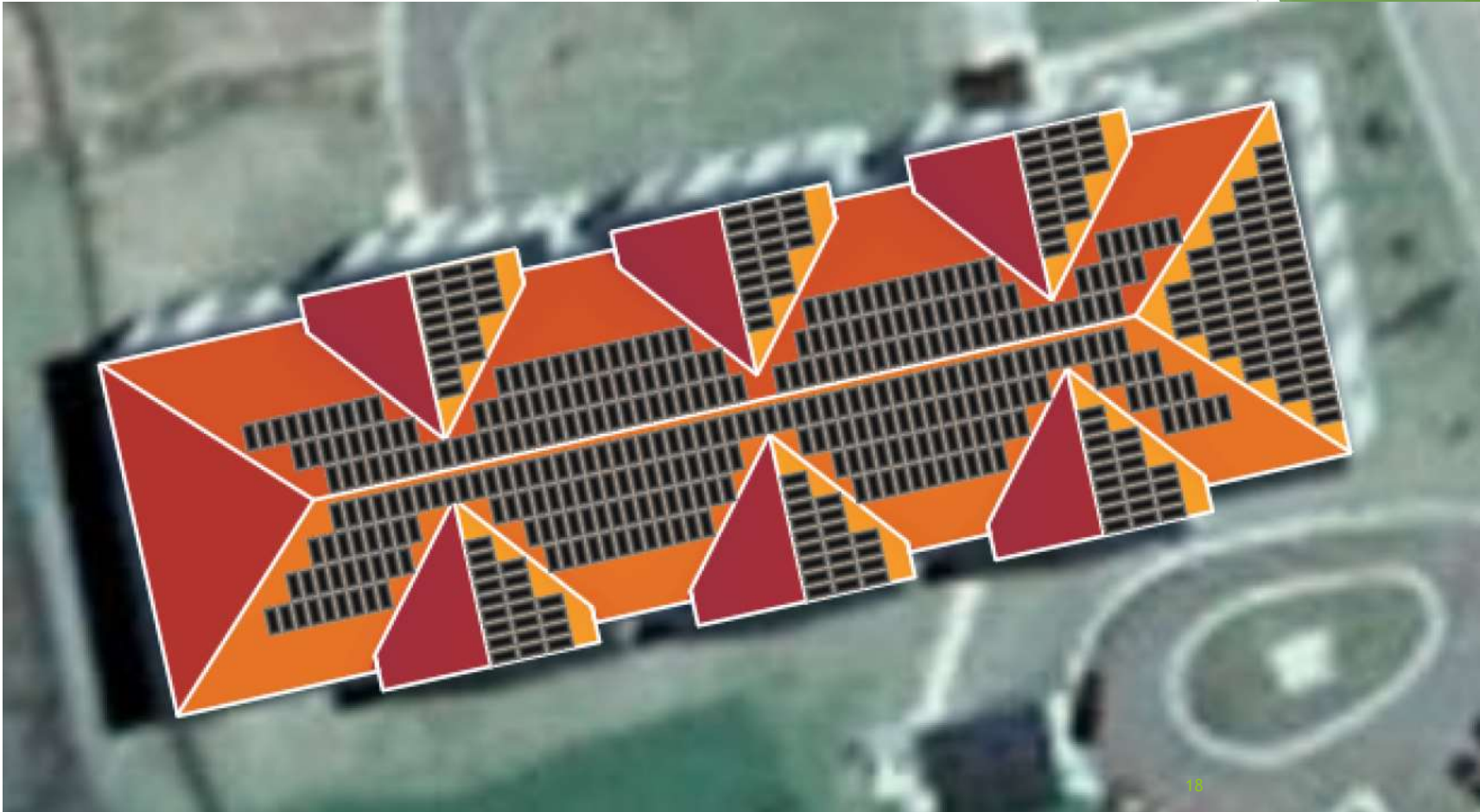


Canada















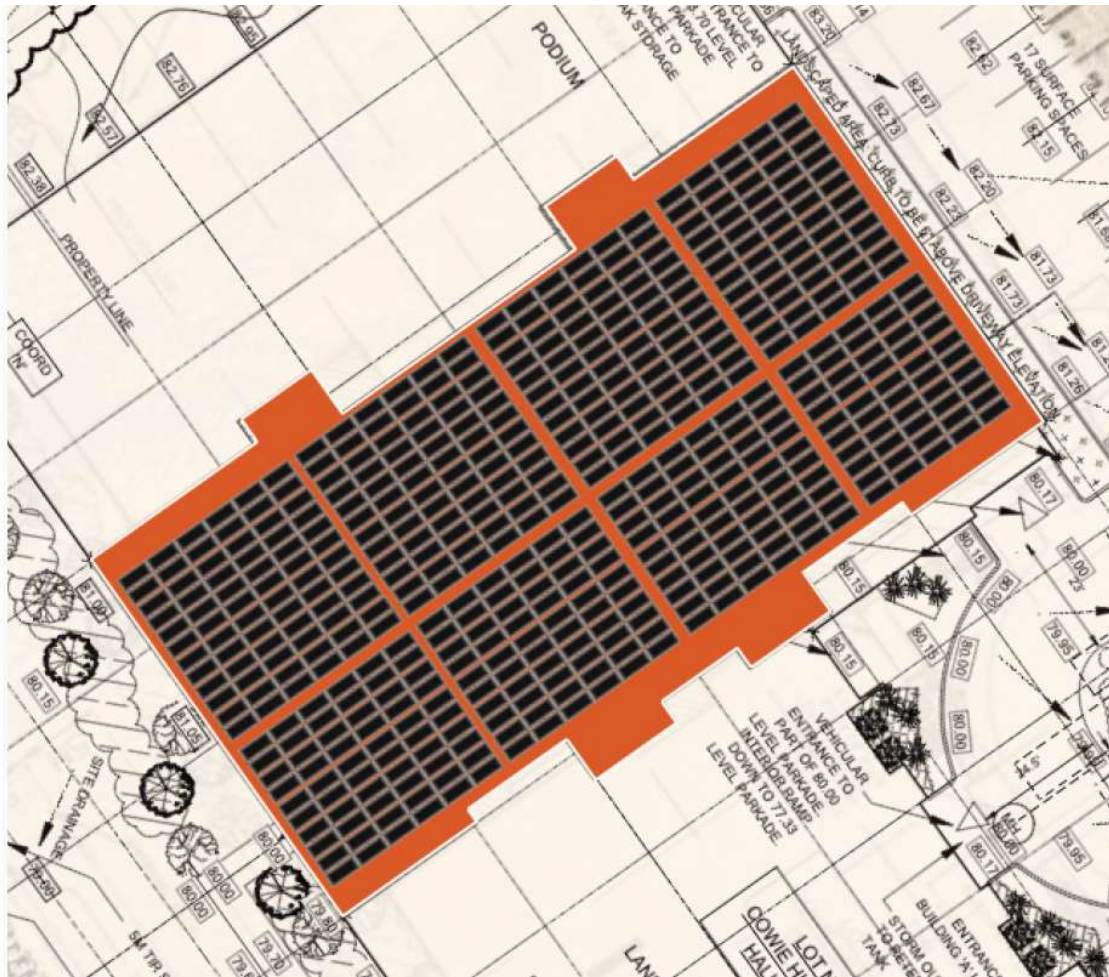
*Aria*  
AT LONG LAKE

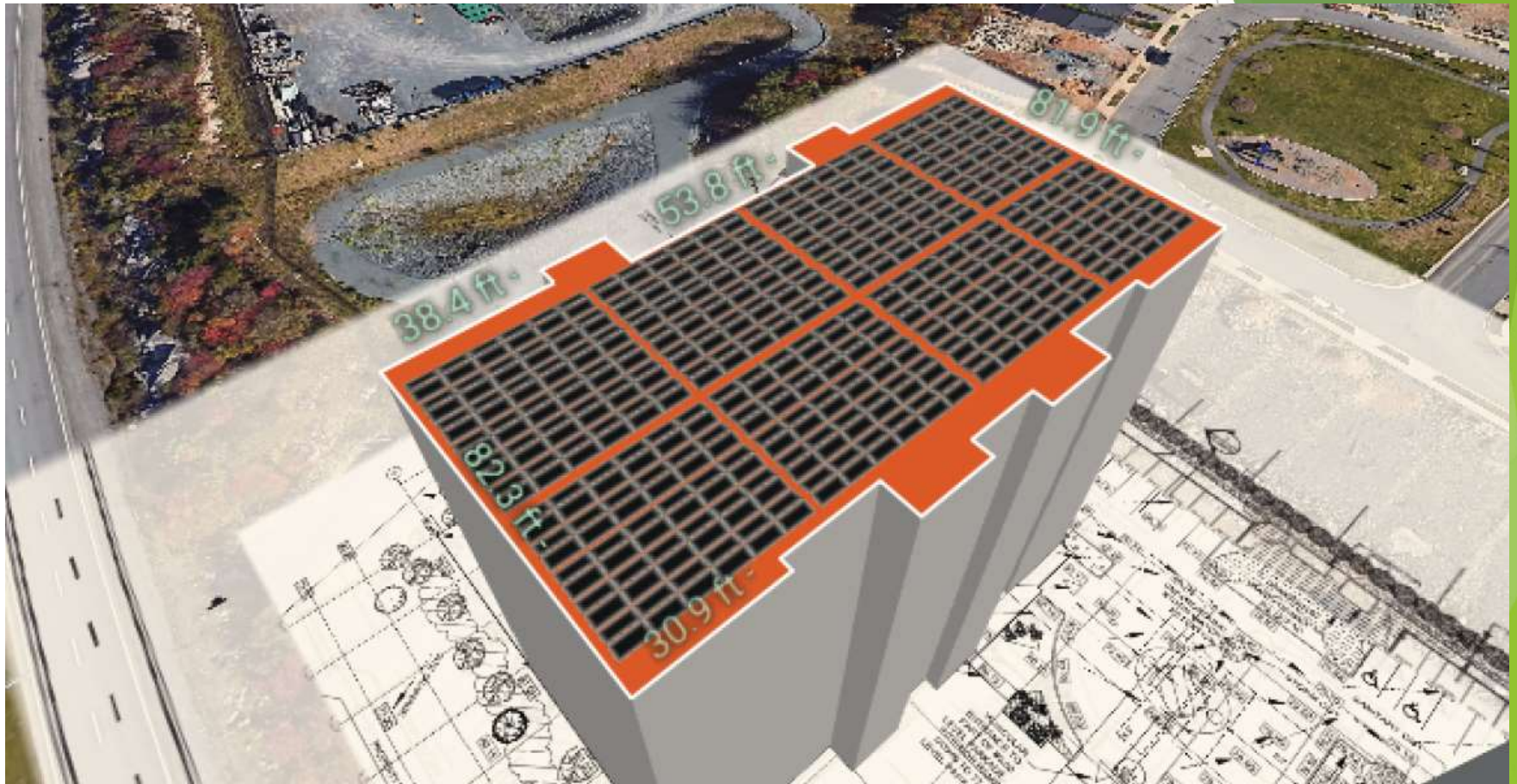
The logo features the word "Aria" in a dark green, cursive script font. A single green leaf is positioned above the letter "i". Below "Aria" is a thin green horizontal line, followed by the words "AT LONG LAKE" in a dark green, all-caps, sans-serif font. Another thin green horizontal line is positioned below "AT LONG LAKE".

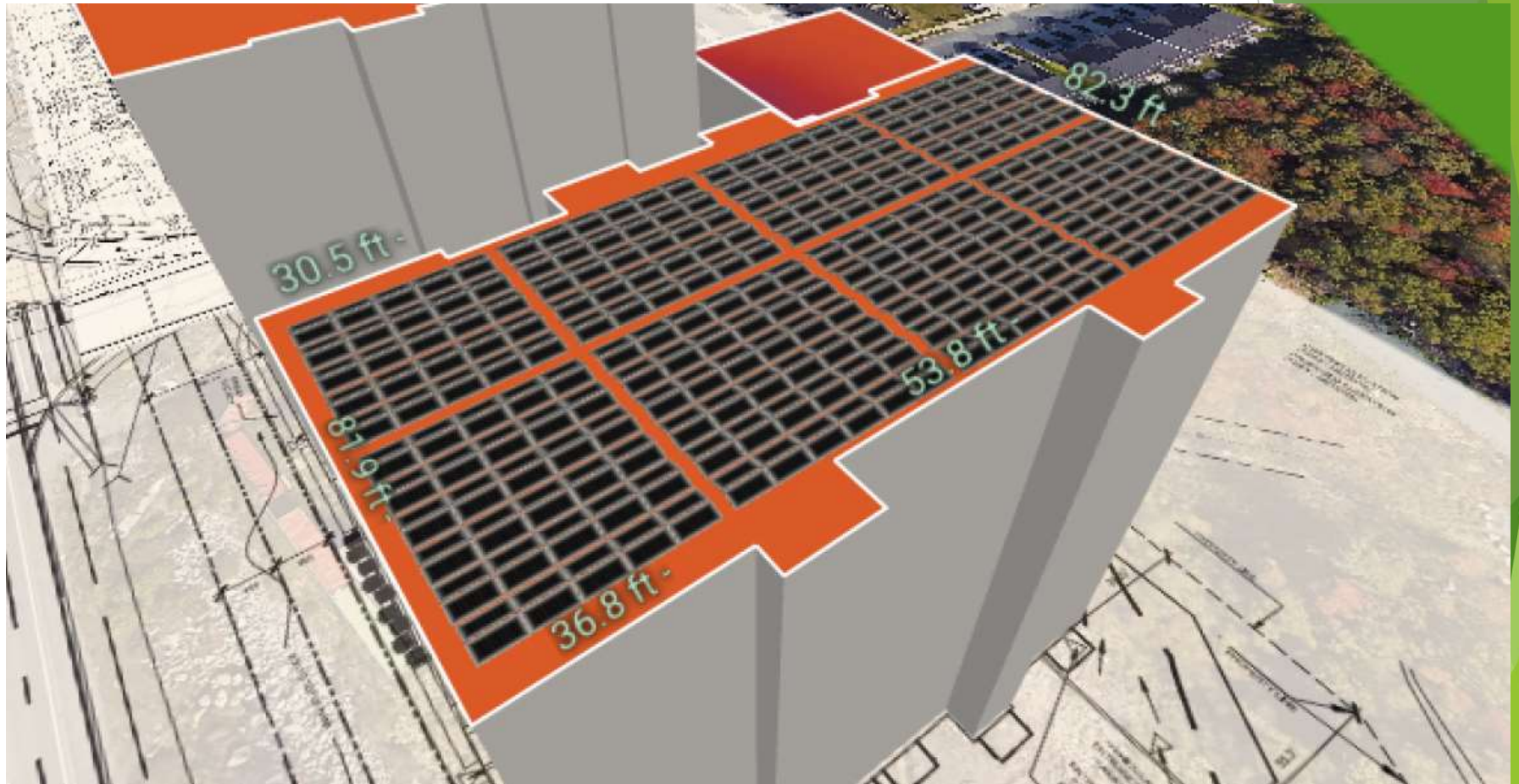








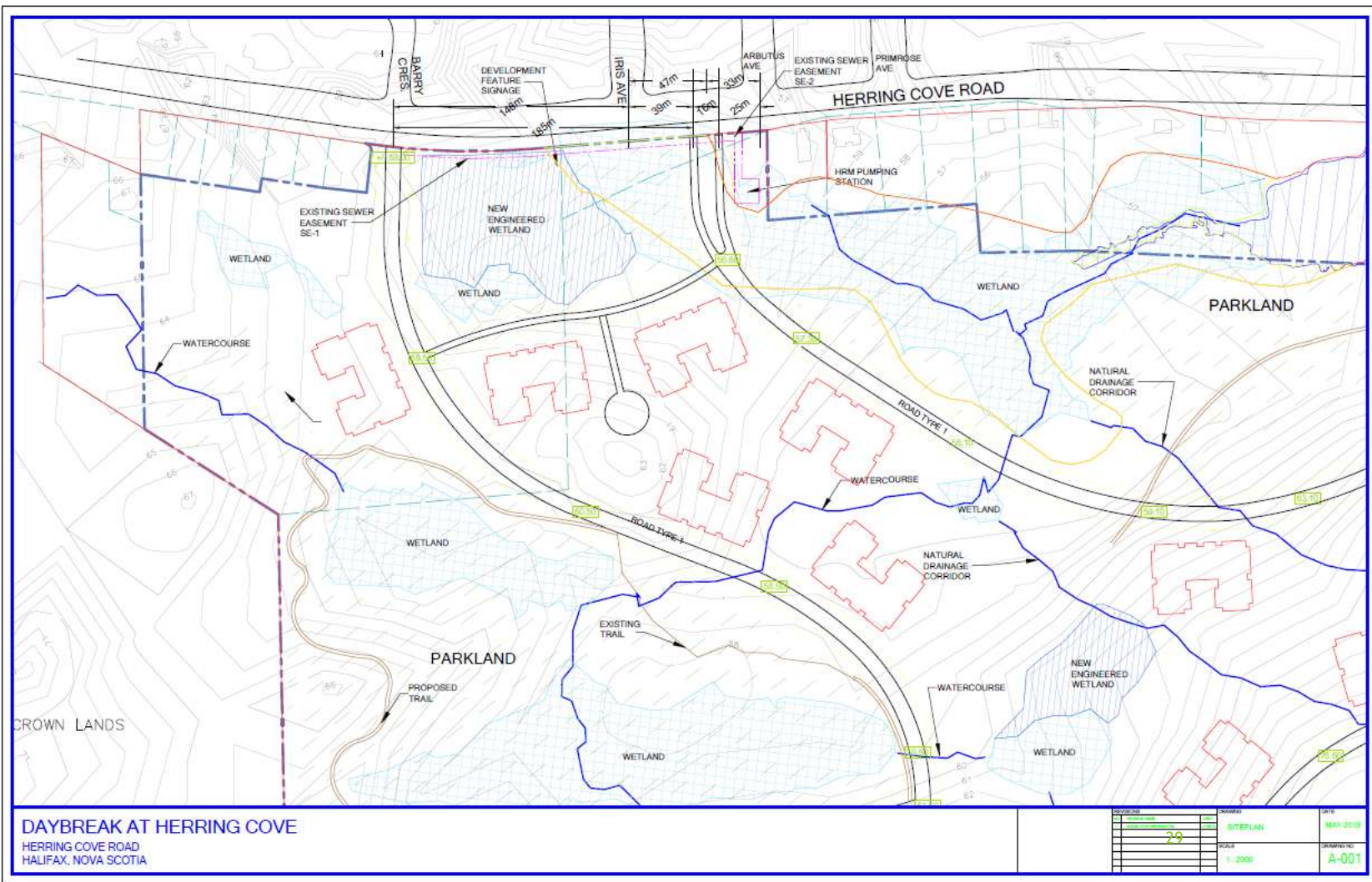








**DAYBREAK**  
*at Herring Cove*



**DAYBREAK AT HERRING COVE**  
 HERRING COVE ROAD  
 HALIFAX, NOVA SCOTIA

NO.	DATE	DESCRIPTION
29		SITEPLAN
		SCALE 1:2000
		DATE MAY 2018
		PROJECT NO. A-001



