

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

May 7, 2024

Ellershouse 3 Wind Project

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Applicant Presentation
5. Questions or Comments from the public can be sent until noon on May 21 to Senior Planner, Mark Fredericks to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 148; or
 - mfredericks@westhants.ca
6. Conclusion of Public Information Meeting

something inspiring awaits



Ellershouse 3 Wind Project Development Agreement

Public Information Meeting

May 7th, 2024

something inspiring awaits

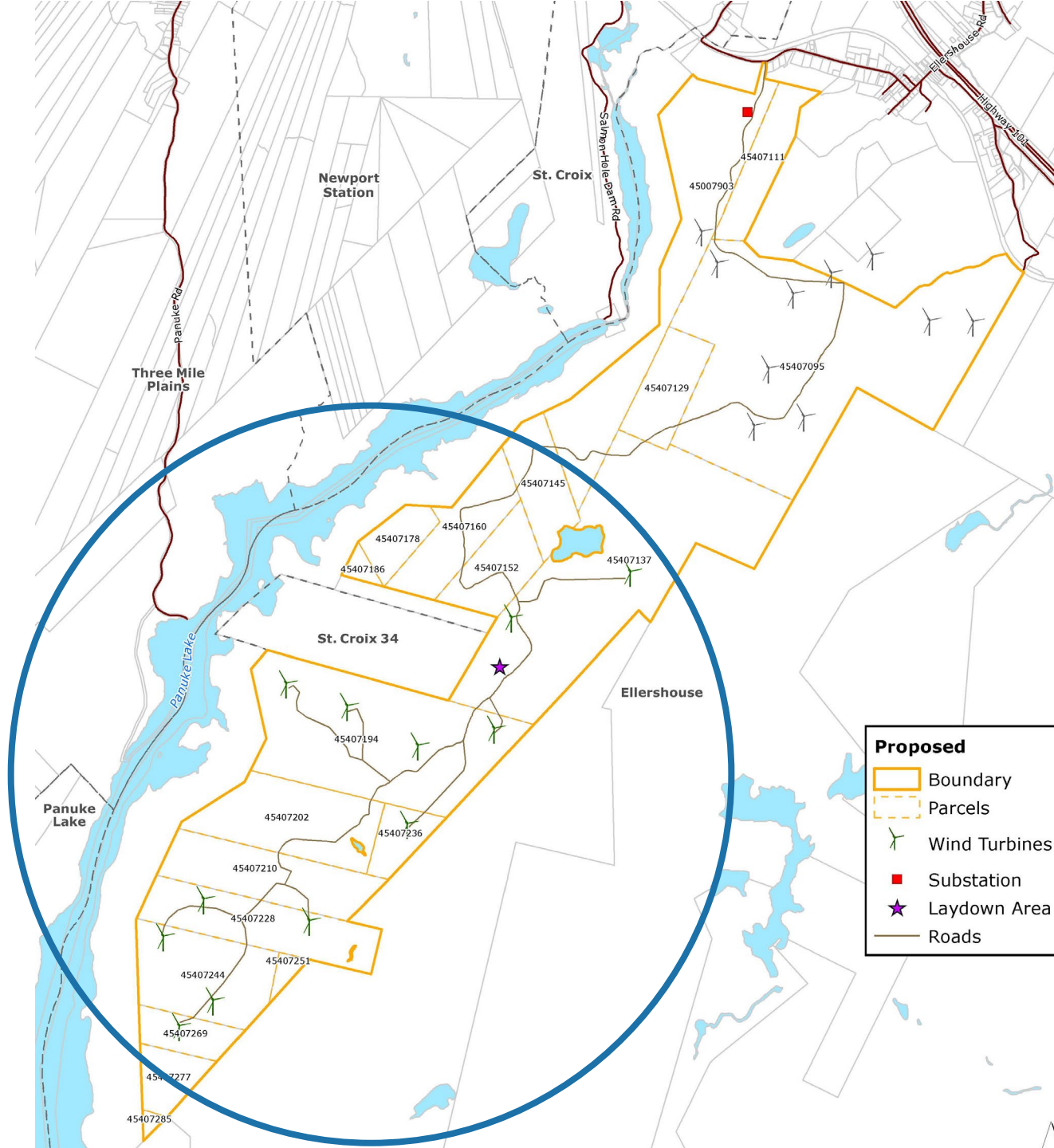


Application

- A completed application was received on March 20th, 2024 from Julia Cushing of Potentia Renewables Inc.
- The application is for a development agreement to permit 12 turbines to expand the existing Ellershouse Wind Farm.
 - 12 new turbines
 - 205m turbines (hub height of 125m)
 - 5.9MW turbines
 - 1km+ setback to homes
 - 550m+ setback to camps

Project Area

- 10 Existing turbines
- 12 new proposed turbines
- Turbines are all over 1km from homes and 550m to cabins
- Turbines all located on private forestry company owned lands



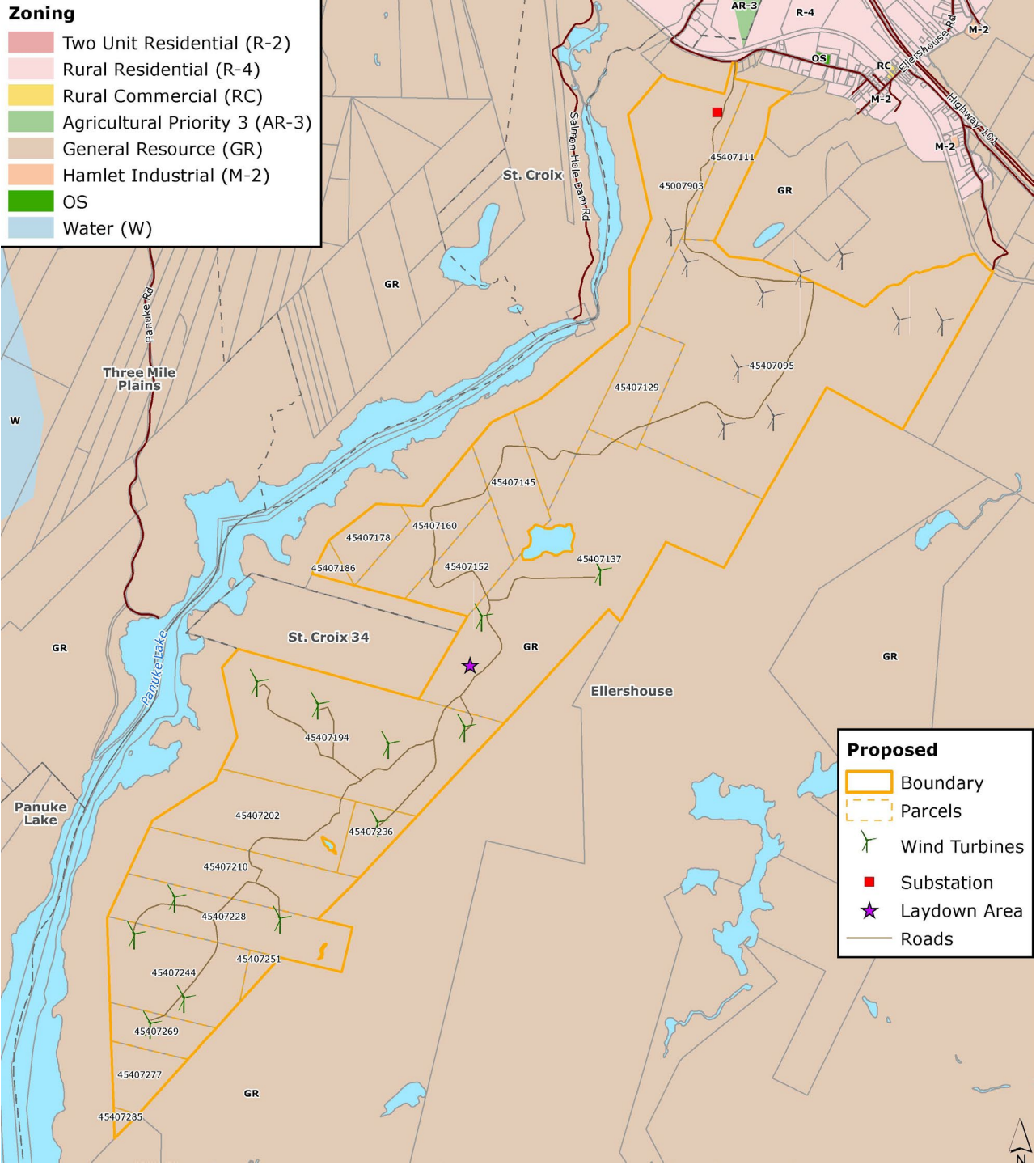
Application - Environmental Assessment

- Ellershose 3 GP Inc submitted the project for provincial environmental assessment (EA) review in May, 2023.
- The provincial Minister of Environment and Climate Change approved the project in July 2023.
 - Variety of conditions relating to: Water resources, habitat, flora and fauna, air/noise/visual impacts, complaint resolution plan, contingency plan, and decommissioning plan.
- All project information may be found on the Nova Scotia Environment and Climate Change website:

<https://novascotia.ca/nse/ea/ellershouse-3-wind/>



- Zoning**
- Two Unit Residential (R-2)
 - Rural Residential (R-4)
 - Rural Commercial (RC)
 - Agricultural Priority 3 (AR-3)
 - General Resource (GR)
 - Hamlet Industrial (M-2)
 - OS
 - Water (W)



- Proposed**
- Boundary
 - Parcels
 - Wind Turbines
 - Substation
 - Laydown Area
 - Roads

Zoning

The proposed wind turbines are located on lands zoned General Resource (GR).

Rural Resource zone where resource uses are prioritized, and some rural residential/commercial is permitted



West Hants Municipal Planning Strategy

- **Policy 4.24.4** enables Council to consider installations of large wind turbines or wind farms by development agreement.
 - EA process completed
 - Adequate separation distance to minimize shadow and noise impacts
 - Not visually intrusive in the landscape, considering built form in the area
 - Safe roadway access can be provided
- **Policy 16.3.1** states general criteria for development agreements and amendments to the Land Use By-law.



Public Information Meeting – May 7

Staff Review

PAC/HAC Review and Recommendation –
July 11, 2024*

Regional Council First Reading –
July 23, 2024*

Public Hearing & Second Reading –
Sept 24, 2024*

Notice placed in Paper

14-day appeal period

Process

Notice was placed in the Valley Journal. Notification sign on site.

Properties within 500 ft were notified of the Public Information Meeting

*anticipated date



Comments Submission

- Comments and questions can be submitted by the public until noon on **May 21, 2024**.
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

Phone	902-798-8391 ext. 148
Email	mfredericks@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive

