



PUBLIC PARTICIPATION MEETING

Development Agreement Application to Permit a Wind Farm
Wedgeport, Little River Harbour, Comeaus Hill

December 7, 2023

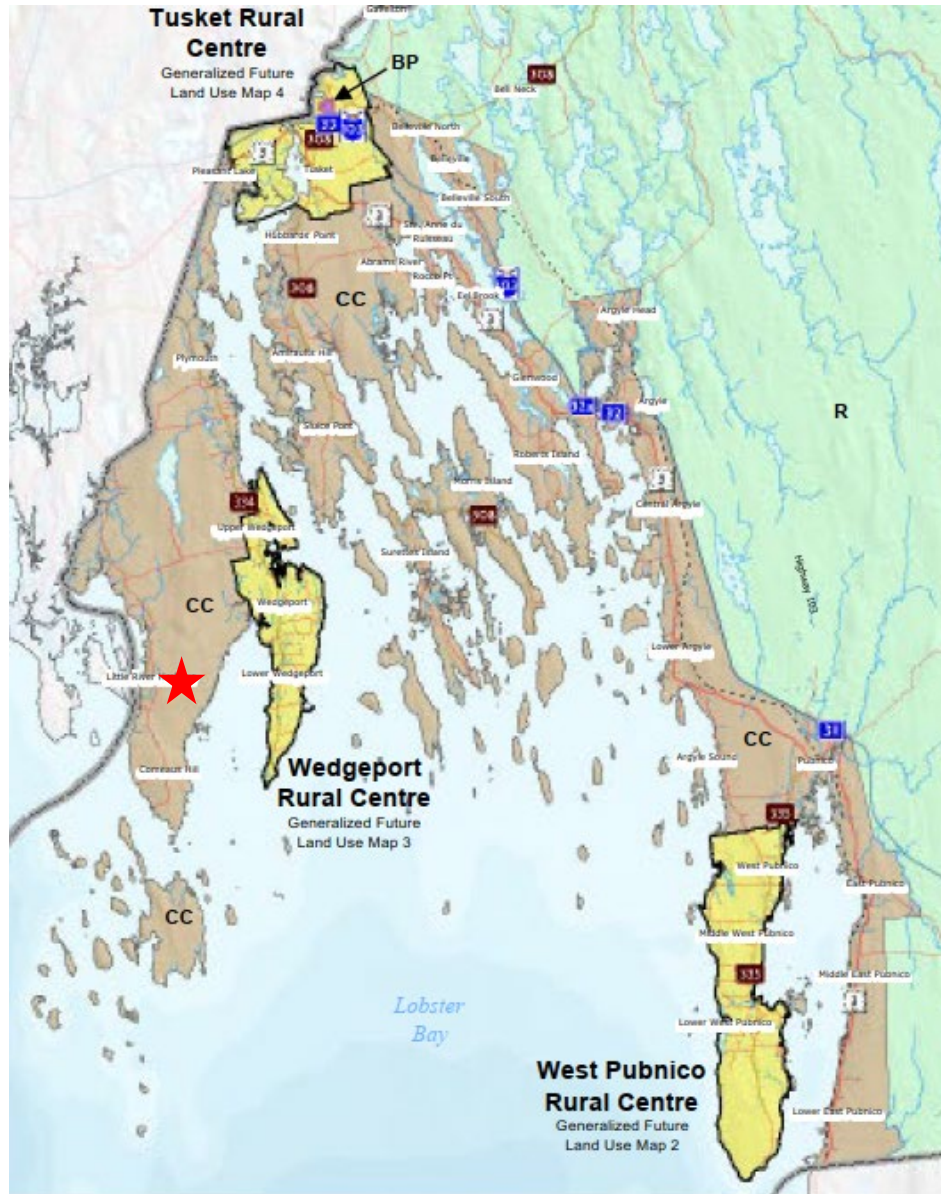
Purpose of Public Participation Meeting

- To inform residents of the communities of the application
- To discuss the planning policies that allow Council to consider the application
- To provide an opportunity for members of the communities to comment and ask questions
- To collect feedback from the public on the application to help inform the Development Agreement
- Friendly Reminder: Please be courteous and civil in our discussions of the application

What is a Development Agreement?

- A contract between the Municipality and the Applicant
- Restricts the Applicant to the use(s) permitted via the agreement
- Allows Council to exercise more specific and stringent controls over not only the use but the maintenance, form and character of the development
- Runs with the land – the conditions do not cease if the land changes ownership

Site Context with Municipality

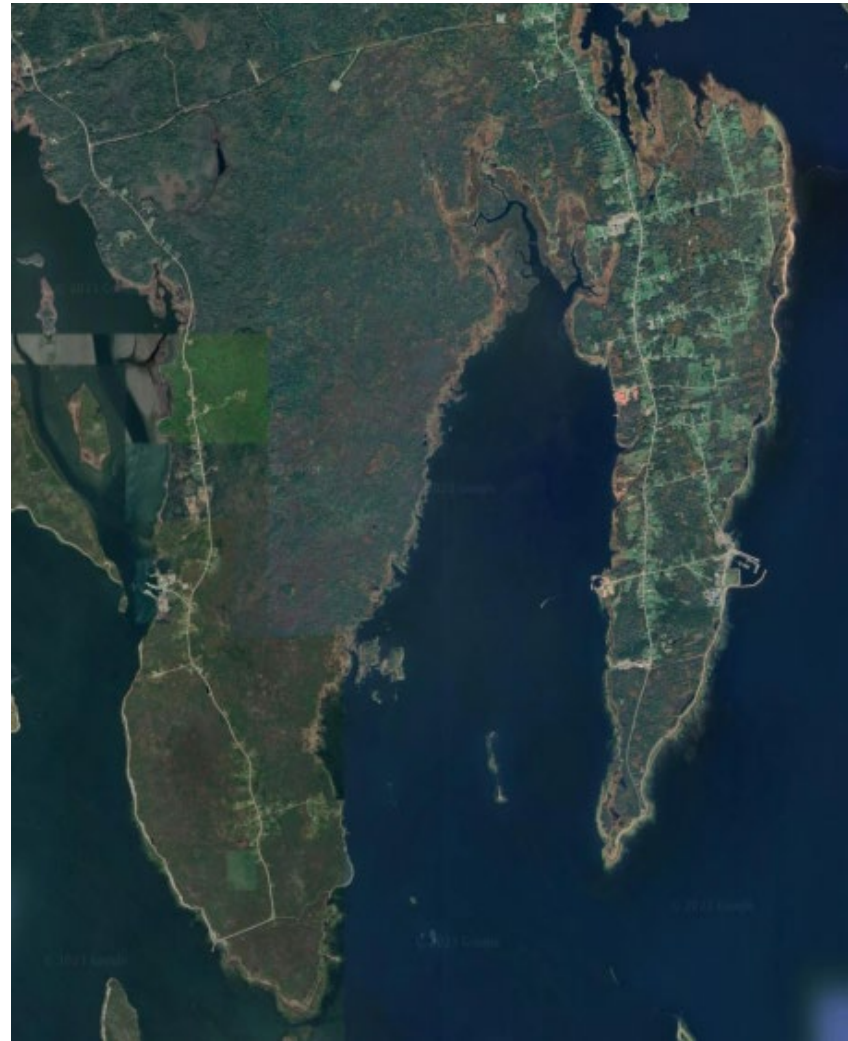


Site Context with Communities



Subject Land Assembly Context

- The subject land assembly is in the communities of Wedgeport, Little River Harbour, & Comeaus Hill
- The subject land assembly is approximately 1500 acres in total area
- Primarily low-density residential land uses in the area, along with some marine and industrial uses
- Large tracts of vacant, undeveloped forested land



Application Details

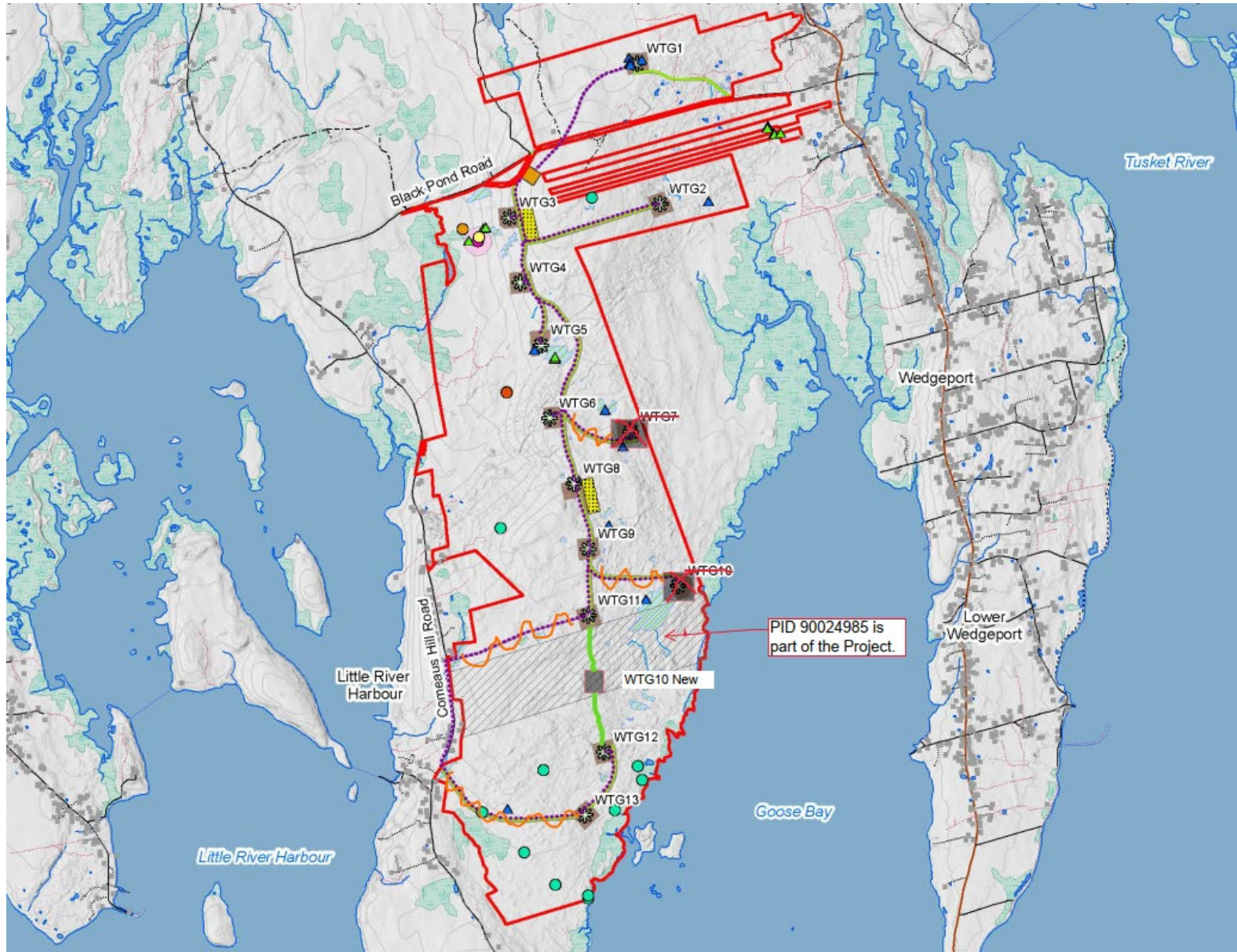
- In August 2022, the proponent of the project, Wedgeport Wind Farm LP, was awarded a power purchase agreement with Nova Scotia Power Inc. (NSPI), to supply 80MW of clean, renewable energy.
- An environmental assessment was submitted to Nova Scotia Environment and Climate Change and was approved in May 2023.
- Wedgeport Wind Farm LP applied in September 2023 to enter into a Development Agreement with the Municipality of the District of Argyle.
- A Development Agreement is required for a wind farm land-use under the policies and regulations of the Municipality's Municipal Planning Strategy (MPS) & Land Use By-law (LUB).



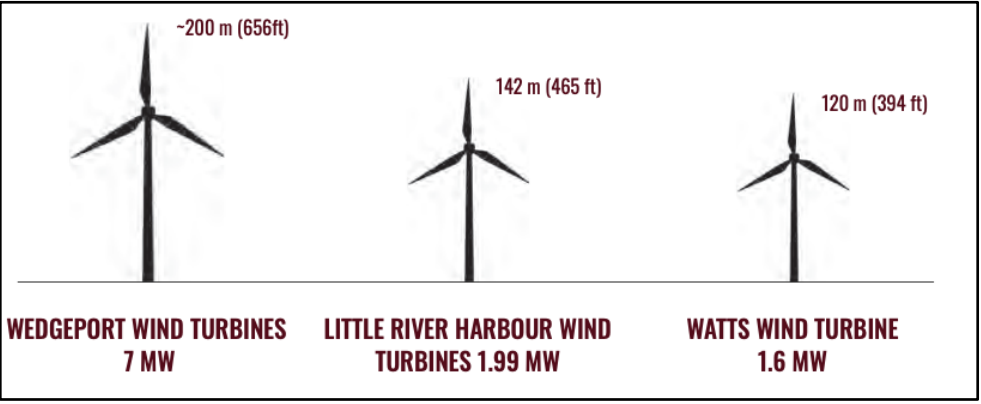
Application Details

- If approved by Council, the Development Agreement would permit the development of a wind farm consisting of 13 large scale Wind Turbine Generators (WTG) and turbine pads.
- Each wind turbine would generate approximately 7MW of clean, renewable energy, for a total of 91MW of energy.
- In addition to the turbines, the Development Agreement would permit:
 - An access road for employees to access the turbines
 - New 34.5kV Electricity Collector Lines, installed to connect the WTG to the substation
 - A substation – this is used to “step up” the electricity from 34.5kV to 138kV
 - Approximately 20km of 128KV transmission line (owned by NSPI), connecting the substation to the NSPI grid at the Tusket substation located in the Municipality of the District of Yarmouth

Site Plan



Examples of Turbines



Project Lifecycle

Key Dates	Activity
Autumn 2023	Turbine Location Geotechnical Analysis
Winter/Spring 2024	Vegetation Clearing
Spring to Autumn 2024	Road construction and site preparation
Spring to Autumn 2025	Construction
Fall/Winter 2025	Energizing and commissioning
2025-2060	Operations period
2060-2061	Decommissioning period

Policy Considerations

Municipal Planning Strategy Policy

- Proposed wind farm (turbines and associated infrastructure) is within the Coastal Community (CC) designation and zone
- Lands within the CC designation and zone are intended to accommodate a wide range of residential, institutional, commercial, industrial, agricultural, recreational, and utility uses – the proposed development is considered a utility use.
- Existing policies in the Municipal Planning Strategy enable Council to consider **large-scale wind turbine generators** and **wind farms** via Development Agreement
- MPS policies and LUB regulations encourage the growth and development of alternative energy resources and establish policy framework and by-law provisions to enable the development of wind farms of varying size and scale

Policy Considerations

Municipal Planning Strategy Evaluative Criteria for Large Scale WTG & Wind Farms

- Any large-scale WTG must be separated from dwellings (excluding seasonal dwellings and camps) by a minimum distance of 1km.
- Mitigation of noise, visual impacts, shadow effects, and environmental impacts is undertaken to minimize potential negative effects
- Safety concerns are addressed both on- and off-site for matter of:
 - Electrical safety
 - Ice throw
 - Blade throw
 - Turbine collapse
 - Emergency response

Policy Considerations

Municipal Planning Strategy Evaluative Criteria for Large Scale WTG & Wind Farms

- All documentation required at both the Federal and Provincial levels of government is provided by the proponent
- A decommissioning plan is included in the Development Agreement
- Proposed Development is in accordance with Implementation policies in MPS

Policy Considerations

Municipal Planning Strategy Evaluative Criteria for Development Agreements

- Financial Impact on the Municipality
- Adequacy of services
- Creation or worsening of a Pollution Problem (e.g. soil erosion)
- Adequacy of storm drainage/effects of alteration to drainage
- Suitability of site (physical characteristics)
- Adequacy/proximity of school, recreation, and other community facilities

Policy Considerations

Municipal Planning Strategy Evaluative Criteria for Development Agreements

- Adequacy of road networks
- Proposed use provides sufficient off-street parking
- Appropriate hours of operation
- Architectural Features
- Proposal will not alter the character or stability of neighbourhood

Municipal Financial Benefits

- Nova Scotia has a Provincial act, *Wind Turbine Facilities Municipal Taxation Act of Nova Scotia*, which regulates how these utilities (wind farms) are taxed by Municipalities
- The owner of the wind farm is liable for the taxes under the Act, regardless of whether they own the land the turbines are situated
- A wind farm is liable to municipal taxes at an annual amount equal to the total capacity in megawatts, multiplied by the wind turbine facility tax rate

- At the start of the operations period (Winter 2025) the tax rate is estimated to be \$8,575 per megawatt
- This rate is subject to an annual escalation of 1%
- Assuming a total capacity of 80MW, the first year of operation is anticipated to generate approximately \$686,000

Communities Benefits Fund

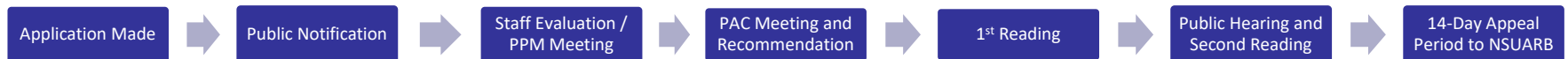
- To support local initiatives, the proponent has committed to the establishment of a Community Benefits Fund – this will contribute \$80,000 per year.
- These funds are intended to be distributed to the communities which the wind farm is located within.
- Subcommittees of Council will be formed, comprised of local residents of these communities, to allocate the funds on an annual basis.
- The proponent is also committed to reliance on local supply chains and local partners.

Public Engagement

- Staff will comply with the Public Participation Policies of the MPS
- A sign was placed on the subject property on November 17th notifying residents that an application has been received
- The PPM is being held to provide an opportunity for residents to pose questions and provide comment – the application will then proceed to the Planning Advisory Committee for review and recommendation
- As per Section 206 of the *Municipal Government Act*, a public hearing is required for Land Use By-law Amendments to hear input from the community
- An advertisement outlining the application and notifying the public of the public hearing will be placed into *VanGuard* and published on the website of the Municipality
- The public is encouraged to request additional information and clarification leading up to the public hearing if they have questions or comments on the proposed development agreement

Next Steps

- Staff will continue to review the proposal as public feedback is received
 - Council will schedule a Public Hearing
 - Public hearing mailout notices will be sent to property owners within 152 metres of the subject property
 - Notice of Public Hearing advertisement put in the *VanGuard* two weeks prior to the Public Hearing
 - Notice of Public Hearing also published on Municipality's Website
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- Process is as follows:





Questions and Comments

Thank You/Merci

