
Cumberland Wind Energy Development Plan



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Project Overview

In February 2010, the Union of Nova Scotia Municipalities – Municipal Sustainability Office announced a Request for Expressions of Interest (REOI) from Municipalities regarding the undertaking of a study of the potential for wind energy within its boundaries and create a Municipal Wind Energy Development Plan.

The purpose of the Plan is to help municipalities prepare for the opportunities and challenges presented by new green energy projects. This plan will identify where the municipalities and its residents want to encourage, discourage or prohibit the building of large-scale wind turbines. The project is also intended to encourage public engagement and understanding about wind energy and the province's energy and environmental goals. (*UNSM project overview statement*)

In March of 2010, the Municipality of the County of Cumberland and the Cumberland Energy Office submitted a joint project proposal and was awarded funds to proceed with work on the Plan. This project was also awarded to the District of Shelburne. Funding for this project has been provided by the Nova Scotia Department of Energy.

The Municipal Context

Cumberland County, beginning at the New Brunswick / Nova Scotia border, is known as the gateway to the province. The extreme tides of the Bay of Fundy and warm waters of the Northumberland Strait surrounds the outer rim of the county's landmass with several small towns and villages populating the interior and coastline. Geographically, Cumberland County is the second largest county in Nova Scotia, covering an area of 4,271km². Many of Cumberland's communities rely on a rich heritage of resource-based industries such as mining, fishing, forestry and agriculture operations. The manufacturing sector includes metal fabrication, food & beverage processing, plastics, electronics assembly, aerospace and pewter products. The tourism industry is an important revenue stream with great potential servicing a growing clientele for established attractions such as the Joggins Fossil Cliffs. Technology and innovation has quietly entered the Cumberland economy with the establishment of sophisticated aquaculture facilities and small knowledge based IT firms.

The Municipality and other partners have developed a Regional Energy Strategy for Cumberland County. The goals of this Strategy are to:

- Position and promote Cumberland County as a strategic location for investment and attraction in the renewable and alternative energy sector that increases capacity of tidal, wind, geothermal, solar, coal bed methane, etc.;
- Increase the understanding of the options for the development of the Springhill mine water geothermal resource;
- Promote energy efficiency.

The Regional Energy Strategy is intended to influence and inform many aspects of municipal planning and sustainable community development for the next 10 to 15 years based on broad goals of community sustainability through increased energy security, economic development, environmental protection and health. Implementation of the Strategy will also help Nova Scotia and Canada meet the greenhouse gas reduction goals as well as fulfill Nova Scotia's Renewable Energy Standards which call for an increase in electricity generated by renewable energy to 25% by 2015 with the goal of achieving 40% by 2020.

As part of this Strategy, challenges to development of various renewable and alternative energy types were addressed. The consultants identified the following challenges and recommendations specific to Wind Energy Development: Municipal By-Laws and current Land Use By-Laws should be re-evaluated to ensure there are no significant barriers to development.

The creation of a Wind Energy Development Plan is the next logical step which will address the various challenges to development that have been identified and is a perfect first step in the implementation of the Regional Energy Strategy. Therefore, the timing of the UNSM ROEI is perfect for the Municipality to proceed with the recommendations of the Energy Strategy.

Partnerships

The following partnerships were created in the development of this Project. The Municipality contributed staff time, administrative support and various resources. CREDA, as a partner, provided joint project management through the Cumberland Energy Office, and some administrative support. Two Consultants, Bill Davison and Rick Corradini who provide in-kind technical advice, expertise along with contracted wind models and mapping (Rick Corradini). There was also the valuable assistance of Summer Planning Intern, Matthew Konowalchuk who was of great assistance in generating initial base maps and aiding with questionnaire design and each of the open houses.

Methodology

The Municipality of the County of Cumberland is not new to the wind energy debate. It currently has, within its Planning Strategy and Bylaw, regulations regarding the placement of wind turbines. The Strategy and Bylaw were prepared and implemented prior to the existence of the UNSM Model Bylaw of 2008. There is awkward language and inherent weaknesses to the flow of the Municipal bylaws and regardless of this project would have definitely required a detailed review.

The Wind Energy Development Plan Project involved a series of steps that occurred either concurrently or in successive steps:

- Development of Public Consultation
- Engagement of a consultant to prepare detailed Wind Mapping
- Data collection in regards to constraints (environmental, built environment, etc) as identified by the terms of reference for the REOI

- Detailed review of existing bylaws of Cumberland and other Municipalities along with examples of best practices.
- Creation of a Wind Energy Development Plan

Public Engagement

During the creation of the existing bylaws within Cumberland County and the various existing wind project proposals there was public involvement within the County. There has been both support and non-support for this technology. There has not been a true



educational component to the previous public participation when developing the current land use bylaws and through this project we were provided with an opportunity to educate and consult in order to determine what changes, if any, were required to current regulations within the Municipality.

As part of the Public Engagement process for the Wind Energy Development Plan the Municipality of the County of Cumberland and the Cumberland Regional Economic

Development Association hosted 5 Open Houses throughout the County in August. These open houses were advertised in four local newspapers that circulate in various areas of the County, 65-thirty second advertisements, each Councillor received a public relations package and by word of mouth.

The month of August was selected in order to accommodate feedback from seasonal residents within the County. The Open Houses were held on the following dates:

- Aug 5th, 2010 – Wallace Museum
- Aug 11th, 2010 – Age of Sail Museum, Port Greville
- Aug 12th, 2010 – Joggins Fossil Centre
- Aug 18th, 2010 – Rodney Community Hall
- Aug 19th, 2010 – County Municipal Building, Upper Nappan

Each of these sessions was held from 3pm – 7pm and provided general information on Wind Energy, the current land use bylaws pertaining to Wind Turbines and the Province's outlook on Wind Energy. Feedback was gathered in the form of a two page questionnaire and a separate ballot box vote to gauge setback preferences.

The questionnaire asked questions pertaining to the current level of knowledge of wind energy that residents had and their thoughts on wind turbine setbacks, land use regulations, which regulatory body should be making the final decisions regarding wind turbine location and do they support the County in investing in wind energy projects.

These questionnaires were also made available online through Survey Monkey and links were placed on both CREDA's and the Municipality's websites.

Results of the questionnaire showed that of those surveyed:

- 100% are aware the NS Government is promoting renewable energy to reduce ghg emissions
- 84% know that the County has large scale wind turbine placement bylaws
- 62% think that the current bylaws are NOT sufficient
- 87% believe that the same setbacks should NOT apply to all classifications of wind turbines regardless of size
- 84% believed that areas for multiple turbine development should be pre-determined by special land use zoning

Detailed survey results are available at the end of this report.

The ballot box voting station gave a visual representation of turbine setbacks and their impact on development. At this station maps were presented that showed all civic address points in Cumberland County and the current setback distance radiating out from these points. Maps personalised for each Open House location were also shown. Four separate setback scenarios were shown: 500m, 1000m, 1500m and 2000m from every dwelling (or civic point in this case). These maps clearly showed that increasing setbacks to 2000m from the nearest dwelling would virtually eliminate any areas for development of large scale wind projects.



People in attendance were asked to review these maps and then vote on the setback distance that they were most comfortable with. Here are the results:

Collected Responses to Setback Vote

Venue	A	B	C	D	Total
Wallace	5	1	2	3	11
Port Greville	3	0	1	0	4
Joggins	0	1	1	3	5
Rodney	4	2	2	2	10
County Building	3	2	6	3	14
TOTALS	15	6	12	11	44
Percentages	34.09%	13.64%	27.27%	25.00%	100.00%

A = 500m; B = 1,000m; C = 1,500m; D = 2,000m

These results show that the most popular vote is the 500m setback that is currently in place. We also had a ballot that indicated 300m would be their vote if that were an option.

As part of the educational component of the open houses two videos, one discussing a large scale Wind Farm project and the other a small scale application were setup at different stations. Handouts were provided that contained information from various sources, such as a copy of the current County by-laws concerning wind turbines and an information sheet on wind energy from the Pembina Institute. Staff from the County, CREDA and subject matter experts that attended the sessions talked to residents, answered their questions and discussed with them the Net Metering program and the soon to be released COMFIT program.

In talking with people at the various open houses it became apparent that most had concerns regarding the value of the information from large wind farm companies. Many of those attending the Open Houses were expecting a project presentation and that they will be told about a potential new development. We were questioned on several occasions regarding “Which Wind company do you work for?” Most were surprised that we were there to listen to them and gather feedback.

In general, the public was supportive of wind energy. The majority of people were more supportive of small scale development, such as community owned turbines, or those for personal use. Large privately owned wind farms were not as palatable to residents and many did not see how they were beneficial to the community or how they created spin-off opportunities. If large scale turbines were to be placed in the Municipality, then the preference expressed was away from habitable buildings and a few attendees even suggested areas such as the Chignecto Game Sanctuary (anywhere away from people).

In an effort to consult people, contact information was collected as part of the questionnaires, for those who wished to be kept informed of the progress of the Wind Energy Development Plan. This contact information is only for internal use and was not shared with other people. Moving forward, we will be providing these people with the draft report outlining the feedback we received from people and how we are planning to incorporate that feedback into the County’s Land Use Bylaws. We hope to receive recommendations from these contacts in order to continue to move forward with the project in partnership with the community.

Detailed Wind Mapping

The Cumberland region is very complex in terms of wind flow due to the high mountain ridge and the coastal effects of the Bay of Fundy and Northumberland Strait. The current wind models and Wind Atlas do not provide a true picture of the wind resource and therefore higher resolution mapping that would account for the complexity of the area, would provide a more accurate picture of the wind resource. The detailed work involved utilizing and combining a variety of data sets that covered terrain/surface roughness, elevation, tree cover, aspect (slope direction) and slope steepness.

A consultant was hired to complete this detailed wind mapping. Due to the nature of the terrain, the County was divided into six areas; a separate model was run for each area. The models were run at a 100km x 100km grid. Each run is most accurate within 30km from the centre of the model, thus a 30km x 30km box was cut from each of the runs and then all six were merged into one layer. The data was then regenerated on a 500m grid system. Wind speed layers were provided for 10m, 30m, 50m, 80m and 100m levels.

There were a few delays in obtaining the wind mapping. First software updates slowed down the initial modeling, second a power outage in the middle of running that last model required that the model be restarted and run again. Generally it would take about two weeks to run all the required models then analysis time is required after the runs are completed.

Constraints Mapping

The County consists of a diverse mix of land uses including incorporated towns (separate Municipal government entities), small villages, and rural agricultural development scattered throughout the countryside. Mining, fishing, forestry and agriculture resources comprise the resource-based industry in the County. Development mainly consists of rural residential, with several agricultural practices as well as forestry, mining, commercial and industrial land uses.

The area surrounding the Town of Amherst is a focus area for more urban, single unit residential development and commercial land uses, but still houses significant agricultural practices. The Northumberland Shore largely consists of closely clustered cottage developments used as seasonal residences; however these are increasingly being converted to year-round residences. Areas of note include the Joggins area along the Bay of Fundy, which is recognized by the Province of Nova Scotia under the *Special Places Protection Act* for the protection of the Joggins Fossil Cliffs and as a World Heritage Site. Other significant areas include the Chignecto game sanctuary, which is now being considered a potential Wilderness Protected Area, and the Cape Chignecto Provincial Park.

Prior to the inception of the Wind Energy Development Plan Project the Municipality was in the process of developing a Request for Proposals for the creation of an Environment Management Plan (EMP). The purpose of the EMP is to identify areas of environmental sensitivity and to reinforce the understanding of environmental features and management of these features through detailed technical analysis and identification of best practices. The report will focus on land, water and natural resources and is expected to be completed by May 2011. Although this EMP is going to more clearly identify environmentally sensitive lands and various protected areas, the Municipality continued to gather map data for this project from various government and non-government organizations in regards to public and privately protected lands and land uses of significance in relation to the Wind Energy Development Plan.

The detailed wind mapping in conjunction with the various constraints provides a more accurate picture of the wind resource potential in Cumberland County. The Fundy Shore currently shows the high wind potential yet there are unmarked constraints due to proposed Provincial Wildlife

Preservation Areas that are not yet official which would essentially eliminate a large portion of the Fundy Coastal area from wind energy project development.

From this work, the wind maps prepared by the consultant were integrated into GIS and the various constraints and uses were combined to show an overlay of transmission lines, sensitivity data, and property and land use information. This allows the basic information to be readily available to a wider audience and helps to better identify areas with the best potential for large scale wind energy projects. (See attached maps)

Plan Review and Proposed Amendments

Current planning documents for the Municipality consist of a non-comprehensive County-wide document (1993 with amendments) and three secondary plans: Central Planning Area (just outside of the Town of Amherst), Joggins Planning Area and the Pugwash Planning Area. The towns of Amherst, Oxford, Parrsboro and Springhill have separate land use plans not administered by the Municipality. The non-comprehensive County plan provides general guidance to a variety of land uses and the secondary plans provide more specific details to areas that require better guidance due to development or special land use concerns.

To zone or not to zone: that was the question that was asked throughout this process. While pre-zoning sites may be possible, the tool of land use planning becomes more effective with the proper data. There are a variety of methods used throughout Nova Scotian municipalities in regards to wind energy development and many were examined to see what may be the most appropriate for Cumberland County. The goal was to strike a balance that not only allows development of wind energy projects to occur yet also addresses concerns that were brought forward during the public participation and consultation. We hope that we have achieved that balance.

Creation of the 'Domestic Turbine'

Currently Small Scale Turbines are permitted in the municipality as an accessory use without any further guidance. This raised concerns with a several individuals because what is a small turbine, as currently defined (up to a capacity of 100KW) can be quite large and imposing to a residential area. So, one of the proposed changes is the creation of the new category of Domestic Wind Turbines which are meant to be private on-site systems that are of a limited height of up to 25 metres (82 feet). The proposed change will reflect that they are to remain as accessory structures, and the structure will now be required to meet certain guidelines.

Small and Large Scale Turbines

With the creation of the Domestic Scale Turbine the next issue to address is the current bylaw content for small and large scale turbine placement. Currently small and large scale turbines are permitted as of right within most zones. Development staff find the current bylaw language very awkward and regardless of this Wind Energy Project a revision was forthcoming as part of an overall municipal plan review. The creation of maps along with very specific language will hopefully eliminate this confusion.

There were several options taken into consideration when preparing a way forward for small and large scale turbine placement:

- ✚ ***Zoning with Special Provisions*** – Permitted as-of-right but with special provisions that may include: height restrictions, buffering (e.g. opaque fence), parking and outdoor storage, and the retention of trees. This is the status of the current bylaw and would need to be revised to in order to incorporate ideas from the open houses.
- ✚ ***Pre-zoning*** –This is a way of directing certain types of development to certain lands. A specific Wind Development zone placed on the land may be too rigid and limit the range of other uses and developments that could be considered by Council. One advantage of pre-zoning is that all developers, citizens, landowners and council know in advance where certain types of development are going. However, more flexibility may be achieved by using different planning tools.
- ✚ ***Development Agreement*** – The development agreement process can be a lengthy and expensive process and results in a legal contract between the developer and the municipality. It does involve public consultation during its adoption process in the form of a Public Hearing and must be approved by Council. The Agreement is registered and remains in place even if the land is sold. This may be a good tool to ensure neighbouring land owners concerns are reasonably addressed during the development of the project. Development Agreements can be applied to a single lot or several parcels of land that make up the project site.
- ✚ ***Site Plan Approval*** – This is a process that lets the development officer and the developer agree on certain site related aspects of the development prior to the issuance of the development permit. This is an as-of-right development and there is no question of whether the use is permitted or not. When the site-plan is agreed to, the development officer must notify adjacent property owners in the same way as a variance to the Bylaw. Those who receive notice of the plan approval are able to appeal said approval of the site-plan directly to Council. The actual permit is not issued until the time of the appeal has lapsed or the appeal dealt with by Council. As the Site Plan provision is only permitted to be utilized for a single lot this may not be a useful tool for large scale projects which typically utilize several parcels of land which would mean the development of several site plans. And each plan is meant to be prepared by a professional such as a surveyor, Engineer, architect etc. This could be cost prohibitive and time consuming for all involved.
- ✚ ***Floating Zone*** – The floating zone is created with specific standards but is not applied (drawn on the map). An amendment to the map would be required to have the zone applied to a specific area. Land Use bylaw amendments involve a public process and decisions are appealable to the Utility and Review Board.
- ✚ ***Limited Zoning*** –The existing wind energy uses would be zoned as such and then any future development would be permitted by pre-designating areas on the Future Land Use map and any new proposal for such a use must be handled by an amendment to the By-law (zoning map). Land Use bylaw amendments involve a public process and decisions are appealable to the Utility and Review Board.

- ✚ ***Create a separate Wind Development Bylaw*** – While this is feasible and has its own merits, there is language in the current plan and bylaw which could easily be updated to address various concerns brought forward during the consultation process. The Wind Energy Constraints map can also be adopted into the current planning documents versus being within a separate document.

The Preferred Option

The option selected for this Project was to revise the language of the existing bylaw to include various concerns raised by the many open house conversations and questionnaire results. Some of these amendments will include:

- The separation distance will remain as currently presented in the LUB.
- Separation distances will not only be from residential development, but from buildings deemed as habitable buildings. A waiver provision is provided to allow proposed projects to be closer than the established setback.
- The current language of the LUB allows turbines as-of-right with Special Requirements prior to the issuance of a development permit. The list of special requirements will be amended to address a variety of concerns that were brought forward at the Open Houses and to correct the awkward language.
- The newly created Domestic Scale Turbine will be defined in a new section in order to better address the ‘over the counter’ installations.
- A provision for allowing new residential development to locate closer to a turbine;
- The provision of notifying residents within a certain radius of the issuance of a Development Permit. This notification is a courtesy as a development permit is not appealable to Council or the Utility and Review Board but can be challenged under civil law under Civil Procedure Rules 7.05 - Judicial Review Application.
- The four (4) year time limit permit provision will remain (including the renewal provision of two (2) years) as it is understood that projects of this nature take a considerable amount of time to develop and implement.
- The creation of a map outlining areas of exclusion such as environmental sensitivity and habitable dwellings

Regardless of which option may be selected as ‘the best’ at this time, the adoption of planning documents requires public participation and by incorporating input from these future sessions the proposed options may be amended. There will be a series of further public meetings with the proposed text amendments and presentations to Council. Council itself is also obligated to hold a public hearing to hear concerns directly from individuals prior to considering adoption of any text amendments.

Over time, policies and bylaws are reviewed, and new ones implemented or existing are revised. In other words planning documents are known as living documents as they are always subject to change. While no specific time period is set forth for this process, Council will endeavour to keep policies up to date and make revisions or additions to this document as required.

The Next Steps

There were several delays to data review which significantly bumped our intended timeline. This project will continue to progress even after presentation to UNSM and the Department of Energy as per the terms of the Project.

The following is a list of activities that will continue:

- ❖ Working with partners to review proposed amendments
- ❖ Forward proposed amendments to peer review
- ❖ Forward proposed amendments to SNSMR Provincial Planner for accuracy
- ❖ Place report on-line and seek public input
- ❖ Email our list of interested parties from our previous consultations for input
- ❖ Host more public meetings

These consultations may result in further revisions to the work, but we will endeavour to move forward with this project.

Appendix 'A' Proposed Municipal Plan Amendments

Proposed Changes to County Municipal Planning Strategy

The content of 2.3 Renewable Energy and 3.3 Renewable Energy is proposed to be re-written in its entirety. The language is dated and the specific amendments under Policy 3.3 will introduce significant changes that were brought forward as a result of the open houses and the research into methodologies used by other municipalities.

Delete Section 2.3

~~2.3 Renewable Energy~~

~~Renewable or green energy is an energy source that is naturally renewed.~~

~~The provisions of this Municipal Planning Strategy and accompanying Land Use Bylaw are intended to recognize the benefits of renewable energy and the county's renewable energy resources and development opportunities, particularly for wind power. They will establish clear planning policies and development permit requirements in support of the development of wind turbines and will address some of the wind turbine land use concerns. They will also be flexible in order to accommodate advancements in technology and permit wind turbines to be developed without the need to amend the Municipal Planning Strategy or Land Use Bylaw for each development proposal.~~

~~Promoting renewable energy is part of sustainable community development and the municipality's mission "to provide residents with leadership, support, and municipal services that contribute to the well being of the community."~~

And replace with:

2.3 Renewable Energy

Fluctuating energy prices, dependency on imported fuel sources, and the environmental effects of dirty fuel are pressuring communities to understand how they can increase energy security, stimulate healthy sustainable economic development, and make choices that are good for the environment and human health within the community.

Nova Scotia's dependency on unstable countries for oil and coal put us 'at risk' from an energy supply and cost perspective. Increasing energy costs place significant pressure on existing businesses, on economic growth, and on citizens. It challenges economic viability, stability, and growth, and leaves the province vulnerable to restrictions in energy availability and price volatility.

While Nova Scotia has benefited from the availability of energy from coal and oil in the past, use of these fuels has contributed towards climate change, air pollution, and the depletion of non-renewable resources. Further, climate change causes significant adverse impacts to the environment and human health, which brings additional costs burdens to municipal and provincial governments.

Ecosystems and community infrastructure are challenged to adapt to the changes associated with warmer temperatures, melting glaciers, increasing sea levels, and increased storm intensity and frequency.

Canada and Nova Scotia have made important commitments to combat climate change through increased development and use of renewable energy, energy efficiency, and conservation. Nova Scotia recently passed an Act of legislation which has the ultimate goal of transforming Nova Scotia into one of the cleanest and most sustainable environments in the world by 2020.

Municipalities are important to the implementation of climate change initiatives since almost 50% of Canada's greenhouse gas emissions are generated at the community level under the direct or indirect control or influence of municipalities. With objectives to increase energy self reliance and sustainability, communities are taking steps to diversify away from imported energy sources and to increase energy efficiency and conservation.

The provisions of this Municipal Planning Strategy and accompanying Land Use Bylaw are intended to recognize the benefits of renewable energy and the county's renewable energy resources and development opportunities. They will establish clear planning policies and development permit and/or site plan approval requirements for wind energy related projects. They will also be flexible in order to accommodate advancements in technology and permit wind energy related projects to be developed without the need to amend the Municipal Planning Strategy or Land Use Bylaw for each development proposal. As other renewable energy projects come to the forefront, amendments to the Municipal Planning Strategy and Land Use bylaw may be required.

Delete Section 3.3

~~3.3 Renewable Energy~~

~~3.3.1 In order to help protect the environment for the future, support the development of renewable energy systems and minimize any external negative impacts of wind turbines:~~

~~3.3.2 It shall be the intention of Council to include in the Land Use Bylaw, provisions:~~

~~a) to define small scale wind turbines as those which have a nameplate generating capacity of up to 100 KW and generate power primarily for on site consumption by individual buildings and are permitted as accessory uses in any zone where accessory uses are permitted;~~

~~b) to define large scale wind turbines as those which are not small scale wind turbines and which generate power primarily for sale to a third party and which may be developed either as standalone machines or be grouped with others in a wind farm;~~

- ~~e) to permit the development of large scale wind turbines by development permit, without the need to amend the Municipal Planning Strategy or Land Use Bylaw;~~
- ~~d) to permit large scale wind turbines in the General, Utility, Rural Resource, Commercial and General Residential (Joggins) Zones;~~
- ~~e) to establish special information requirements to be provided by wind turbine project proponents prior to the issuance of development permits and construction;~~
- ~~f) to establish special setback or distance separation requirements between wind turbines and neighboring buildings intended for occupation and public highways;~~
- ~~g) to establish special height restriction exemptions, rotor blade ground clearance regulations and wind turbine project on site setbacks;~~
- ~~h) to establish special maintenance, decommissioning, restoration, security and appearance regulations for wind turbine project sites;~~

and replace with

3.3 **Renewable Energy**

3.3 A - Wind

- 3.3A-1 In order to help protect the environment for the future, support the development of renewable energy systems and minimize any external negative impacts of wind turbines it shall be the policy of Council to adopt a map that defines areas which are not appropriate for small and large scale wind turbines but which also indicates areas that may have potential.
- 3.3A-2 It shall be the intention of Council to include in the Land Use Bylaw provisions:
 - a) to define small scale wind turbines as those which have a nameplate generating capacity of not less than 10 kW and no greater than 100 kW and generates power primarily for on-site consumption by individual buildings;
 - b) to define large scale wind turbines as those which are not small scale wind turbines and which generate power primarily for sale to a third party and which may be developed either as stand-alone machines or be grouped with others in a wind farm;

- c) to establish criteria for the placement of domestic, small and large scale turbines;
- d) to permit small and large scale wind turbines in the General, Utility, Rural Resource, Commercial, General Residential (Joggins) and Village Residential Zones (Pugwash);
- e) to define domestic scale wind turbines as having a maximum height of 25 metres (82 feet). Power-generating domestic wind turbines primarily provide power for on-site consumption by individual buildings;
- f) to permit domestic scale turbines in all zones as accessory uses;
- g) to establish special setback or separation distance requirements between wind turbines and habitable buildings and public highways;
- h) to allow a waiver of separation distances;
- i) to establish special height restriction exemptions, rotor blade ground clearance regulations and wind turbine project on site setbacks;
- j) to establish special maintenance, decommissioning, restoration, security and appearance regulations for wind turbine project sites;
- k) to not limit the number of turbines in a Wind Energy Project in any one area provided all of the turbines meet setback and separation distance requirements;
- l) submission by proponent of the results of public notification if conducted;
- m) to require evidence of the continued use of agricultural land for farm use when turbines are placed on agricultural land;
- n) to require evidence of notification to DND, Nav Canada and Natural Resources regarding potential radio, telecommunications, radar and seismoacoustic interference if applicable;
- o) to require copies of documentation required (obstruction clearance form) from Transport Canada for turbines taller than 30 metres (98.4 feet) and Nav Canada for turbines within 10 kms (6.2 miles) of an airport or taller than 30.5 metres (100 feet) outside the 10 km range;
- p) to require the provision of evidence of an agreement enabling the connection of the turbine(s) to the provincial electricity grid.

3.3A-3 New Habitable Building Development constructed near Wind Energy Projects

New *habitable buildings* can be located closer to Wind Energy Projects. If such development does occur, Council is of the opinion it should not prevent an expansion of an existing Wind Energy Project which was established in conformance with this Strategy. However, the expansion of the existing Wind Energy Project should still meet required setbacks or separation distances (unless waived) and not be located any closer to a *habitable building* which has been built closer to a Wind Energy Project.

Appendix 'B' Proposed Land Use Bylaw Amendments

Proposed Changes to County Land Use Bylaw

Delete Section 10

~~10. SPECIAL REQUIREMENTS FOR WIND TURBINES~~

- ~~a) There is no lot frontage requirement for large scale wind turbines.~~
- ~~b) The minimum lot area and dimensions for the creation or development of a lot for a large scale wind turbine are 37.16 square meters (400 square feet) or area, and the lot must be able to contain a circle 6.1 meters (20 feet) in diameter.~~
- ~~c) The minimum set back for the location of a large scale wind turbine from an existing building intended for human occupation on a neighbouring property is the greater of 500 meters (1640 feet) or 3 times or 300 percent of the height of the wind turbine.~~
- ~~d) The minimum setback for the location of a large scale wind turbine from an external wind power project lot line is the length of the rotor arc, plus 7.5 meters (24.6 feet).~~
- ~~e) The minimum setback for the location of a large scale wind turbine from an internal wind power project lot line is 0 meters (0 feet).~~
- ~~f) The minimum setback for the location of a large scale wind turbine from a public highway is 1 times or 100 percent of the height of the wind turbine.~~
- ~~g) The minimum setback for the location of a large scale wind turbine from an existing building intended for human occupation on the wind power project site is 1.25 times or 125 percent of the height of the wind turbine.~~
- ~~h) The minimum rotor blade ground clearance is 7.5 meters (24.6 feet).~~
- ~~i) The minimum setback for the location of a large scale wind turbine from any other existing or permitted large scale wind turbine that is not part of the same wind power project is 4 times the diameter of the rotor.~~
- ~~j) Finish: A wind turbine shall be finished in a non-reflective matte and in an unobtrusive colour.~~
- ~~k) Lettering & Signage: A wind turbine tower shall not contain any commercial advertising. However, the hub or nacelle may display the manufacture's, operator's or owner's name or logo. Site signs shall be limited to those which identify the wind power project, locate access points and provide safety information.~~

~~l) Tower Access & Safety: A wind power project shall be protected from unauthorized access by a security fence, with a lockable gate and a minimum height of 1.8 meters (5.9 feet), or by having any ladder or permanent tower access device located no closer to the ground than 3.7 meters (12.1 feet) or, for monopole designs, with internal access only, a lockable door.~~

~~m) Lighting: A wind turbine shall not be provided with artificial lighting except for lighting that is needed to meet Transport Canada or other regulatory requirements.~~

~~n) Decommissioning: In accordance with a decommissioning plan prepared by the applicant for a Development Permit, all above ground components of the large scale wind turbine or the wind power project, including all buildings and storage facilities, wind turbines wind testing facilities and above ground accessory infrastructure (such as overhead transmission lines and substation) shall be removed from the site (unless it can reasonably established that there is another probable near term future use for any of the said components) and the applicable surface site areas, except for roads, shall be restored to a reasonable natural state within 18 months of the time at which the wind turbines cease to produce power continuously for a period of six months or, in a case where construction of the large scale wind turbine or wind power project is not completed, the time at which the development of the wind power project ceases.~~

~~o) Temporary Uses (Test Towers): Facilities for the assessment of wind energy resources (test towers) may be erected for the life of the wind power project. Otherwise, they shall be removed within one year of inactivity.~~

~~p) Outdoor Storage: All outdoor storage associated with a wind power project shall be screened from view from adjacent properties and adjacent highways.~~

~~q) Development Permit Applications Information Requirements:~~

~~Development Permits shall be required for large scale wind turbines or wind power projects. In addition to satisfying the minimum requirements of Section 3.4 of the Land Use By Law (Application for Development Permit), the following special information requirements shall be provided with the development permit application: A tentative site plan, showing the location of all wind turbines and accessory uses, and plan of the site's environs, drawn to scale, that shows the dimensions and boundaries of all parcels of land, the location of all existing and proposed buildings, structures and use, proposed alterations to the natural features, contours and environmentally sensitive areas on the subject site and within 1 kilometre.~~

~~r) Development Permits: Development permits are valid for 4 years from the date issued. A development permit may be renewed once for an additional 2 years. A new development permit application, with updated plans, is required for renewals. Prior to the commencement of any construction, the developer must provide the following information:~~

- ~~i) — A final site plan, drawn to scale and certified by a surveyor, which shows the final location of all wind turbines and accessory uses.~~
- ~~ii) — A decommissioning plan which demonstrates how all above ground components of the large scale wind turbines or the wind power project, including all buildings and storage facilities, wind turbines, wind testing facilities and above ground accessory infrastructure (such as overhead transmission lines and substations) and the applicable surface site areas, except for roads, will be restored to an reasonable natural state within 18 months of the time at which the wind turbines cease to produce power continuously for a period of six months or, in a case where construction of the large scale wind turbine or wind power project is not completed, the time at which the development of the power project ceases.~~
- ~~iii) — Copies of all documentation regarding Transportation Canada and Navigation Canada approvals.~~
- ~~iv) — Copies of all documentation submitted as part of the requirements of the Canadian Environmental Assessment Act and Nova Scotia Environment Act and Nova Scotia Environment regulations.~~
- ~~v) — An emergency response plan for site safety and adequate emergency service personnel training.~~
- ~~vi) — A professional engineer's design and approval of the turbine base.~~

Insert new Section 3.2

3.2 Development Permit

- e) Applications for a development permit for a *wind turbine* or *wind energy projects* in the Municipality of the County of Cumberland must comply with those conditions as found in Section 10 of this Bylaw.

Replace Section 10 with the following

10 SPECIAL REQUIREMENTS FOR WIND TURBINES

10.1 Small and Large Scale Turbines

- a) There is no *lot frontage* requirement for *Wind Energy Projects*.
- b) The minimum *separation distance* for the location of a *small and/or large scale wind turbine* from a *habitable building* on a neighbouring property is the greater of 500 meters (1640 feet) or 3 times the *height* of the *wind turbine*.

- c) The minimum *separation distance* for the location of a *small and/or large scale wind turbine* from an external *Wind Energy Project* lot line is the *height* of the *wind turbine* plus 7.5 meters (24.6 feet).
- d) The minimum *setback* for the location of a *small and/or large scale wind turbine* from an internal *Wind Energy Project* lot line is 0 meters (0 feet).
- e) The minimum *separation distance* for the location of a *small and/or large scale wind turbine* from a *public highway* is 1 times the *height* of the *wind turbine* plus 7.5 meters (24.6 feet).
- f) The *separation distance* requirements for wind turbine developments shall be waived provided any one of the following conditions are met:
 - i) The wind turbine or turbines are located on the same property as the *habitable building* and no other *habitable buildings* are within the required *separation distance*; or
 - ii) Written consent is obtained from all owners of *habitable buildings* located within the required *separation distance*.
- g) The minimum *setback* for the location of a *small and/or large scale wind turbine* from an *existing habitable building* on the *Wind Energy Project* site is 1.25 times the *height* of the *wind turbine*.
- h) *Setback* or *separation distance* requirements will not restrict new *habitable buildings* from being located closer to *Wind Energy Projects* but the new *habitable buildings* shall not be closer than 1.5 times the *height* of a *wind turbine*.
- i) The expansion of an existing project shall not be located any closer to the new *habitable building* which has been built within the *setback* or *separation distance*.
- j) There is no limit on the number of *Wind Energy Project* turbines in any one area provided all of the turbines meet *setback* and *separation distance* requirements.
- k) The minimum rotor blade ground clearance is 7.5 meters (24.6 feet).
- l) The minimum *separation distance* for the location of a *small and/or large scale wind turbine* from any other *existing* or permitted *small and/or large scale wind turbine* that is not part of the same *Wind Energy Project* is 4 times the *height* of the proposed turbine that is located closest to the project boundary.

- m) Finish: A *wind turbine* shall be finished in a non-reflective matte finish.
- n) Lettering & Signage: A *wind turbine* tower shall not contain any commercial advertising. However, the hub or nacelle may display the manufacture's, operator's or owner's name or logo. Site signs shall be limited to those which identify the *Wind Energy Project*, locate access points and provide safety information.
- o) If a *wind turbine or wind energy project* discontinues power production for a minimum of 1 year the operator shall provide the Municipality with a status report identifying future plans for the site.
- p) Tower Access & Safety: A *Wind Energy Project* shall be protected from unauthorized access by a security fence, with a lockable gate and a minimum *height* of 1.8 meters (5.9 feet), or by having any ladder or permanent tower access device located no closer to the ground than 3.7 meters (12.1 feet) or, for monopole designs, with internal access only, via a lockable door.
- q) Lighting: A *wind turbine* shall not be provided with artificial lighting except for lighting that is needed to meet Transport Canada or other regulatory requirements.
- r) Sight Lighting: Security or sight lighting shall not be intrusive and shall be directed so that they do not reflect onto adjacent properties.
- s) Temporary Uses (Test Towers): Facilities for the assessment of wind energy resources (test towers) may be *erected* for the life of the *Wind Energy Project*. Otherwise, they shall be removed within one year of inactivity.
- t) Outdoor Storage: All outdoor storage associated with a *Wind Energy Project* shall be screened from view from adjacent properties and adjacent highways.
- u) Public Notification: Evidence and results of public notification if conducted;
- v) When placed on agricultural land, evidence of the continued use of prime agricultural land for farm use;
- w) Evidence of notification to DND, Nav Canada, Industry Canada and Natural Resources regarding potential radio, telecommunications, radar and seismoacoustic interference if applicable.
- x) Copies of documentation required (obstruction clearance form) from Transport Canada for turbines taller than 30 metres (98.4 feet) and Nav

Canada for turbines within 10 kms (6.2 miles) of an airport or taller than 30.5 metres (100 feet) outside the 10 km range.

- y) Evidence of an agreement enabling the connection of the turbine(s) to the provincial electricity grid.
- z) The Municipality shall notify all property owners directly bordering the *wind energy project* site upon issuance of a development permit.
- aa) The applicant must submit a site plan drawn to scale, showing the location of all wind turbines and accessory uses and that shows the dimensions and boundaries of all parcels of land, the location of all existing and proposed buildings, structures and uses, and proposed alterations to the natural features. This plan must be prepared by a qualified individual (e.g. surveyor, engineer or architect) and must show the details of all required *setbacks* and *separation distances* between on site and off site structures and boundaries.

10.2 Special Requirements Domestic Turbines permitted as Accessory Structures

- a) There shall not be more than one turbine per lot
- b) The maximum height of the turbine shall be 25 metres (82 feet);
- c) The minimum *setback* from the property line shall be 1.5 times the height of the turbine as measured from the base of the turbine;
- d) The maximum height or minimum *setback* requirements can be modified through the application of a variance;
- e) The minimum lot size for the subject property shall be 0.4 hectares (1 acre);
- f) There shall be no signs, advertisements or objects, attached to or added to the turbine;
- g) Turbines 6 metres (19.7 feet) or greater in height (as measured from its base to the tip of the blade) shall not be mounted on or attached to any other structure;
- h) All supporting structures such as guy wires or similar support apparatus must be located three metres from the property line.
- i) All supporting structures including guy wires or similar support apparatus shall be clearly visible to a height of 2 metres (6.56 feet) above grade.

- j) Any climbing apparatus shall be a minimum of 3.05 metres (10 feet) above grade.
- k) Turbines less than 6 metres (19.7 feet) in height may be mounted or attached to any other structure.

Amend the Joggins Land Use Bylaw as follows (not to include cross out in adopted version):

3.4 Prohibited Uses – Cliffs and Beach Setback – General & Community Residential Zones

Except for small scale safety and security fences or *structures*, the following uses and *structures* are prohibited in a 20 metre landward setback area from the cliffs and beaches: soil removal; grading, excavation or deposition of fill; material storage or processing; permanent or temporary *structures*, including freestanding ~~utility-scale~~ *small and large scale wind turbines*, communications towers, fences, cantilevers and billboards or signs; outdoor storage of any scrap or salvage material or inoperative motor vehicles or their parts. This provision does not prohibit the accessory storage of material, such as firewood and compost, for the use of residents of the property.

Amend the Pugwash Land Use Bylaw as follows (not to include cross out in adopted version):

3.11 Building Height Requirement Exemptions – All Zones

The maximum building height requirements shall not apply to normal vertical building extensions and certain freestanding structures such as church spires and belfries, water tanks, elevator enclosures, silos, flag poles, television or radio antennae, commercial communication towers, ventilators, skylights, public art, chimneys, clock towers, tree houses, ~~small-scale~~ *domestic scale* wind turbines and solar collection devices.

Definitions:

Blade means the part of the wind turbine that rotates in the wind and extracts kinetic energy from the wind;

Blade Clearance means the distance from the grade to the bottom of the rotors arc

COMFIT Project means a project that has been approved to receive an established price per kilowatt hour (kWh) for projects producing electricity from qualifying renewable resources. These projects must be majority owned by local community based groups as outlined in the *Renewable Electricity Regulations*.

Domestic Wind Turbine means a turbine that converts the wind's kinetic energy into either electrical power or mechanical energy. The turbine comprises the tower, rotor blades (either vertical or horizontal) and nacelle. It shall have a maximum height of 25 metres (82 feet). Power-generating domestic wind turbines primarily provide power for on-site consumption by individual *buildings* and are as an *accessory use* in any *zone* where *accessory uses* are permitted.

Guy wire means a cable or wire used to support a tower;

Habitable building means a dwelling unit, hospital, hotel, motel, nursing home or other similar building occupied or capable of being occupied as a home, residence or sleeping place of one or more persons either continuously, permanently, temporarily or transiently.

Kilowatt (kW) is a measure of power for electrical current (1 kW= 1000 watts). A Megawatt (MW) equals 1000 Kilowatts.

Large scale Wind Turbine means any *wind turbine* that is not a *small scale wind turbine* and which generates power primarily for sale to a third party and which may be developed either as a standalone machine or be grouped with others in a wind farm.

Nacelle means the frame and housing at the top of the tower that is part of a wind turbine enclosing components such as, the gearbox and generator, protecting them from the weather;

Nameplate capacity means the manufacturer's maximum rated output of the electrical generator found in the nacelle of the wind turbine. This equals the electricity produced when the wind velocity is such as where the conversion efficiency is at its greatest.

Net Metering Project is when electricity consumers with small, privately-owned renewable electricity generators offset part or all of their own electrical requirements by utilizing their own generation. Excess self-generation, over own-consumption needs, is credited against purchased energy for billing purposes over a limited period of time.

Renewable Energy or renewable low-impact electricity is any resource that, in the opinion of the Minister and consistent with Canadian standards, is able to be replenished through natural processes or through sustainable management practises so that the

resource is not depleted at current levels of consumption This includes but is not limited to: solar energy, wind energy, biomass, run-of-the-river hydroelectric energy, ocean-powered energy, tidal energy, wave energy, landfill gas, liquid biofuel, and other biogas energy.

Separation distance means the distance measured from the base of the wind turbine tower to any specified building, structure, road or natural feature.

Setback means the distance measured from the base of the wind turbine tower to the property line.

Shadow flicker means a condition that occurs when the sun is low on the horizon and the blades pass between the sun and an observer creating a flickering.

Small-Scale Wind Turbine means a turbine that converts the wind's kinetic energy into either electrical power or mechanical energy. The turbine comprises the tower, rotor blades (either vertical or horizontal) and nacelle. It shall have a maximum height of 60 metres (196.8 feet) and a nameplate capacity of not less than 10 kW and no greater than 100 kW.

Supporting structure of a wind turbine includes all structures accessory to the turbine itself, including guy wires.

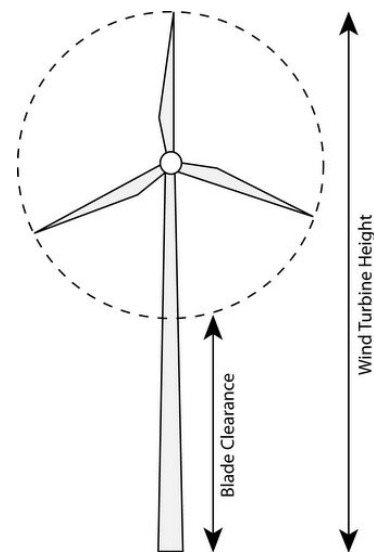
Wind Farm refers to a grouping of more than one interconnected wind turbines on one lot or abutting lots used for the purpose of converting wind power to produce electricity.

Wind monitoring or meteorological tower means a tower used for supporting an anemometer, wind vane and other equipment to assess the wind resource at a predetermined height above the ground;

Wind Energy Project means a *wind farm* which may contain one or more *wind turbine* and associated property, substations and other *utility* systems. It may include *Net Metering* and *COMFIT* projects;

Wind Turbine means a machine and *supporting structure* designed to convert wind energy into mechanical and electrical energy;

Wind Turbine Height means the distance measured from grade to the highest point of rotor's arc;



Appendix 'C' Abbreviations

CREDA – Cumberland Regional Development Association

EMP – Environmental Management Plan

LUB – Land Use Bylaw

MPS – Municipal Planning Strategy

REOI – Request for Expression of Interest

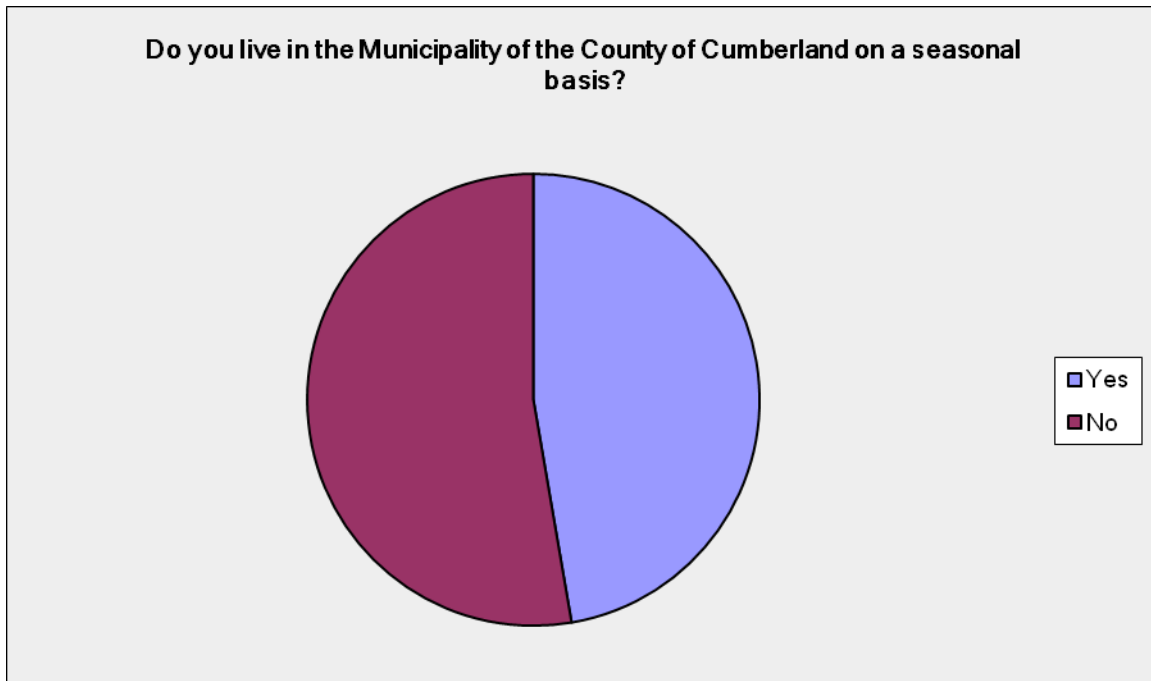
UNSM – Union of Nova Scotia Municipalities

Appendix 'D' Questionnaire Results

Wind Energy Development Plan Questionnaire Cumberland County

Do you live in the Municipality of the County of Cumberland on a seasonal basis?

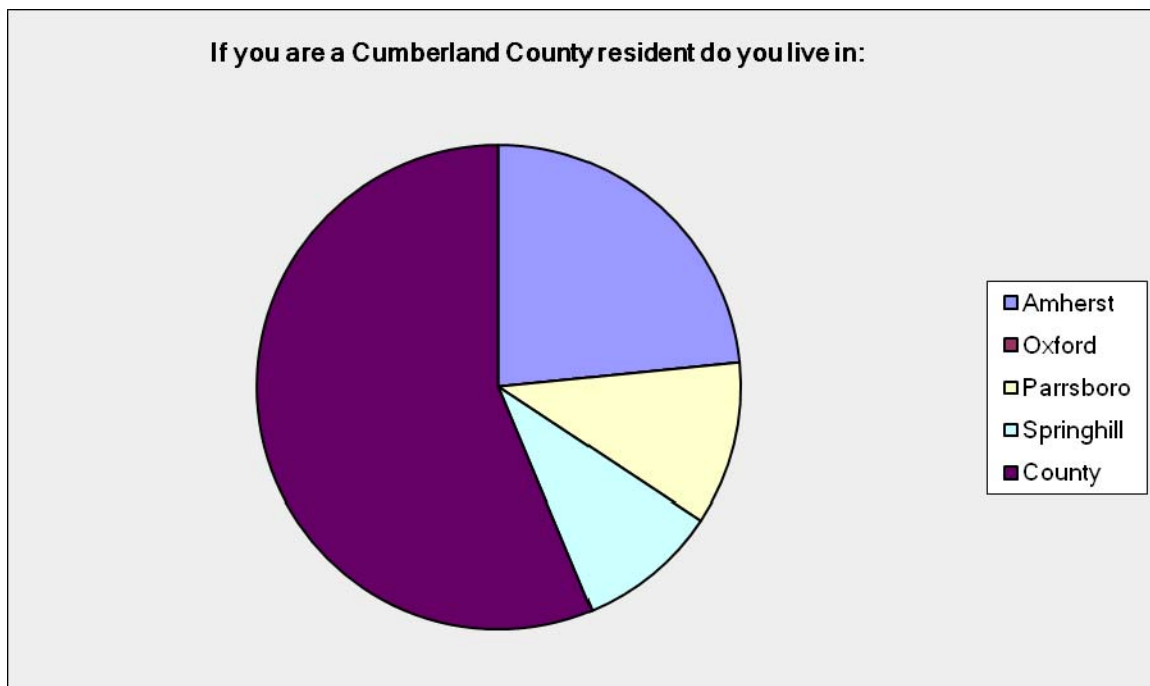
Answer Options	Response Percent	Response Count
Yes	47.3%	35
No	52.7%	39
<i>answered question</i>		74
<i>skipped question</i>		1



Wind Energy Development Plan Questionnaire Cumberland County

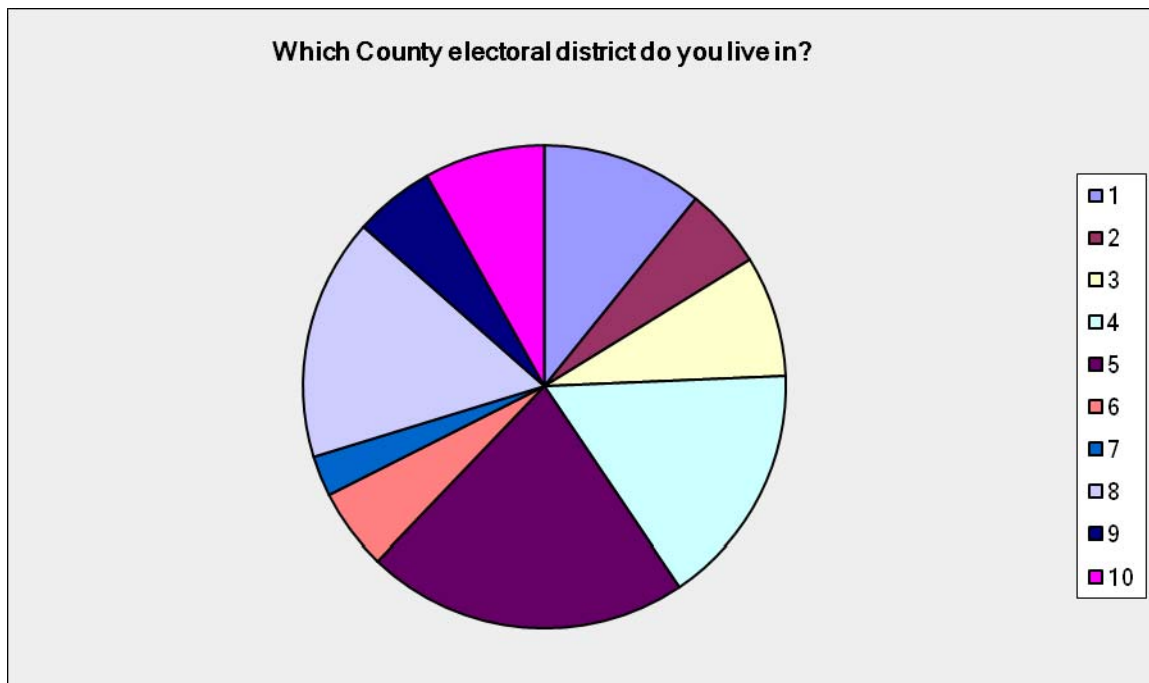
If you are a Cumberland County resident do you live in:

Answer Options	Response Percent	Response Count
Amherst	23.4%	15
Oxford	0.0%	0
Parrsboro	10.9%	7
Springhill	9.4%	6
County	56.3%	36
<i>answered question</i>		64
<i>skipped question</i>		11



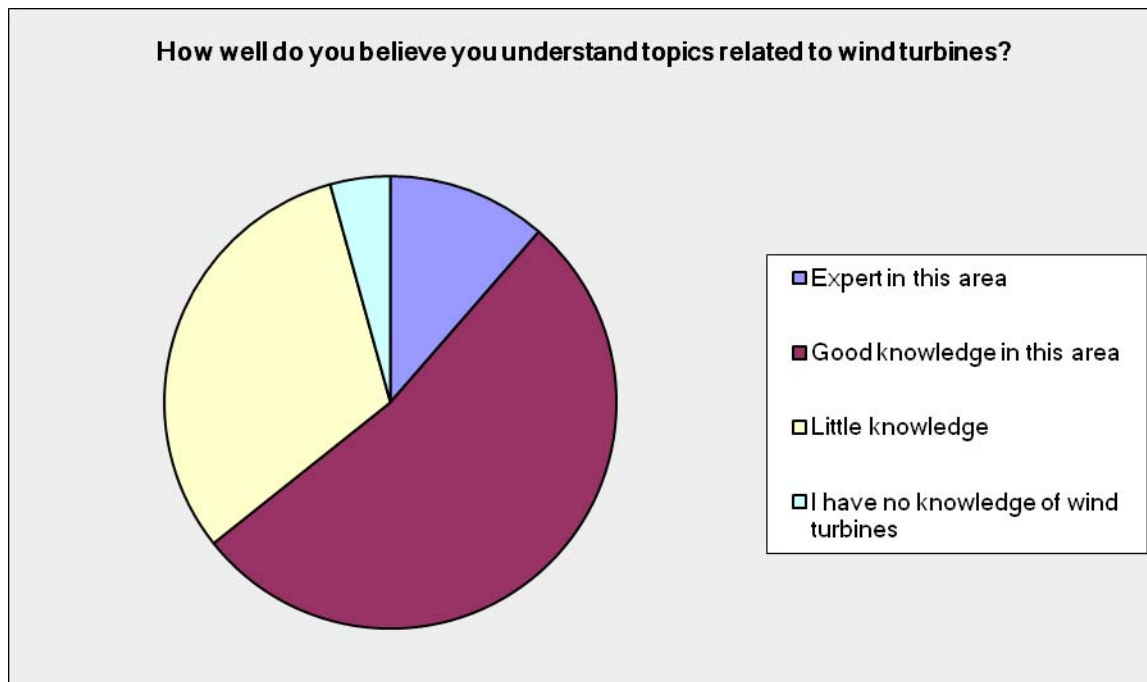
Wind Energy Development Plan Questionnaire Cumberland County

Which County electoral district do you live in?		
Answer Options	Response Percent	Response Count
1	10.8%	4
2	5.4%	2
3	8.1%	3
4	16.2%	6
5	21.6%	8
6	5.4%	2
7	2.7%	1
8	16.2%	6
9	5.4%	2
10	8.1%	3
<i>answered question</i>		37
<i>skipped question</i>		38



Wind Energy Development Plan Questionnaire Cumberland County

How well do you believe you understand topics related to wind turbines?		
Answer Options	Response Percent	Response Count
Expert in this area	11.4%	8
Good knowledge in this area	52.9%	37
Little knowledge	31.4%	22
I have no knowledge of wind turbines	4.3%	3
<i>answered question</i>		70
<i>skipped question</i>		5

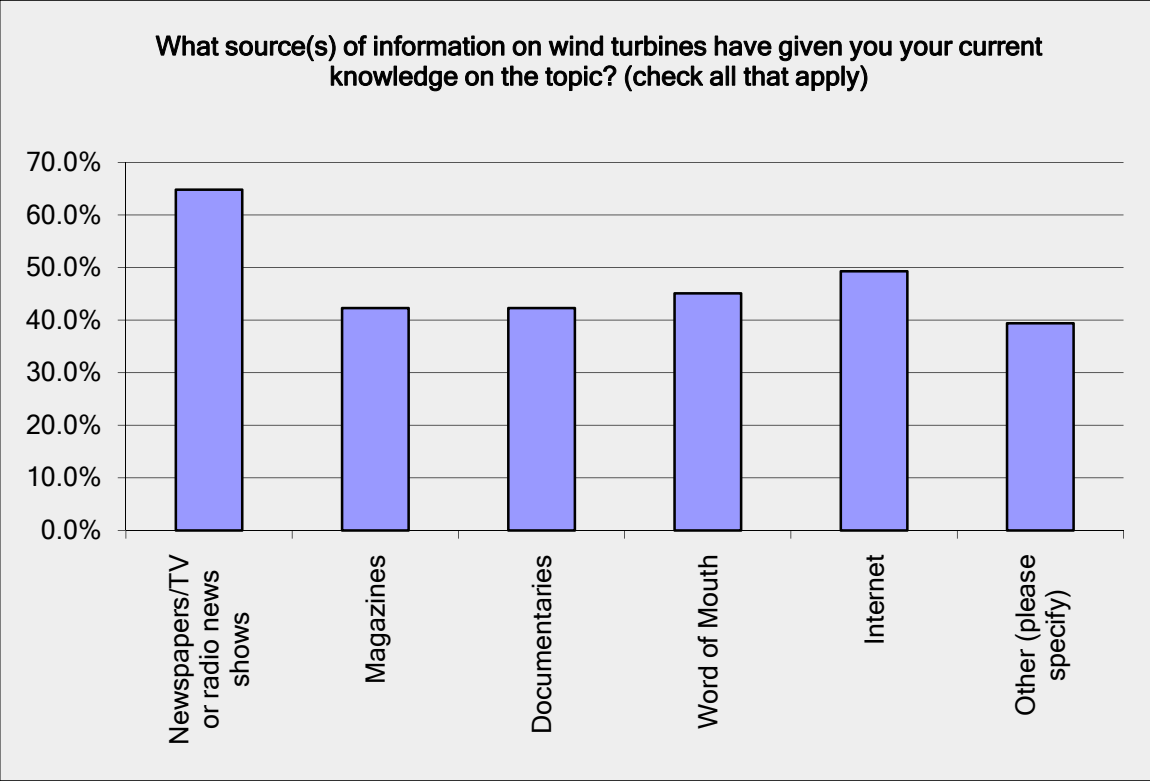


Wind Energy Development Plan Questionnaire Cumberland County

What source(s) of information on wind turbines have given you your current knowledge on the topic? (check all that apply)

Answer Options	Response Percent	Response Count
Newspapers/TV or radio news shows	64.8%	46
Magazines	42.3%	30
Documentaries	42.3%	30
Word of Mouth	45.1%	32
Internet	49.3%	35
Other (please specify)	39.4%	28
	<i>answered question</i>	71
	<i>skipped question</i>	4

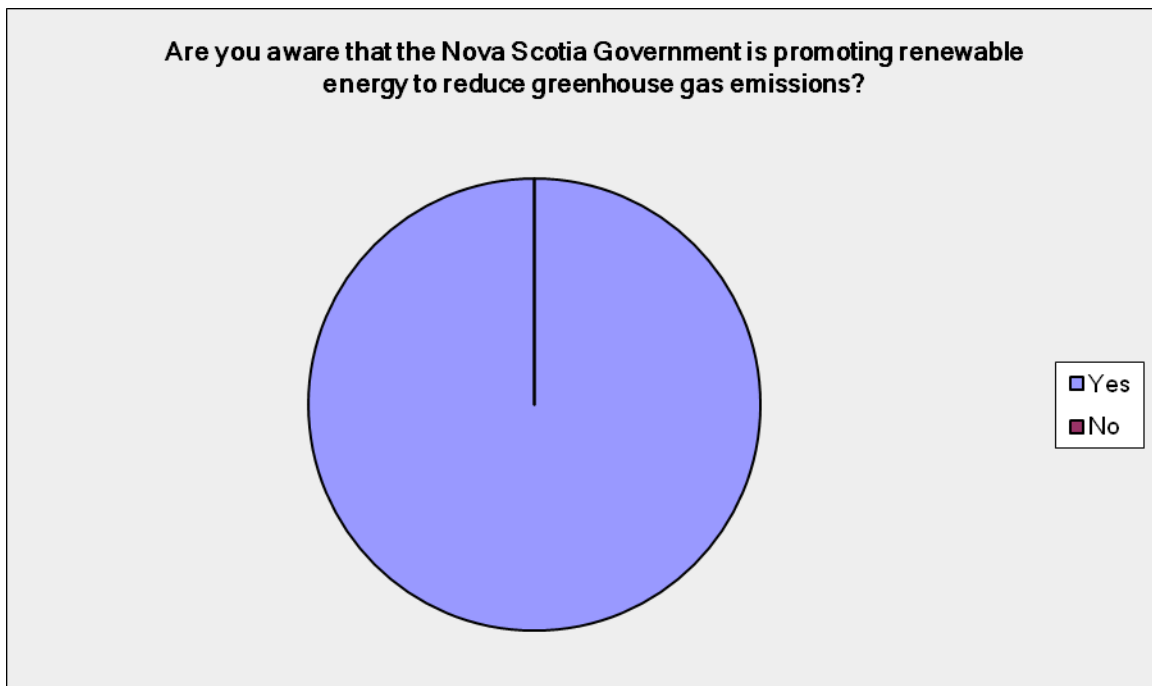
Number	Response Date	Other (please specify)
1	Aug 6, 2010 2:32 PM	Halifax Home Show
2	Aug 6, 2010 2:38 PM	Visited several wind development sites
3	Aug 6, 2010 2:43 PM	Vewing and discussion at public meetings
4	Aug 6, 2010 3:00 PM	Followed turbine debate in Pugwash
5	Aug 6, 2010 3:03 PM	The proposed gulf shore development in Pugwash.
6	Aug 6, 2010 3:11 PM	Wind turbine companies/current owners in other provinces.
7	Aug 6, 2010 3:18 PM	in consultation / presentations
8	Aug 6, 2010 3:41 PM	personal view of turbines in NS & PEI
9	Aug 9, 2010 11:50 AM	Site visits to Pubnico, Marshville, Rodney, West end PEI.
10	Aug 9, 2010 2:29 PM	personal experience
11	Aug 9, 2010 9:41 PM	Engineer
12	Aug 10, 2010 1:16 AM	Other interested and knowledgeable individuals
13	Aug 10, 2010 1:35 AM	Personal research and study
14	Aug 10, 2010 5:13 AM	Engineering Degree
15	Aug 12, 2010 1:17 PM	Global Geography class (Grade 12)
16	Aug 12, 2010 1:24 PM	Scotia Windfields - Contact
17	Aug 12, 2010 1:29 PM	Seen them in Alberta.
18	Aug 12, 2010 1:47 PM	Gulf Shore Preservation Association
19	Aug 13, 2010 4:11 PM	Studying the one in Joggins. Talking to windmill experts.
20	Aug 13, 2010 4:18 PM	Academic studies
21	Aug 13, 2010 4:22 PM	First hand - operate one
22	Aug 13, 2010 6:19 PM	government documents, public information sessions, discussions with experts
23	Aug 19, 2010 11:57 AM	Living Next to One
24	Aug 19, 2010 12:31 PM	direct involvement with industry
25	Aug 19, 2010 12:57 PM	Significant conversation with owners of the turbine adjacent to my property in Rodney. All of which has not been positive.
26	Aug 19, 2010 1:07 PM	Live beside it.
27	Aug 20, 2010 6:26 PM	General Involment
28	Aug 23, 2010 11:49 AM	Person visit of development in NB, NS, and PEI



Wind Energy Development Plan Questionnaire Cumberland County

Are you aware that the Nova Scotia Government is promoting renewable energy to reduce greenhouse gas emissions?

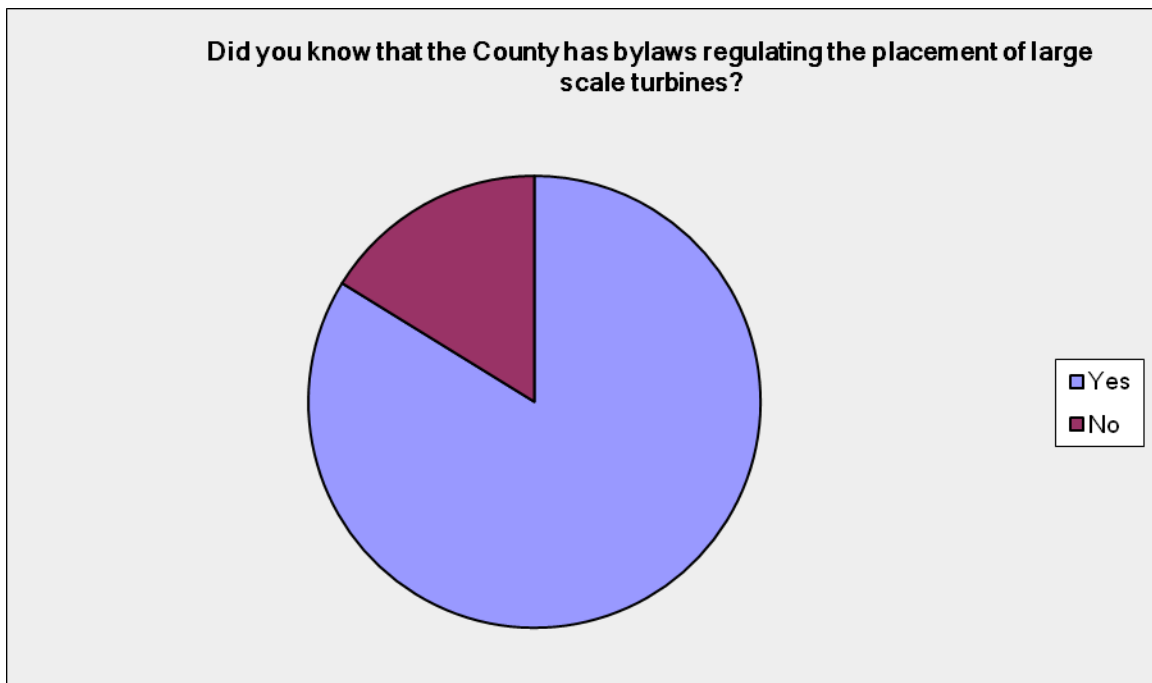
Answer Options	Response Percent	Response Count
Yes	100.0%	72
No	0.0%	0
<i>answered question</i>		72
<i>skipped question</i>		3



Wind Energy Development Plan Questionnaire Cumberland County

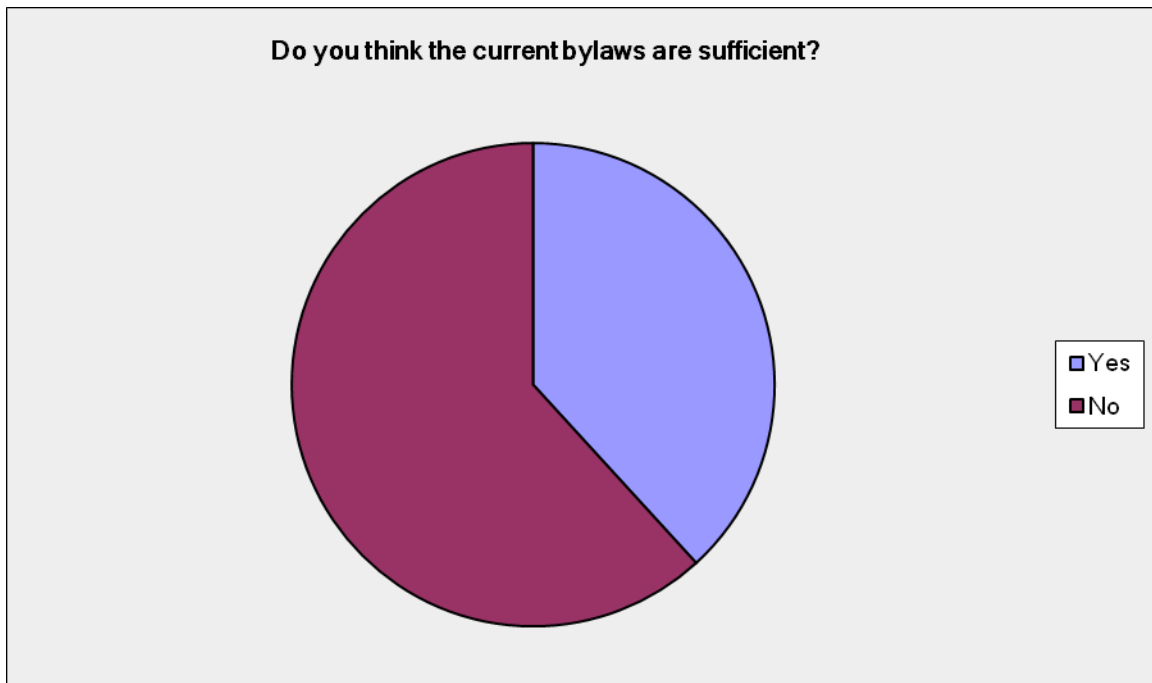
Did you know that the County has bylaws regulating the placement of large scale turbines?

Answer Options	Response Percent	Response Count
Yes	83.8%	57
No	16.2%	11
<i>answered question</i>		68
<i>skipped question</i>		7



Wind Energy Development Plan Questionnaire Cumberland County

Do you think the current bylaws are sufficient?		
Answer Options	Response Percent	Response Count
Yes	38.2%	21
No	61.8%	34
<i>answered question</i>		55
<i>skipped question</i>		20



Wind Energy Development Plan Questionnaire Cumberland County

What three main factors should determine the bylaw for an appropriate wind turbine setback?

Answer Options	Response Percent	Response Count
1.	100.0%	55
2.	83.6%	46
3.	76.4%	42
<i>answered question</i>		55
<i>skipped question</i>		20

Number	Response Date	1.	2.	3.
1	Aug 6, 2010 2:18 PM	Distance from dwellings	Distance from property lines	Distance from transmission grid(s)
2	Aug 6, 2010 2:29 PM	Property Value	Residential Area	Tax Base
3	Aug 6, 2010 2:33 PM	Proximity to dwellings	Appropriate land clearance (fits on land)	
4	Aug 6, 2010 2:39 PM	Impact on existing and potential land use	Impact on renewable energy targets	Contribution to growth of community
5	Aug 6, 2010 2:43 PM	Proximity to homes	area of best wind	need for green energy
6	Aug 6, 2010 3:00 PM	reasonable sound level - set decible limit		
7	Aug 6, 2010 3:04 PM	Decibel and wind noise		
8	Aug 6, 2010 3:12 PM	Wind Conditions	Best location to power substations and populations	Availability of land and resources
9	Aug 6, 2010 3:19 PM	Local approval	Health of locals and wildlife	Effects on local economy
10	Aug 6, 2010 3:41 PM	closeness of homes; cottages; farms	closeness to recreation areas	protected areas
11	Aug 9, 2010 11:51 AM	Wind efficiency	Transmission efficiency	Local happiness
12	Aug 9, 2010 1:35 PM	types		
13	Aug 9, 2010 2:29 PM	distance from other property lines	distance between turbines	configuration of turbines to one another
14	Aug 9, 2010 2:40 PM	Safety		
15	Aug 9, 2010 8:40 PM	respect legitimate research regarding health and safety of residents	availability of suitable land	apply rules evenly
16	Aug 9, 2010 9:47 PM	Social - Severe sightline impairment, Excessive noise, GROSS community disapproval (with justification)	Environmental - All relevant regulation already provided under Nova Scotia Environmental Assessment Act.	
17	Aug 10, 2010 1:17 AM	environmental damage	proximity	population density in area

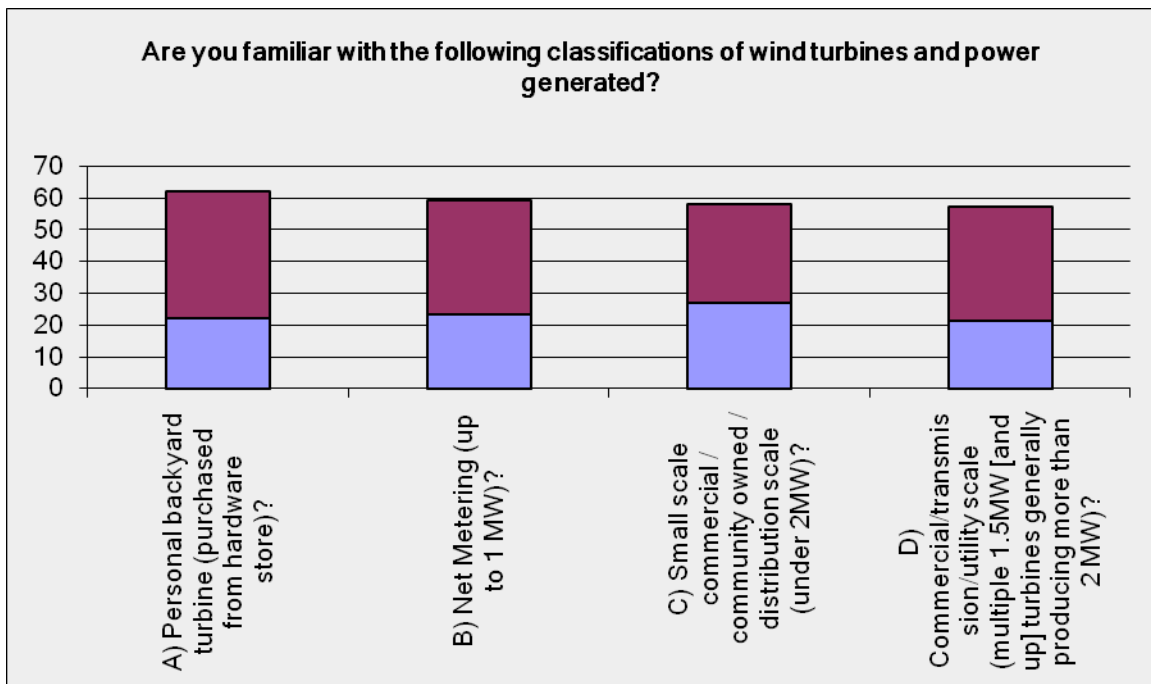
18	Aug 10, 2010 1:37 AM	Public moral as a whole, not individuals	Depreciation of infrastructure	Financing
19	Aug 10, 2010 2:47 AM	none	what so	ever
20	Aug 10, 2010 4:10 PM	proximity to residences	noise	appropriateness of proposed location
21	Aug 10, 2010 5:39 PM	Noise	Not to take away the view of the landscape	Distance from housing units
22	Aug 12, 2010 12:20 PM	Consent of residents	Safety	Suitability for use/transference of energy
23	Aug 12, 2010 12:36 PM	Distance from houses (1 km)		
24	Aug 12, 2010 1:18 PM	Efficiency of location	Amount of support	Financial (initial cost, repair, etc.)
25	Aug 12, 2010 1:21 PM	Noise	placement	how many residents are in the area
26	Aug 12, 2010 1:24 PM	type of turbine	size of turbine	future for residential compared to industrial or wilderness
27	Aug 12, 2010 1:30 PM	Safety for humans and animals	Environment	
28	Aug 12, 2010 1:54 PM	far distance from homes & cottages.eg: 1-2 Km.	accurate & continuous wind velocity	more information re: health problems that are on-going in other countries
29	Aug 13, 2010 4:11 PM	Effect on local wildlife.		
30	Aug 13, 2010 4:14 PM	Size	Noise Level	Community opinion
31	Aug 13, 2010 4:18 PM	people's health	property values	aesthetics
32	Aug 13, 2010 4:23 PM	Distance to residents (noise)	Sustainability - environmental disasters, ecology	esthetics - view scapes
33	Aug 13, 2010 4:26 PM	Setback	Visibility	Noise Level
34	Aug 13, 2010 6:20 PM	sufficient distance to avoid affecting health and well being	sufficient buffering from natural habitat especially wetlands and watercourses	protection from possible ice throw or blade malfunction
35	Aug 13, 2010 6:29 PM	Residences - proximity to	Safety - protection from ice throw etc.	Health - protection from noise & flicker
36	Aug 16, 2010 6:56 PM	Height and size of rotor	noise levels	location of homes
37	Aug 19, 2010 10:27 AM	2 Kilometer setback to residences or areas of future residences (for large turbines)	Environmental impact of noise and flicker on residential areas	Economic impact of large wind turbines to community growth
38	Aug 19, 2010 11:53 AM	property distance	wind quantity in area	bird migration
39	Aug 19, 2010 11:57 AM	more distance from personal dwellings		
40	Aug 19, 2010 12:12 PM	Housing		
41	Aug 19, 2010 12:34 PM	Noise levels	Vibration effects	Wind pressure concerns
42	Aug 19, 2010 12:37 PM	Noise	Flicker	Vibration

43	Aug 19, 2010 12:41 PM	Sorry - I am not sure of the bylaws.		
44	Aug 19, 2010 12:57 PM	Property owners consent via communication and compromise.	Health & Safety issues.	Property value concerns.
45	Aug 19, 2010 1:08 PM	Isolation	Property values	Safety
46	Aug 20, 2010 6:06 PM	mostly sound/noise	the scenery should be a secondary factor	
47	Aug 20, 2010 6:21 PM	Population Density	Site Infrastructure	Proximity to grid
48	Aug 20, 2010 6:26 PM	Size of turbine - height		
49	Aug 20, 2010 7:04 PM	Distance to commercial locations	Distance to residential neighborhoods	Distance to Farm land
50	Aug 20, 2010 7:08 PM	Noise	Safety	Appearance
51	Aug 20, 2010 7:09 PM	Noise levels	Height	Homes
52	Aug 23, 2010 11:51 AM	not be located to the west (prevailing wind) of settled areas (greater distance from)	not be located near historic area e.g. Beaubassin	not be located near nature reserves (Amherst Point nature reserve)
53	Aug 23, 2010 12:17 PM	existing residences	existing background noise (e.g. TCH)	viewplane
54	Aug 23, 2010 12:19 PM	noise	interference	aesthetics
55	Aug 23, 2010 12:21 PM	Safety	Public Opinion	Statistics

Wind Energy Development Plan Questionnaire Cumberland County

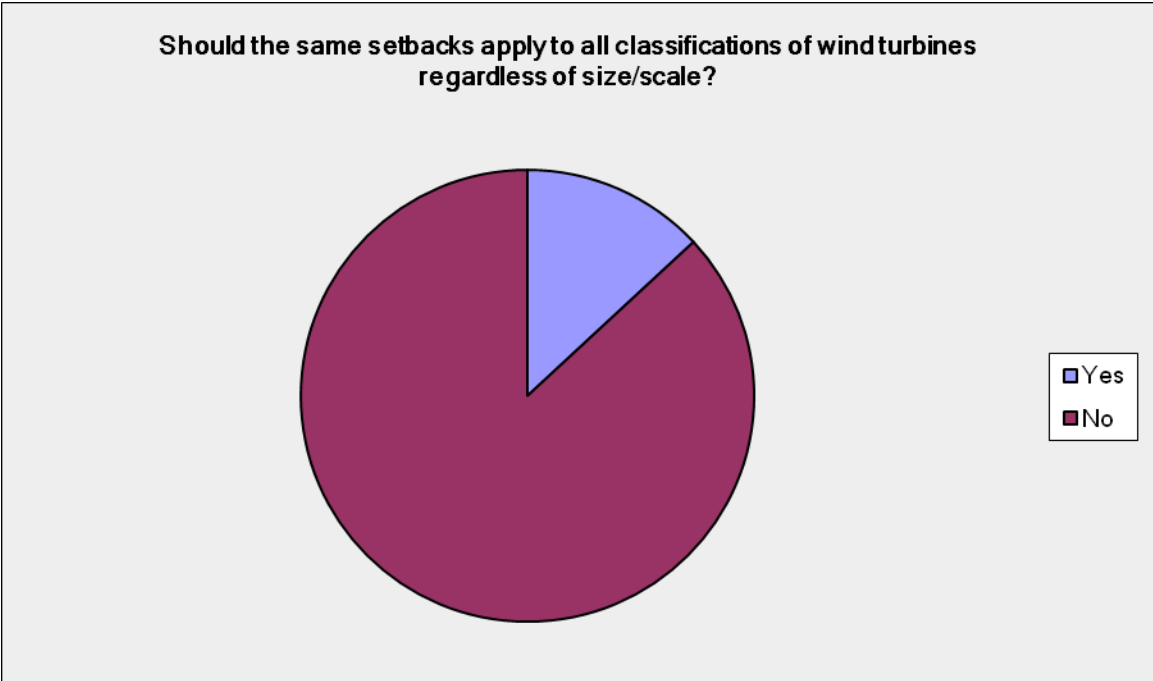
Are you familiar with the following classifications of wind turbines and power generated?

Answer Options	Yes	No	Response Count
A) Personal backyard turbine (purchased from hardware store)?	40	22	62
B) Net Metering (up to 1 MW)?	36	23	59
C) Small scale commercial / community owned / distribution scale (under 2MW)?	31	27	58
D) Commercial/transmission/utility scale (multiple 1.5MW [and up] turbines generally producing more than 2 MW)?	36	21	57
	<i>answered question</i>		63
	<i>skipped question</i>		12



Wind Energy Development Plan Questionnaire Cumberland County

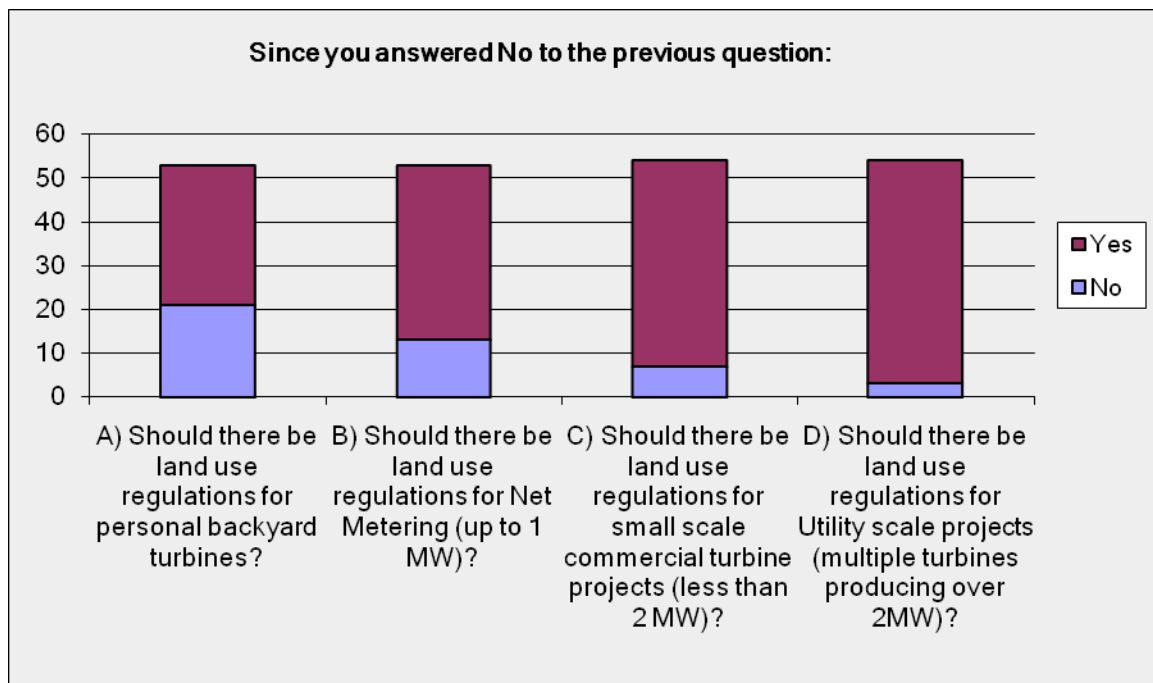
Should the same setbacks apply to all classifications of wind turbines regardless of size/scale?		
Answer Options	Response Percent	Response Count
Yes	13.1%	8
No	86.9%	53
<i>answered question</i>		61
<i>skipped question</i>		14



Wind Energy Development Plan Questionnaire Cumberland County

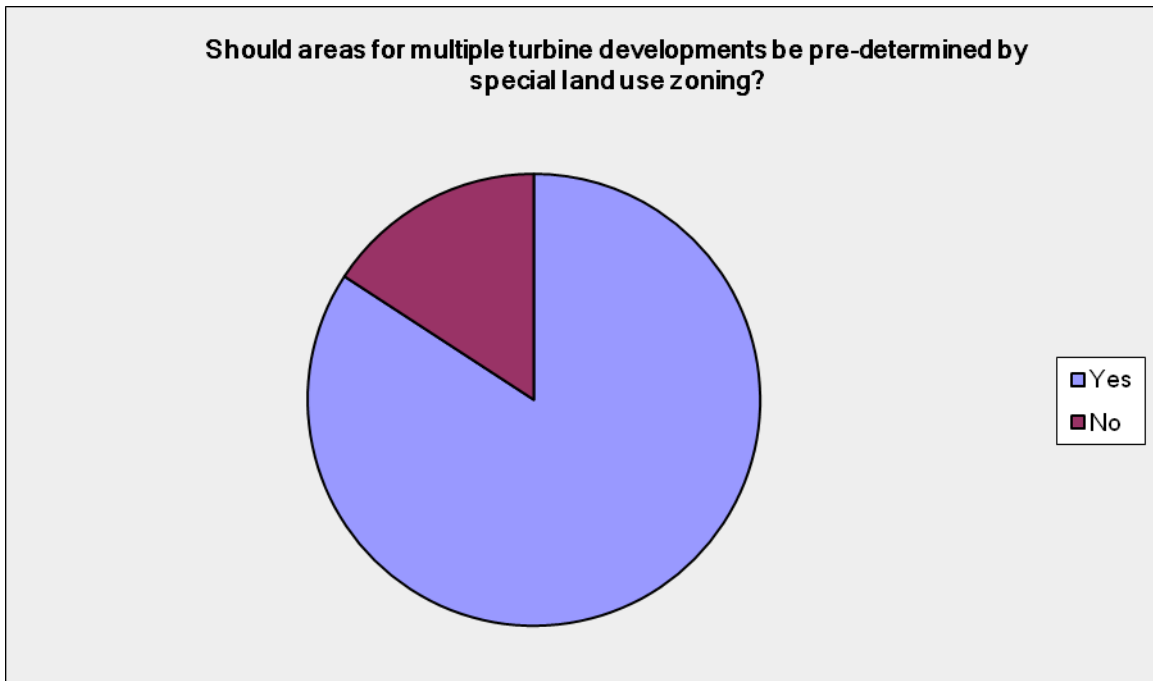
Since you answered No to the previous question:

Answer Options	Yes	No	Response Count
A) Should there be land use regulations for personal backyard turbines?	32	21	53
B) Should there be land use regulations for Net Metering (up to 1 MW)?	40	13	53
C) Should there be land use regulations for small scale commercial turbine projects (less than 2 MW)?	47	7	54
D) Should there be land use regulations for Utility scale projects (multiple turbines producing over 2MW)?	51	3	54
<i>answered question</i>			54
<i>skipped question</i>			21



Wind Energy Development Plan Questionnaire Cumberland County

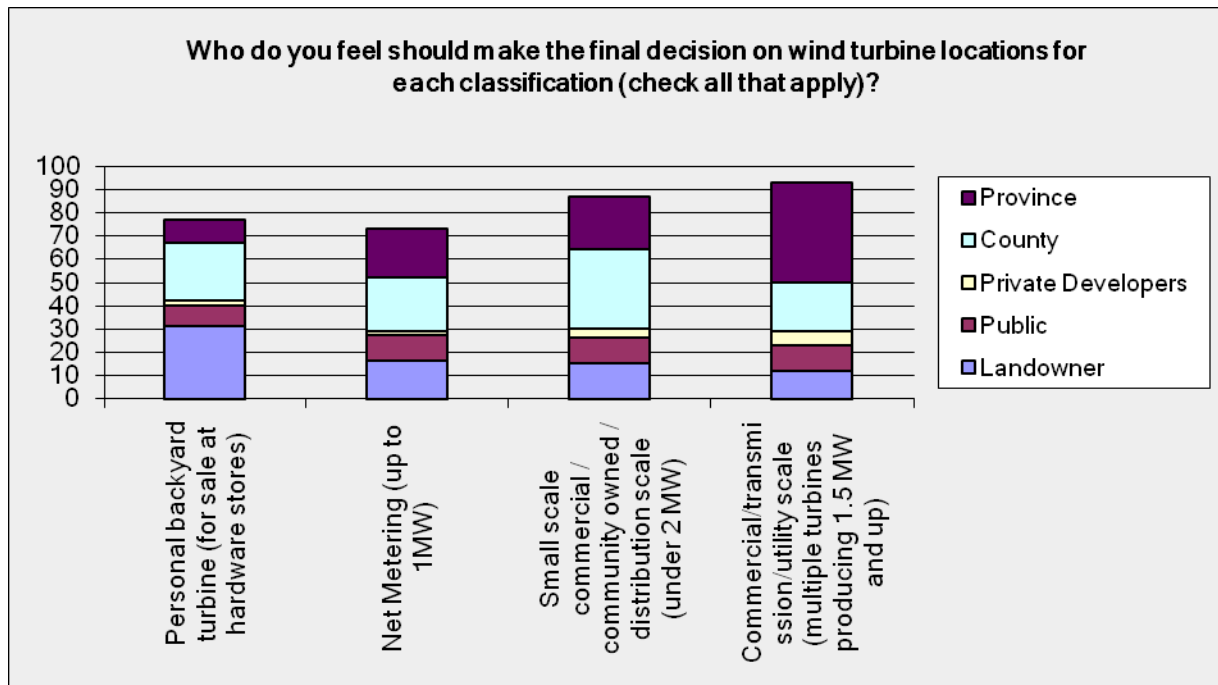
Should areas for multiple turbine developments be pre-determined by special land use zoning?		
Answer Options	Response Percent	Response Count
Yes	84.2%	48
No	15.8%	9
<i>answered question</i>		57
<i>skipped question</i>		18



Wind Energy Development Plan Questionnaire Cumberland County

Who do you feel should make the final decision on wind turbine locations for each classification (check all that apply)?

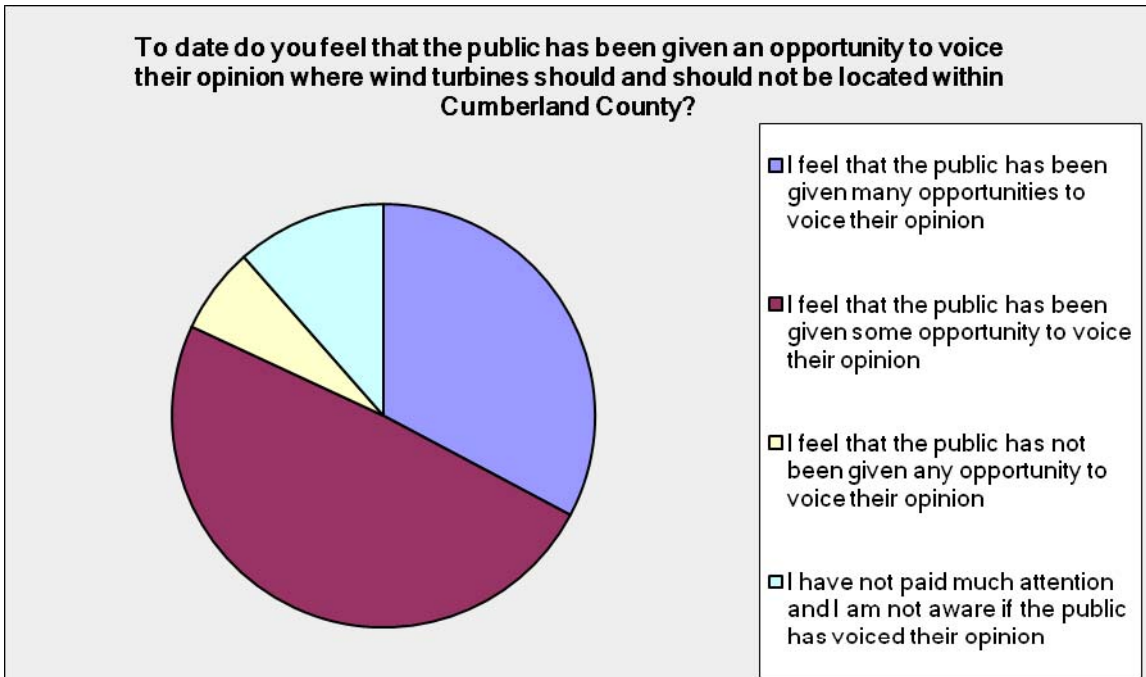
Answer Options	Province	County	Private Developers	Public	Landowner	Response Count
Personal backyard turbine (for sale at hardware stores)	10	25	2	9	31	59
Net Metering (up to 1MW)	21	23	2	11	16	56
Small scale commercial / community owned / distribution scale (under 2 MW)	23	34	4	11	15	58
Commercial/transmission/utility scale (multiple turbines producing 1.5 MW and up)	43	21	6	11	12	59
<i>answered question</i>						60
<i>skipped question</i>						15



Wind Energy Development Plan Questionnaire Cumberland County

To date do you feel that the public has been given an opportunity to voice their opinion where wind turbines should and should not be located within Cumberland County?

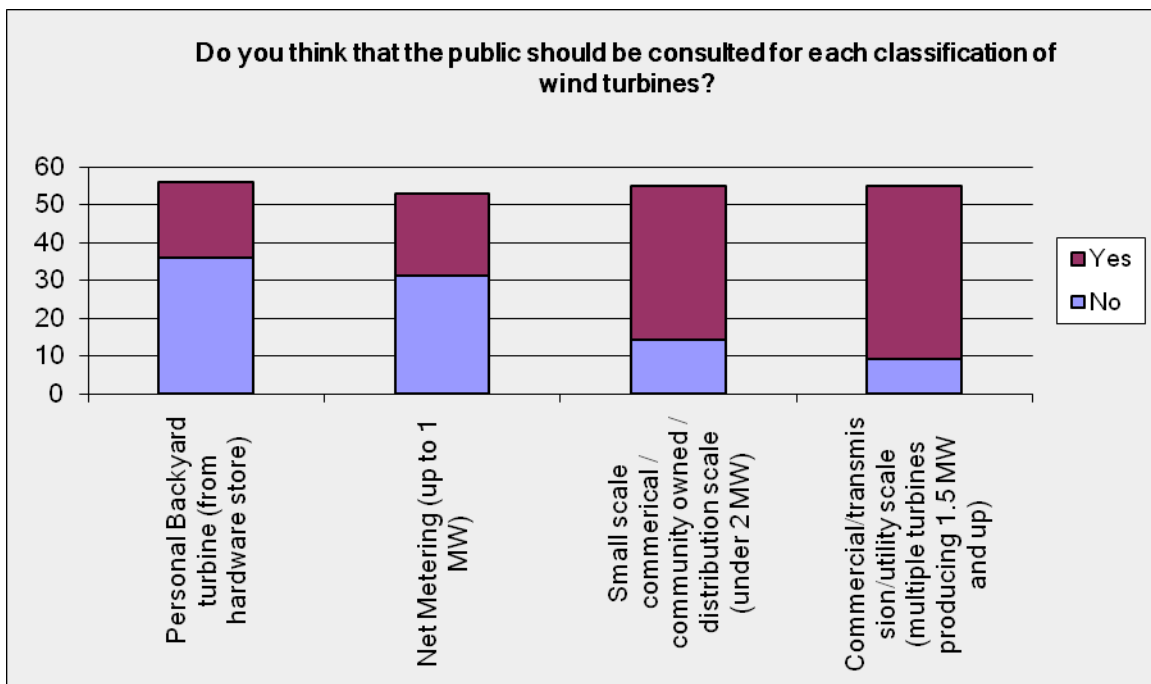
Answer Options	Response Percent	Response Count
I feel that the public has been given many opportunities to voice their opinion	32.8%	20
I feel that the public has been given some opportunity to voice their opinion	49.2%	30
I feel that the public has not been given any opportunity to voice their opinion	6.6%	4
I have not paid much attention and I am not aware if the public has voiced their opinion	11.5%	7
<i>answered question</i>		61
<i>skipped question</i>		14



Wind Energy Development Plan Questionnaire Cumberland County

Do you think that the public should be consulted for each classification of wind turbines?

Answer Options	Yes	No	Response Count
Personal Backyard turbine (from hardware store)	20	36	56
Net Metering (up to 1 MW)	22	31	53
Small scale commercial / community owned / distribution scale (under 2 MW)	41	14	55
Commercial/transmission/utility scale (multiple turbines producing 1.5 MW and up)	46	9	55
<i>answered question</i>			56
<i>skipped question</i>			19



Wind Energy Development Plan Questionnaire Cumberland County

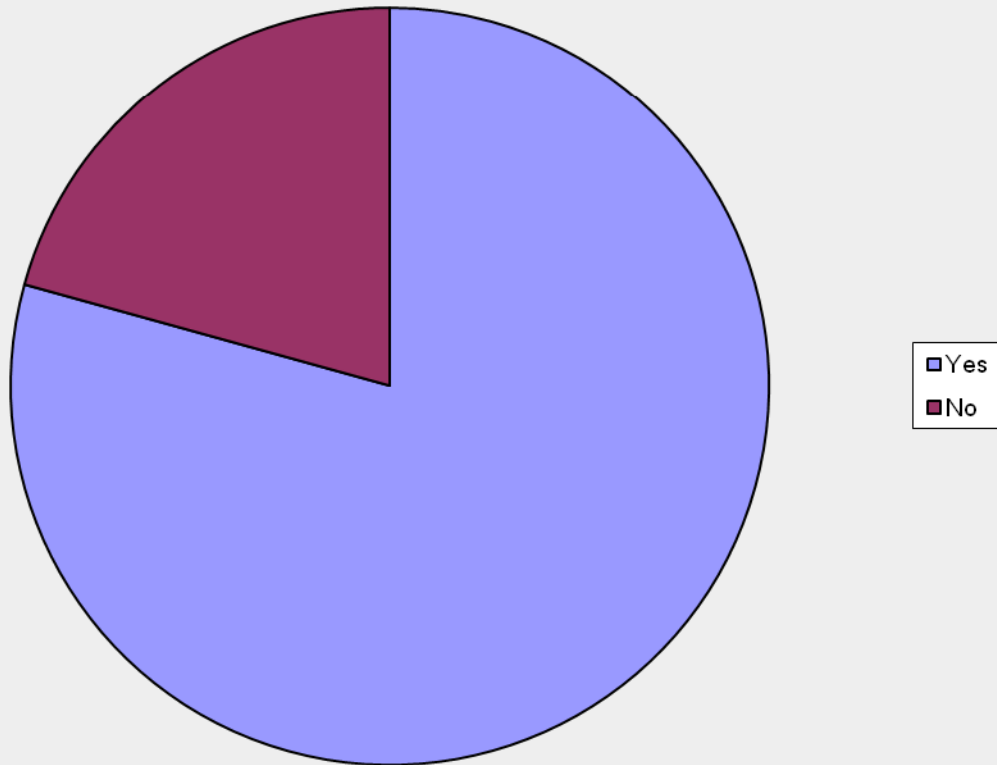
Do you think that the County should invest in wind energy to offset operating costs of community facilities such as arena and fire halls?

Answer Options	Response Percent	Response Count
Yes	79.3%	46
No	20.7%	12
Please explain:		40
<i>answered question</i>		58
<i>skipped question</i>		17

Number	Response Date	Please explain:
1	Aug 6, 2010 2:30 PM	Depends on location.
2	Aug 6, 2010 2:35 PM	The more dependency of NSP generated power is reduced the better for the consumer.
3	Aug 6, 2010 2:41 PM	Through purchase of "credits" or contribution to community based project.
4	Aug 6, 2010 2:46 PM	It would set a good example of going green and we need to change how we look at and use energy.
5	Aug 6, 2010 3:09 PM	We need responsible bodies to set an example and show that normal people can benefit from this new technology.
6	Aug 6, 2010 3:14 PM	An excellent opportunity for communities! Look as other locations in other provinces making it work! i.e. PEI
7	Aug 6, 2010 3:22 PM	Only if economically feasible
8	Aug 6, 2010 3:41 PM	My question is pertaining to upkeep of turbines and would be too expensive?
9	Aug 9, 2010 11:53 AM	Extra maintenance for a specialized operator.
10	Aug 9, 2010 2:29 PM	The County doesn't have the expertise nor the initiative.
11	Aug 9, 2010 8:49 PM	If opportunity exists every effort should be made to utilize wind/solar/green power options
12	Aug 9, 2010 9:53 PM	Only used appropriately in feasible areas (high wind). Used only when economic, and slightly less than economic. Special interest and high visibility areas should be given higher priority, due to ability to promote renewable energy use and show community leadership.
13	Aug 10, 2010 1:19 AM	Money should go to other energy-oriented initiatives, such as better home heat efficiency
14	Aug 10, 2010 1:43 AM	I don't think it would offset the costs when you factor in depreciation but it would help make people feel better about themselves which gives indirect benefits.
15	Aug 10, 2010 5:43 PM	In order to do the above they would have to raise taxes and I am not for that.
16	Aug 12, 2010 12:18 PM	As long as the savings go back to that area.
17	Aug 12, 2010 12:23 PM	Need to demonstrate to public safety, silence, usability Reassure public feasible, safe, inexpensive, appropriate
18	Aug 12, 2010 12:40 PM	Where location is good.

19	Aug 12, 2010 1:20 PM	This would be most efficient and better for the environment.
20	Aug 12, 2010 1:22 PM	to stop greenhouse gases
21	Aug 12, 2010 1:26 PM	Depending on many factors.
22	Aug 12, 2010 1:32 PM	Governments need to take responsibility for investing in community and future needs.
23	Aug 13, 2010 4:16 PM	Using wind energy to offset these types of facilities would be environmentally responsible.
24	Aug 13, 2010 4:29 PM	Not enough info to make a comment.
25	Aug 13, 2010 6:23 PM	Providing this is cost effective.
26	Aug 13, 2010 7:04 PM	I think small-scale, community owned wind turbines make sense!
27	Aug 16, 2010 7:12 PM	If there is a long term savings
28	Aug 19, 2010 10:30 AM	This is a conflict of interest. Bylaws to control wind turbines and potential income from the turbines are both going to the same municipal government. It becomes an issue of "for the better good" and landowner issues adjacent to large turbine complexes are ignored.
29	Aug 19, 2010 11:59 AM	Up Keep costs are too high.
30	Aug 19, 2010 12:04 PM	I feel most of all energys should be by renewable resource and if owned by the County the control costs to taxpayers.
31	Aug 19, 2010 12:32 PM	I don't believe this is a good business case for this application.
32	Aug 19, 2010 12:43 PM	Providing information is out there & studies are complete.
33	Aug 19, 2010 12:59 PM	I remain yet to be convinced that wind turbines and related benefits are as stated.
34	Aug 19, 2010 1:09 PM	Not until the technology has been upgraded.
35	Aug 20, 2010 6:08 PM	Why not, it would also show some positive example.
36	Aug 20, 2010 6:17 PM	As a good example.
37	Aug 20, 2010 7:06 PM	Instills confidence in this new type of energy, while saving on operating costs of the facility.
38	Aug 23, 2010 11:53 AM	Would be yes if they were quiet and they could not be seen.
39	Aug 23, 2010 12:09 PM	As long as the cost of the wind turbine is not too expensive that the cost does not out weight the benefit.
40	Aug 23, 2010 12:20 PM	Of course!

Do you think that the County should invest in wind energy to offset operating costs of community facilities such as arena and fire halls?



Wind Energy Development Plan Questionnaire Cumberland County

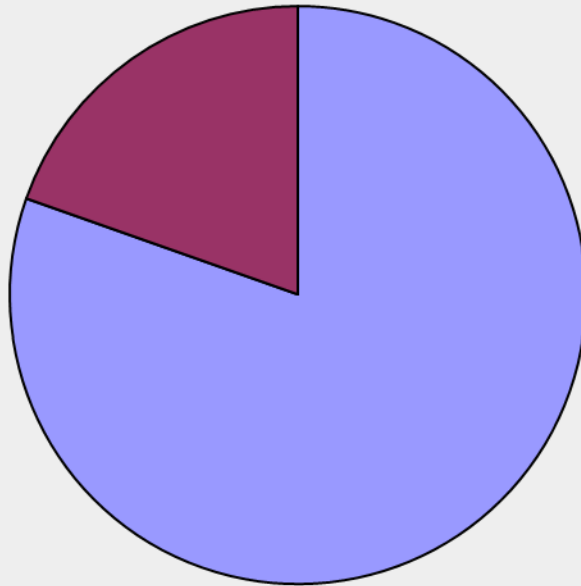
Would you feel comfortable if wind turbines were proposed in your area?

Answer Options	Response Percent	Response Count
Yes	80.4%	45
No	19.6%	11
Please explain:		40
<i>answered question</i>		56
<i>skipped question</i>		19

Number	Response Date	Please explain:
1	Aug 6, 2010 2:22 PM	Too populated.
2	Aug 6, 2010 2:30 PM	If locations and setbacks were appropriate.
3	Aug 6, 2010 2:35 PM	They already exist in our area.
4	Aug 6, 2010 2:41 PM	Depends on scale of project.
5	Aug 6, 2010 2:46 PM	They are beautiful and necessary to developing a greener policy for our county. We can't continue with fossil fuels indefinitely.
6	Aug 6, 2010 3:14 PM	Think it would make our area look like it is concerned and aware of environmental concerns and we have excellent wind!
7	Aug 6, 2010 3:22 PM	Inefficient, expensive, "feel good" way of producing power. Spoil the landscape.
8	Aug 6, 2010 3:41 PM	To close to homes.
9	Aug 9, 2010 2:29 PM	Depends on how closely they were put to existing and potential housing.
10	Aug 9, 2010 8:49 PM	Assuming, well thought-out rules and regulations have been established by the province allowing for all to be heard in the development of said rules; then any applicant that meets those rules should be permitted to proceed. It cannot be permitted to become "not in my backyard".
11	Aug 9, 2010 9:53 PM	Public must be fairly consulted.
12	Aug 10, 2010 1:19 AM	They would show I live in a progressive community
13	Aug 10, 2010 1:43 AM	Yes but only if I could see them. Wind energy just means you have a turbine you have to replace every 20 years requiring tons of steel. They do not really help the environment besides making the average person who does not know much about accounting to feel good about themselves.
14	Aug 12, 2010 12:23 PM	So only if I can see them would I think they have any useful purpose.
15	Aug 12, 2010 12:40 PM	Depends on where - reassure re noise, safety to public and wildlife.
16	Aug 12, 2010 1:20 PM	As long as distance and noise factor is reasonable.
17	Aug 12, 2010 1:22 PM	The energy is more efficient and better for the environment.
18	Aug 12, 2010 1:26 PM	as long as I couldn't hear it
19	Aug 12, 2010 1:32 PM	Definitely.
20	Aug 12, 2010 2:10 PM	I've seen them in Alberta and know how non-obtrusive they are and how wonderful.
		We already went through this, have our own Association, & collected petitions against this.

		The residences of the Golf Shore Road,Pugwash,N.S., do not want wind turbines here.
21	Aug 13, 2010 4:12 PM	We have one in our area and fully support it.
22	Aug 13, 2010 4:16 PM	As long as care was taken to minimize noise levels.
23	Aug 13, 2010 4:20 PM	They are intrusive and are not an effective way of avoiding GHG emissions. They waste public money in subsidies & FITs.
24	Aug 13, 2010 4:29 PM	They are part of future.
25	Aug 13, 2010 6:23 PM	I don't feel there is enough protection for individual homeowner, who may be subject to health or nuisance effects and care should be taken not to detract from the natural beauty of the landscape.
26	Aug 13, 2010 7:04 PM	Depends - small yes - large no. We are in a community and beside an environmentally & heritage sensitive marsh.
27	Aug 16, 2010 7:12 PM	Why not? How are they different from other facilities that generate noise such as heli-pads, trucks with engine-brakes or big commercial operations which use a lot of heavy machinery or trucks? Are those regulated to the same level?
28	Aug 19, 2010 10:30 AM	My area (Gulf Shore) is a residential recreational area. A wind turbine complex would be unacceptable to live beside, and economically crushing for this area. I have been going to this area every summer for 50 years, only because of the beauty and quite that is there. If that is lost, I will go elsewhere
29	Aug 19, 2010 11:59 AM	Providing max distance from home dwellings is respected.
30	Aug 19, 2010 12:04 PM	Citizens should be able to control their own cost for energy.
31	Aug 19, 2010 12:59 PM	Based upon my own personal experience & related views I would say no.
32	Aug 20, 2010 6:08 PM	I live in Amherst, even if the marsh located turbines are quiet for 5 years, how about in 15 - 20 years down the road.
33	Aug 20, 2010 6:17 PM	Yes but - I would want to know how/what the animals & birds would be affected.
34	Aug 20, 2010 7:06 PM	I have confidence in wind turbines as a source of energy, and would support development in my area.
35	Aug 20, 2010 7:11 PM	Why not?
36	Aug 23, 2010 11:45 AM	As long as the noise generation problem is minimal.
37	Aug 23, 2010 11:53 AM	I like nature sounds - not man-made sounds - (it would be a form of noise torture.)
38	Aug 23, 2010 12:09 PM	I would prefer wind to coal.
39	Aug 23, 2010 12:18 PM	It depends on setbacks.
40	Aug 23, 2010 12:20 PM	Happy!

Would you feel comfortable if wind turbines were proposed in your area?

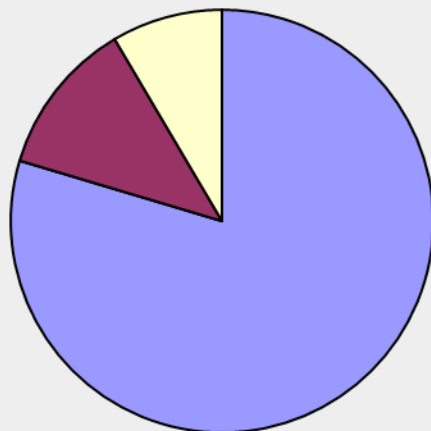


Wind Energy Development Plan Questionnaire Cumberland County

After taking this questionnaire/attending our open house, are you interested in further educating yourself about wind turbines as a renewable source of energy?

Answer Options	Response Percent	Response Count
Yes I am very interested and will continue (or start) to educate myself	79.7%	47
Yes I am interested but will likely not spend time to educate myself	11.9%	7
I am only slightly interested and will not likely spend time to educate myself	8.5%	5
I am not interested in educating myself about wind turbines	0.0%	0
<i>answered question</i>		59
<i>skipped question</i>		16

After taking this questionnaire/attending our open house, are you interested in further educating yourself about wind turbines as a renewable source of energy?

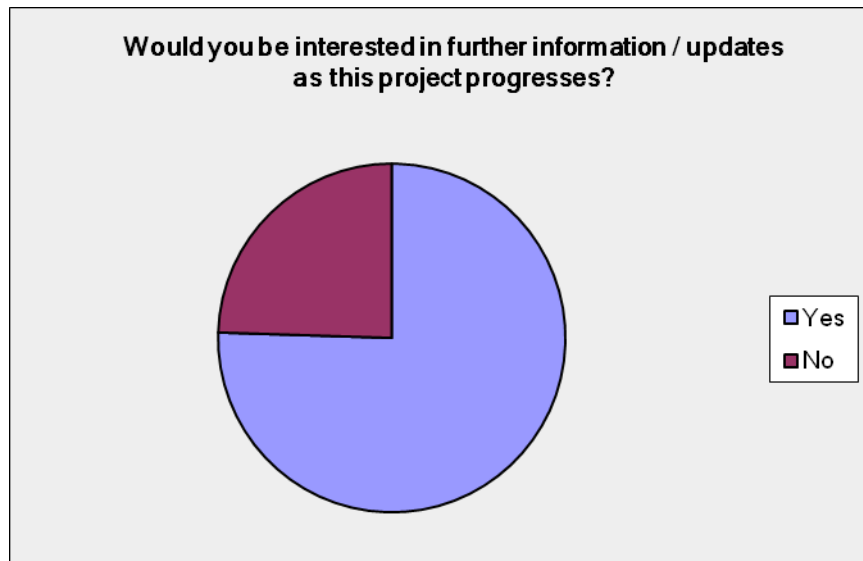


- Yes I am very interested and will continue (or start) to educate myself
- Yes I am interested but will likely not spend time to educate myself
- I am only slightly interested and will not likely spend time to educate myself
- I am not interested in educating myself about wind turbines

Wind Energy Development Plan Questionnaire Cumberland County

Would you be interested in further information / updates as this project progresses?

Answer Options	Response Percent	Response Count
Yes	75.5%	40
No	24.5%	13
If Yes, please include your contact info (*Contact information will be kept confidential and will only be used to contact through individuals interested in further information and updates related only to the progress of this project.)		36
<i>answered question</i>		53
<i>skipped question</i>		22



Wind Energy Development Plan Questionnaire Cumberland County

General Comments or Questions:

Answer Options	Response Count
	35
<i>answered question</i>	35
<i>skipped question</i>	40

Number	Response Date	Response Text
1	Aug 6, 2010 2:37 PM	More should be done to encourage more use of wind power by all levels of government (Federal, Provincial, and Municipal). Grants, loans, tax discounts and any other incentives which can be brought forward.
2	Aug 6, 2010 3:17 PM	I feel the County will benefit greatly from having wind power. They will bring visitors to rural areas and make the communities "greener" and show other areas or Counties of pride the citizens have in our region. *Please consider the ideas and opinions of the full time residents of the County and "not only" the "casual residents" of the summer season.
3	Aug 6, 2010 3:24 PM	#12 - All projects should be approved in a case-by-case basis. #14 - But not listened to. #18 - I'm educated enough, thanks! Consultation which public must not just happen, but what they have to say.
4	Aug 6, 2010 3:42 PM	#14 - Not good enough. #15 - If legislated for all of NS there would be set rules everywhere. Find this very upsetting until there is at least 1.5 miles hold back on the turbines.
5	Aug 9, 2010 2:30 PM	This is not a search for information from the public - it is a sales promotion. #15 Do you think the public should be consulted for each classification of wind turbine? -The Province should set standards for all of Nova Scotia.
6	Aug 9, 2010 2:42 PM	I am not sure if people in unaffected areas should make decisions over land use of other people's property that are more affected.
7	Aug 9, 2010 9:56 PM	I'd love to take part in this development process in a volunteer capacity. Feel free to contact me via the include email or phone information.
8	Aug 10, 2010 1:21 AM	I hope wind development proceeds in an environmental sound way, and in a manner that respects the public's opinion, but that also basis its decisions on fact and not hysteria.

		Thanks,
9	Aug 10, 2010 1:47 AM	I'll spare you my rant. But, converting out coal thermal electricity generating stations to natural gas seems like a more realistic near term solution.
		Wind turbines are good PR though! Or you would think so anyways...
10	Aug 12, 2010 12:28 PM	Keep Pushing! Need demo projects work on maintenance & problem solving - Turbine can be noiseless (always a major concern)
11	Aug 12, 2010 12:41 PM	Very interesting.
12	Aug 12, 2010 1:23 PM	I feel better to this then to nuclear energy and coal.
13	Aug 12, 2010 1:28 PM	Now that NS Power is co-operating and the NS Government is taking an interest, we should proceed with all types.
		#13 - The Province after consultation with various.
14	Aug 12, 2010 1:33 PM	I think wind turbines, solar energy and water turbines are the way of the future and we need to embrace it for the sake of the environment and costs.
15	Aug 12, 2010 2:15 PM	Why, after all that has been done against having wind turbines on the Gulf Shore Road, they have not given it up?
16	Aug 13, 2010 4:13 PM	I am all for renewable energy. If anything I believe we are not doing enough.
17	Aug 13, 2010 4:17 PM	These types of session help to educate the public. Keep up the good work.
18	Aug 13, 2010 4:21 PM	Thanks for this opportunity to express opinions. Municipalities should look at all sides of the issue - negative as well as positive.
19	Aug 13, 2010 6:27 PM	Thank you for the opportunity to comment. I believe that many of the problems with wind energy result from industry-driven development. There should be more public participation in the process.
		#13 - -Commercial - but there should be consultation between the Province and the Counties.
		#15 - -Personal - Yes, but not each individual installation.
		- Net Metering - But in general, not individual installations.
20	Aug 13, 2010 7:13 PM	Thank you for holding these sessions. They are informative and the planner was knowledgeable and open-minded.
		#15 - Personal Backyard - Permission should be authorized through County.

21	Aug 16, 2010 7:21 PM	<p>A different approach might be a hybrid to what choices were presented in the survey.</p> <p>Create zoning with specific (reduced) setbacks in areas where it might be warranted, creating an area where turbines can proceed with less hindrances, other areas may have different requirements including setbacks. Accommodate the level of public opposition by use of site-plan approvals or development agreements in those areas. Give possible developers an avenue to direct their energies. Wind turbines should not face planning restrictions more severe than airports!</p>
22	Aug 19, 2010 10:34 AM	<p>The Gulf Shore area is not a proper site for a large scale wind turbine development. This area is enjoying continued residential and recreational development, is an asset to Cumberland county and the Pugwash area. A change in land use with this development will challenge and possibly crush the area economically. This is not acceptable!</p>
23	Aug 19, 2010 11:59 AM	<p>We have lots of remote areas where wind turbines could be installed without interrupting peoples' personal lives.</p>
24	Aug 19, 2010 12:30 PM	<p>I need more information; I will research this more on the net.</p>
25	Aug 19, 2010 1:05 PM	<p>I feel the County of Cumb. is taking the patients pulse after death in this case, whereby I have a huge turbine situated aprox 600 meters behind my house in Rodney. Where was the County provisions to this development?</p> <p>#14 - Also checked off "I feel that that public has not been given any opportunity to voice their opinion" In my case no!</p>
26	Aug 19, 2010 1:11 PM	<p>I feel that they wind turbines were but in quietly so that people would not be aware of the negative information that surrounded them in other areas. Too little too late for us.</p> <p>-Barbara J. Murray</p>
27	Aug 20, 2010 6:10 PM	<p>If private industry don't wish to spend money (much money) connecting to the grid maybe NSP could build the lines or share costs. Because of noise, turbines should be set back as far as possible.</p> <p>Mt. Thom area seems like a great place to install hundreds of turbines. I am greatly in favour of green energy if done correctly.</p>
28	Aug 20, 2010 6:18 PM	<p>#13 - You'll never get everybody to agree but I would sure like it to be a co-op effort.</p> <p>#18 - I've been paying NSPower the extra \$10 for Green Energy for years.</p>
29	Aug 20, 2010 6:51 PM	<p>I don't have much faith in some of the wind power developers.</p>
30	Aug 20, 2010 7:07 PM	<p>I fully support wind turbine development as a source of renewable energy.</p>
31	Aug 20, 2010 7:08 PM	<p>#7 - Excessive</p>
32	Aug 20, 2010 7:11 PM	<p>#12 - Allow as-of-right in some areas.</p>
33	Aug 23, 2010 12:05 PM	<p>Where they are located they need to be in areas where one would have to travel a considerable distance to really see them & to hear them - certainly greater than 2km -/which one can walk in 20 mins.</p> <p>It is very important that they do not destroy the quality of life (re-noise) of the people in an area - or prevent development of other things (e.g. re-construction of the village of Beaubassin) in the future.</p> <p>#10 - ? RCMP - wind turbine is blight on the landscape & too much noise.</p>

34	Aug 23, 2010 12:10 PM	If there is not a large turnout to me that would suggest that the majority of the public feels positive about wind power. Don't let a few change the mind of the majority.
35	Aug 23, 2010 12:20 PM	:)

Appendix 'E' - Maps
(Due to their size the maps are a separate document)