

# Benjamins Mill Wind Project Development Agreement

Public Information Meeting

February 10<sup>th</sup>, 2022

something inspiring awaits



# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

VIRTUAL

Thursday, February 10, 2022

Benjamins Mill Wind Project

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation
5. Questions or Comments from the public can be sent until noon on February 25 to Planner Dunphy to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 118; or
  - [adunphy@westhants.ca](mailto:adunphy@westhants.ca)
6. Conclusion of Public Information Meeting

something inspiring awaits



# Application

- A completed application was received on January 13<sup>th</sup>, 2022 from Meg Morris on behalf of Natural Forces
- The application was for a development agreement to permit a 24-unit wind turbine project in Benjamins Mill



# Environmental Assessment

- Natural Forces registered the Benjamins Mill Wind Project for environmental assessment on January 18<sup>th</sup>, 2022.
- All project information may be found on the Nova Scotia Environment and Climate Change website, <https://www.novascotia.ca/nse/ea/>.
- All comments must be provided by February 17, 2022 to the Environmental Assessment Branch of the Department of Nova Scotia Environment and Climate Change.
- The Minister of Environment and Climate Change will decide if the project can be granted conditional Environmental Assessment Approval on or before March 9<sup>th</sup>, 2022.



# Orthophoto

- The project is proposed in the western area of the region, bordering both the Municipalities of Kings County and Chester
- The proposal consists of 15 PIDs and measures approximately 29,500 acres in total area



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department January, 2022

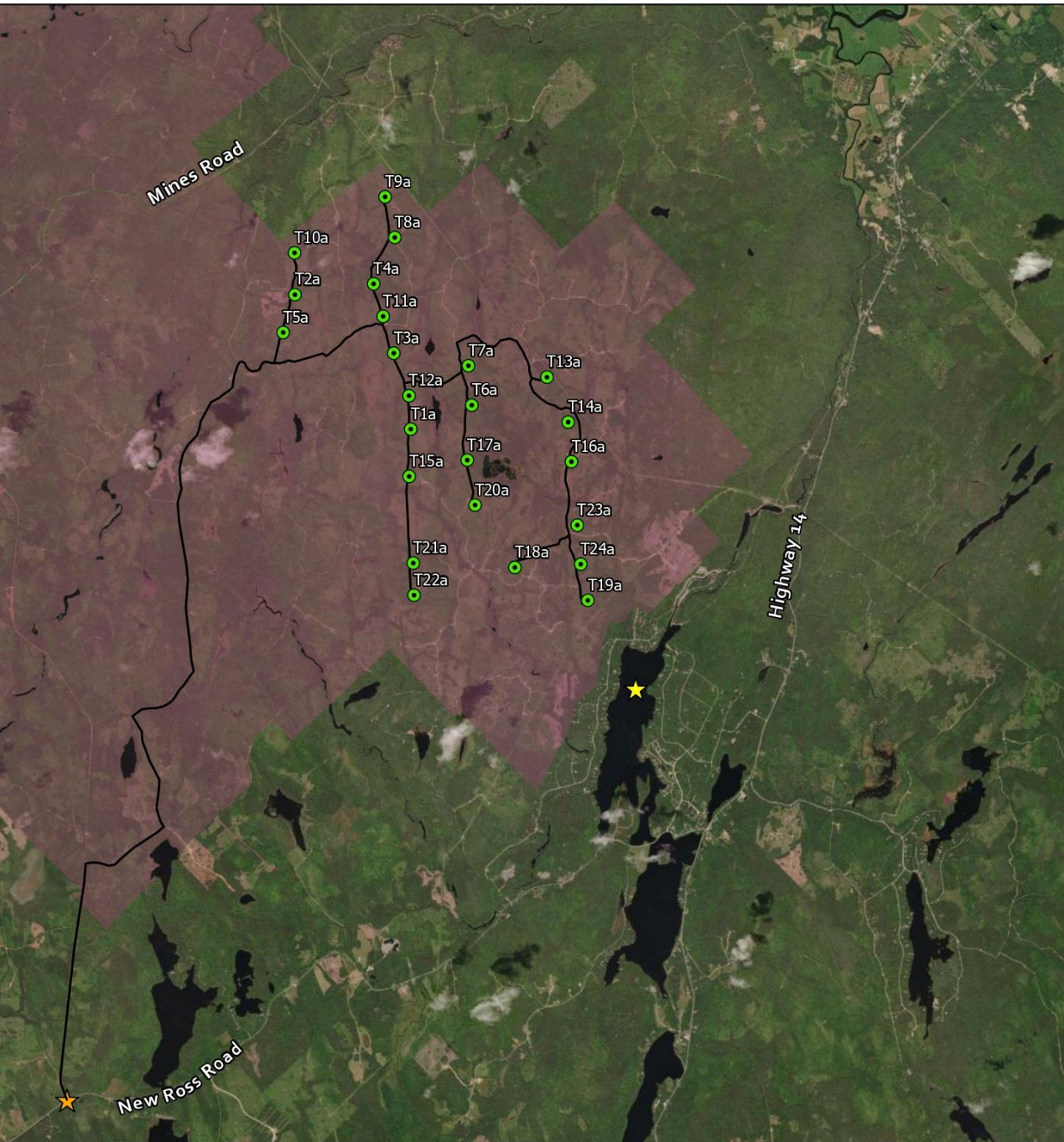
## Benjamins Mill Orthophoto

0 1,000 2,000  
Metres  
Scale: 1:74,000

- Subject Properties
- Communities
- Parcels
- Roads

something inspiring awaits





Proposed Benjamins Mill Wind Project

**Preliminary Site Plan**



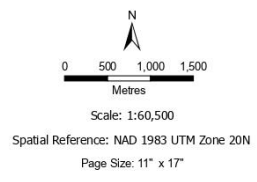
- Legend
- Preliminary Turbine Locations
  - Proposed Road Layout
  - ★ Current Road Access Point
  - ★ Falls Lake Community
  - Secured Lands

Notes

1. Turbine markers are not to scale
2. Private lands are currently used for forestry activities
3. The Current Road Access Point is currently being used for development purposes; another site access point may be required once the Project moves into its construction and operation phases.

Sources

- Basedata provided by the Province of Nova Scotia
- Basemap: ESRI World Topo Map

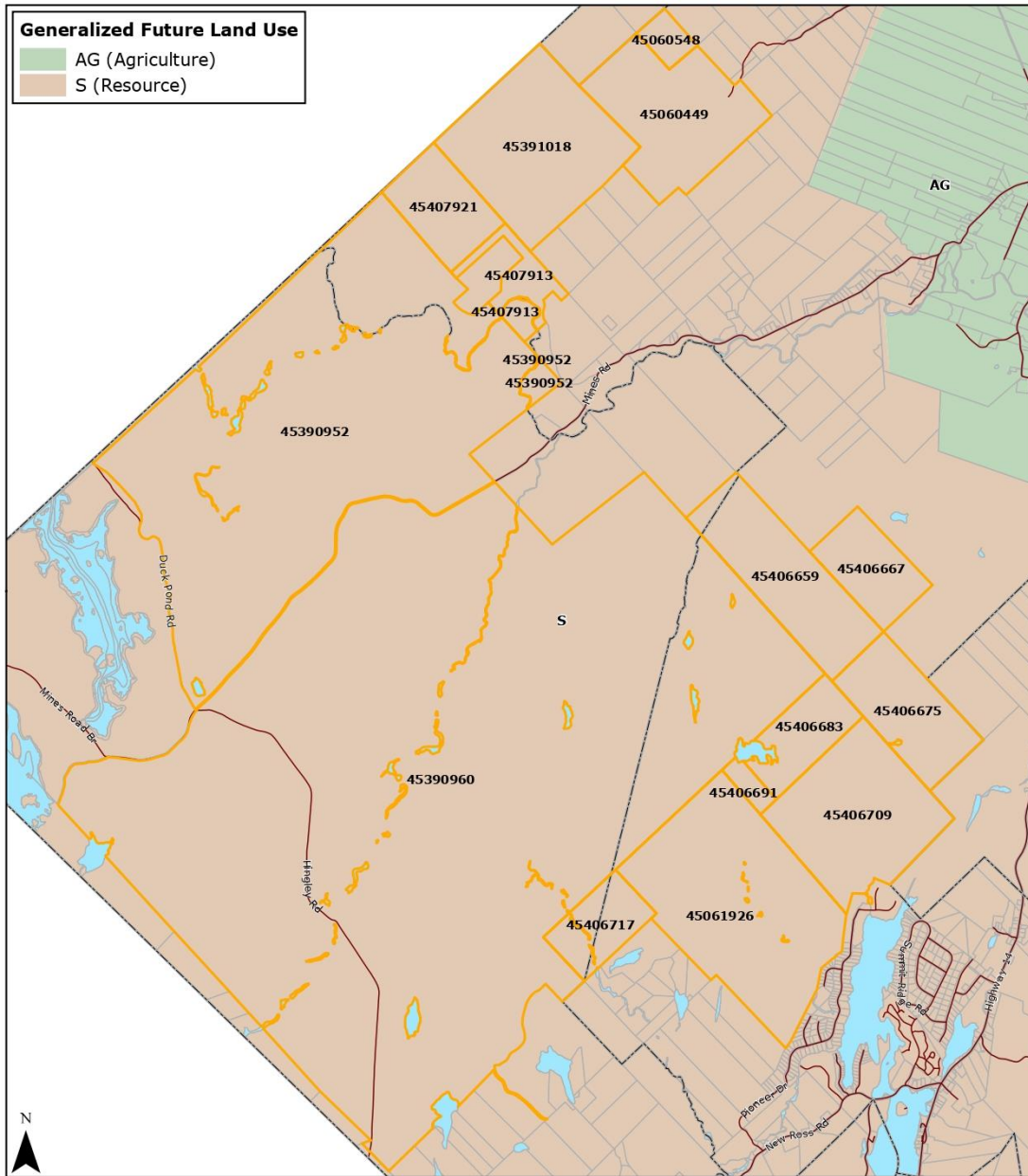


Production Date: Nov 4, 2021



# Project Area

- The wind turbines are clustered in the southeastern portion of the project area
- The site is accessed by Hingley Road which runs perpendicular to New Ross/Russell Road
- The nearest home to a proposed wind turbine is 1.6 km away



# GFLUM

Current Designation:

- Resource

All properties abutting the project area are also designated Resource.

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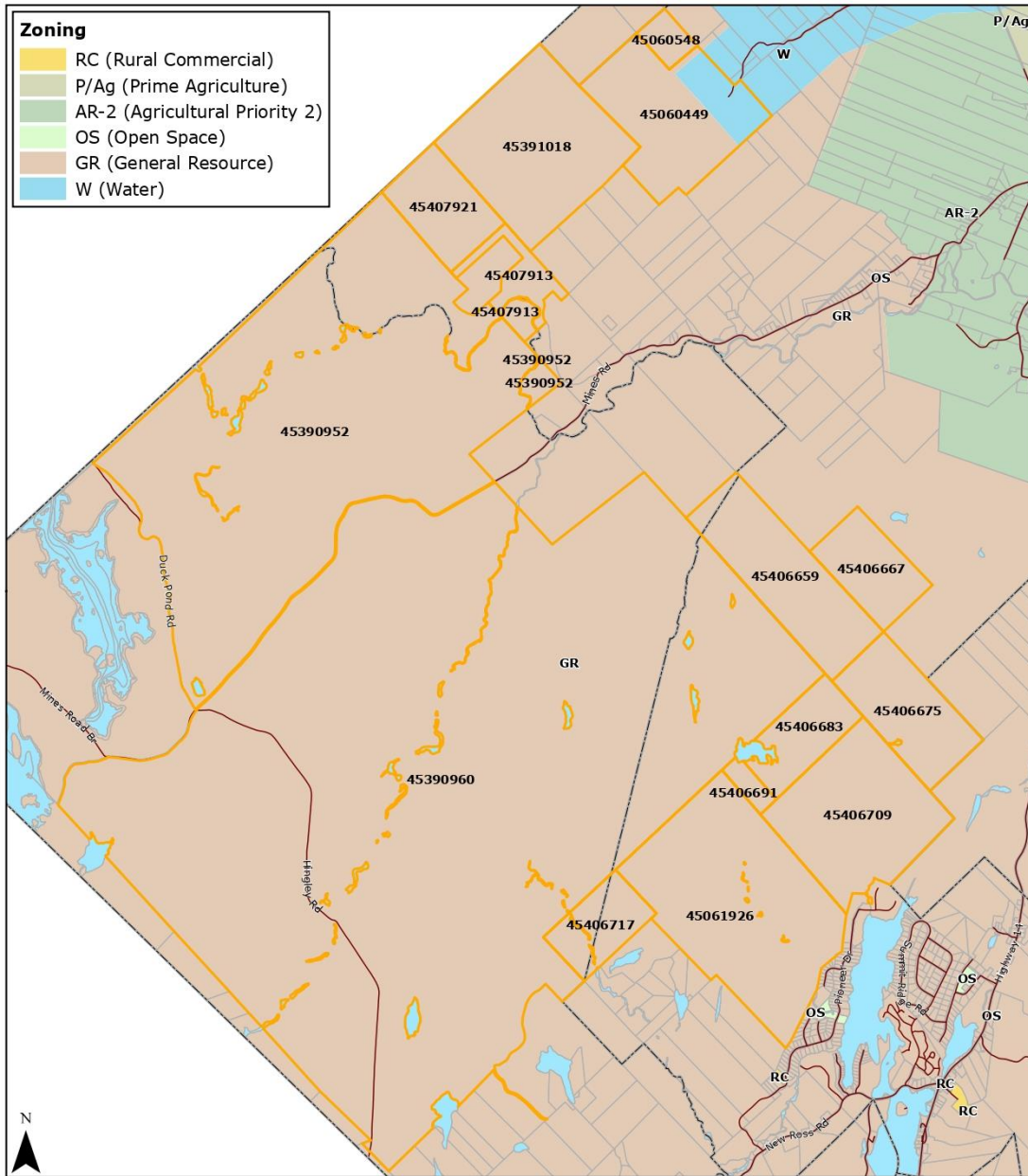
**Benjamins Mill  
Generalized Future  
Land Use**

0 1,000 2,000  
Metres  
Scale: 1:74,000

- Subject Properties
- Communities
- Parcels
- Roads

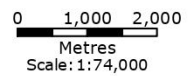
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### Benjamins Mill Zoning



- Subject Properties
- Communities
- Parcels
- Roads

# Zoning

Zone:

- General Resource (GR)
- Water Supply (W)

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



# West Hants Municipal Planning Strategy

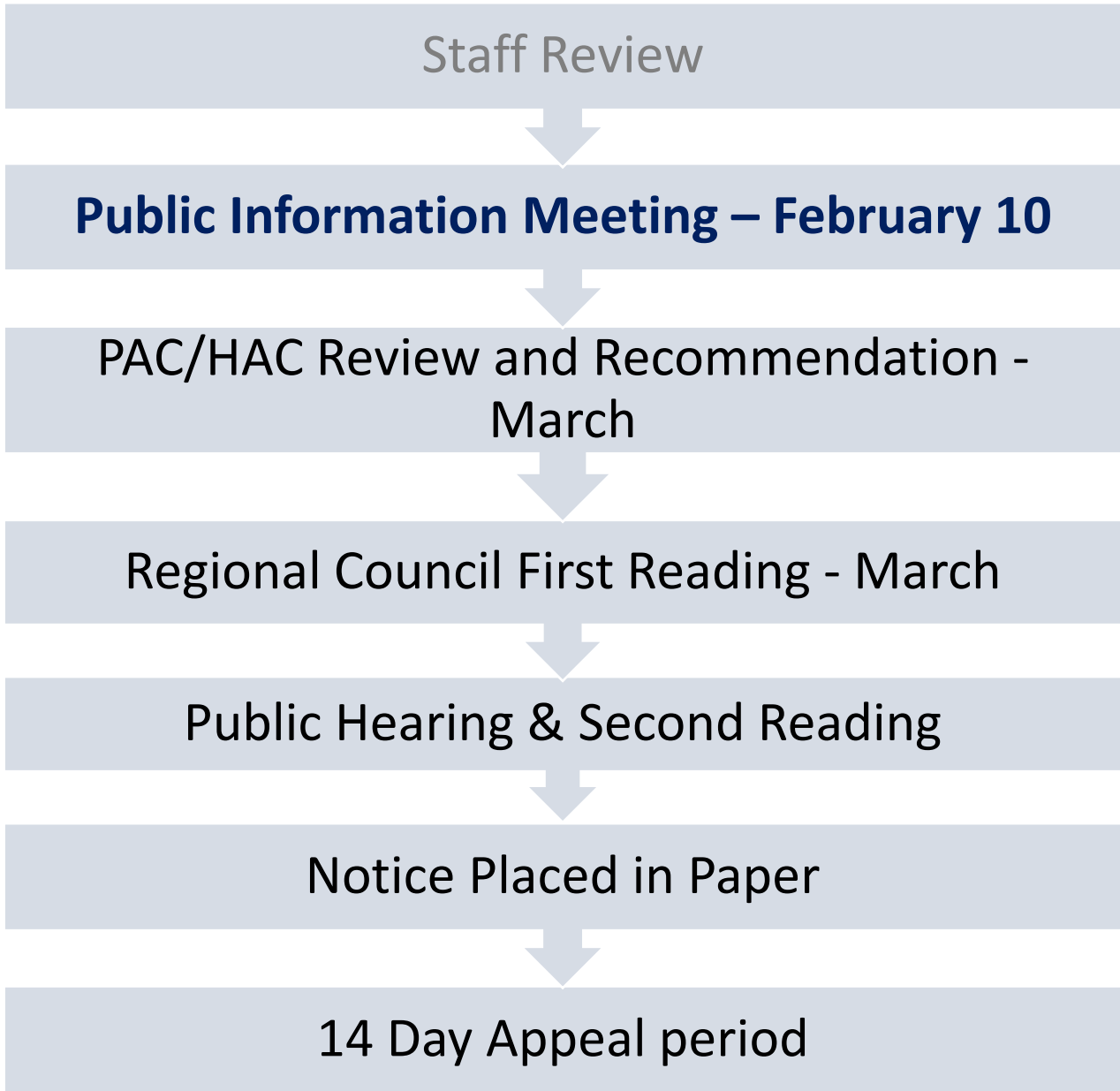
- **Policy 4.24.4** enables Council to consider the development of permanent or long-term installations of large wind turbines or wind farms outside of the Growth Centre, Village, and Hamlet designations by development agreement.
- **Policy 16.3.1** states general criteria for development agreements and amendments to the Land Use By-law.



# West Hants Land Use By-law

- **Section 5.52** states the criteria which each wind turbine in the project will be required to meet.





# Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Information Meeting



# Comments Submission

- Comments and questions can be submitted by the public until noon on **February 25**
- All correspondence should be sent to:

Alex Dunphy, Planner

Phone	902-798-8391 ext. 118
Email	adunphy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive

