



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐
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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Will Hong, Planner

Date: April 22, 2025

Subject: Windsor LUB Amendment: PID 45405784 College Rd, Windsor; File # 25-01

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

RECOMMENDATION

To allow the requested development, staff recommend that the Council forward a positive recommendation by passing the following motion:

...that Council gives Second Reading and approves amending the Zoning Map of the Windsor Land Use By-law to rezone PID 45405784 on College Road in Windsor from Single Unit Residential (R-1) to the Institutional (I) zone as shown in the report #25-01 to the Planning and Heritage Advisory Committee dated March 13, 2025.

...that Council gives Second Reading and approves amending the Windsor Land Use By-law to allow agrivoltaics systems as an accessory use in the Institutional zone as shown in the report #25-01 to the Planning and Heritage Advisory Committee dated March 13, 2025.

BACKGROUND

Property X	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐
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A completed application was received from Brighter Community Planning on behalf of King's-Edgehill School (KES) on January 7, 2025. The application is to rezone the subject lot from Single Unit Residential (R-1) to Institutional (I) zone and amend the Windsor Land Use By-law to allow

agrivoltaics systems as an accessory use in the Institutional zone.

DISCUSSION

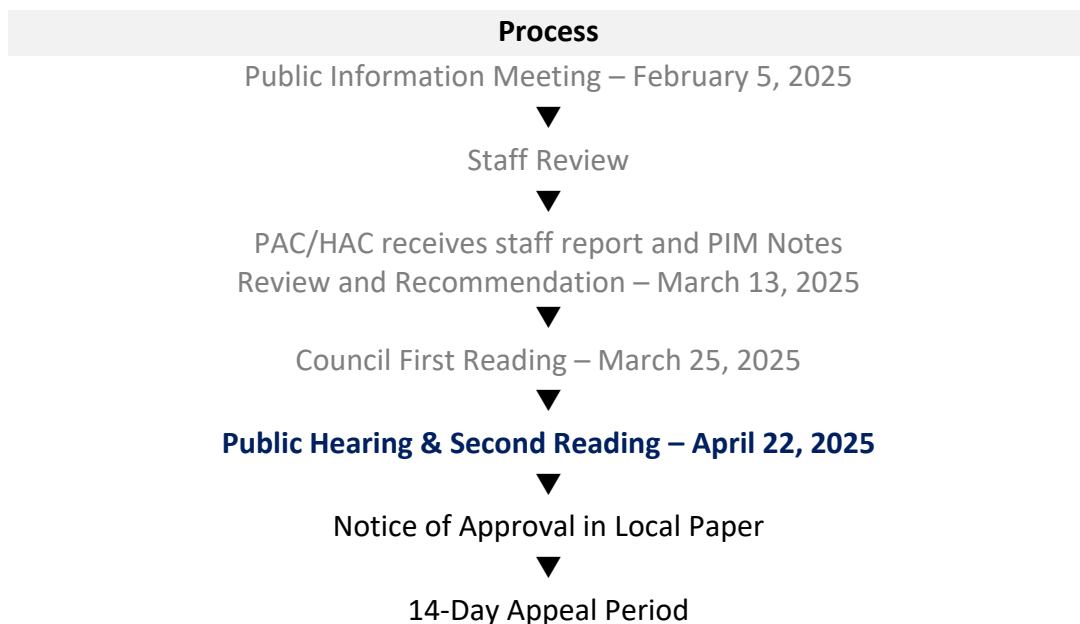
A Public Information Meeting was held on February 5, 2025. During the meeting, members of the public asked about setbacks, erosion, drainage, noise, and decommissioning of solar panels.

On March 13, 2025, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC). The Committee expressed support for the proposed development and discussed future possibilities to expand this dual use across a broader area in the Municipality. During the meeting the PAC/HAC recommended in favour the application.

On March 25, 2025, staff presented the PAC/HAC recommendation to Council for First Reading (Appendix A). Council recommended in favour of moving the application onto Public Hearing.

NEXT STEPS

The process for this application is as follows:



FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality with regard to the filing of this report.

ALTERNATIVES

In response to this application, Council may:

- approve the amendment as drafted or as specifically revised by direction of Council; or
- provide alternative direction, such as requesting further information on a specific topic.

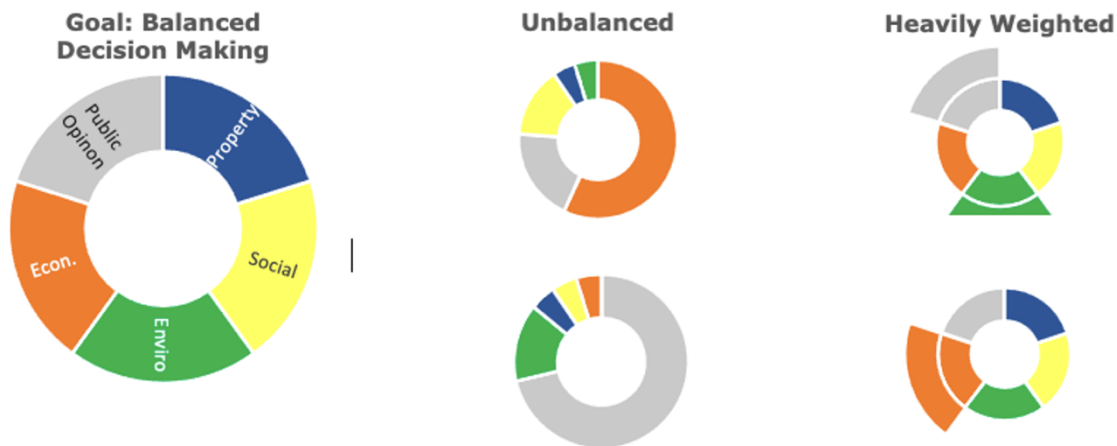
APPENDIX

Appendix A 2025-03-25 First Reading Report – Windsor LUB Amendment: PID
45405784 College Rd, Windsor; File # 25-01

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation.

Council has been provided with a reference taken from the Meeting and Committee Procedural Policy , Appendix C “Decision Making by Council and Committee of the Whole” as a reminder of the principles highlighted for good decision making.



Report Prepared by: _____
Will Hong, Planner

Report Approved by: _____
Kari Fougere, Acting Director of Planning and Development

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer

**Appendix A - 2025-03-25 First Reading Report – Windsor LUB Amendment: PID 45405784
College Rd, Windsor; File # 25-01**



WEST HANTS REGIONAL MUNICIPALITY REPORT

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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Will Hong, Planner

Date: March 25, 2025

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...that Council give First Reading and hold a Public Hearing to consider amending the Windsor Land Use By-law to allow agrivoltaics systems as an accessory use in the Institutional zone as shown in the report #25-01 to the Planning and Heritage Advisory Committee dated March 13, 2025.

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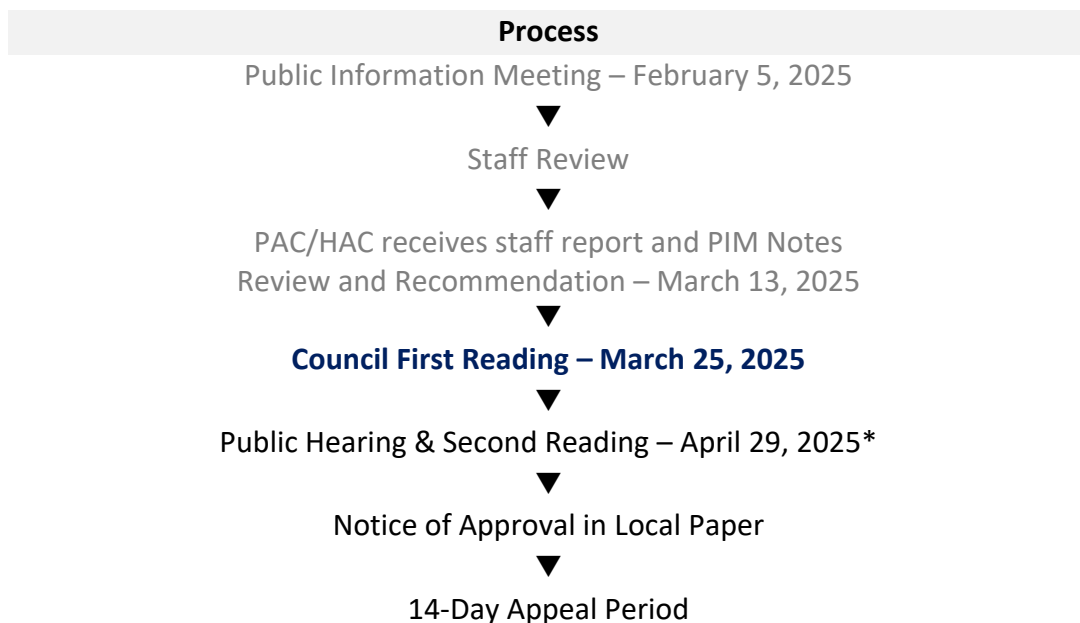
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On March 13, 2025, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). The Committee expressed support for the proposed development and discussed future possibilities to expand this dual use across a broader area in the Municipality. During the meeting the PAC/HAC recommended in favour the application.

NEXT STEPS

The process for this application is as follows:



*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality with regard to the filing of this report.

ALTERNATIVES

In response to this application, Council may:

- hold First Reading and authorize a Public Hearing to approve the amendment as drafted or as specifically revised by direction of Council; or
- provide alternative direction, such as requesting further information on a specific topic.

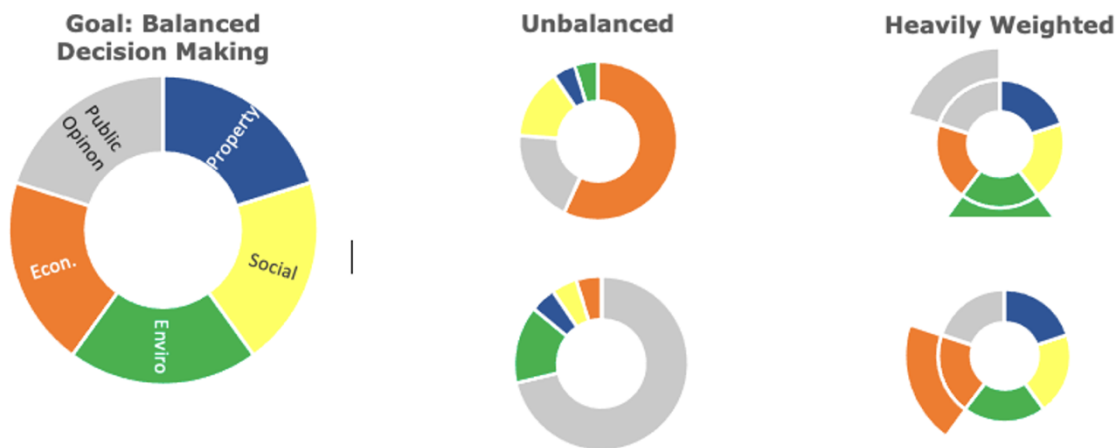
APPENDIX

Appendix A 2025-03-13 Staff Report – Windsor LUB Amendment: PID 45405784 College Rd, Windsor; File # 25-01

CHIEF ADMINISTRATIVE OFFICER REVIEW

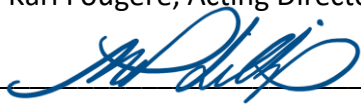
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Report Prepared by: _____
Will Hong, Planner

Report Approved by: _____
Kari Fougere, Acting Director of Planning and Development

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer

**Appendix A - 2025-03-13 Staff Report – Windsor LUB Amendment: PID 45405784 College Rd,
Windsor; File # 25-01**



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Will Hong, Planner

Date: March 13, 2025

Subject: Windsor LUB Amendment: PID 45405784 College Rd, Windsor; File # 25-01

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...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Zoning Map of the Windsor Land Use By-law to rezone PID 45405784 on College Road in Windsor from Single Unit Residential (R-1) to the Institutional (I) zone as shown in the report #25-01 to the Planning and Heritage Advisory Committee dated March 13, 2025.

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BACKGROUND

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A completed application was received from Brighter Community Planning on behalf of King's-Edgehill School (KES) on January 7, 2025. The application is to rezone the subject lot from Single

Unit Residential (R-1) to Institutional (I) zone and amend the Windsor Land Use By-law to allow agrivoltaics systems as an accessory use in the Institutional zone.

DISCUSSION

The 10.66-acre subject lot is located southwest of Windsor, with approximately 60 ft. (18 m.) of frontage on College Road. The property is directly adjacent to the King's-Edgehill School (KES) and was purchased by KES in 2017. The lot is largely undeveloped, with much of the land remaining in its natural state. In recent years, portions of the property have been actively used for agricultural purposes, including the cultivation of pumpkins and hay.

The subject lot is designated Residential on the Generalized Future Land Use Map (GFLUM) of the Windsor Municipal Planning Strategy (Figure 1). The subject lot is zoned Single Unit Residential (R-1) on the Zoning Map of the Windsor Land Use By-law (Figure 2).

The surrounding area of the subject lot includes designations of Residential, Community Use, and the College Road Comprehensive Development District. Adjacent properties consist of low-density residential dwellings, institutional use for King's-Edgehill School, and vacant lands. These properties have a mix of zoning, including the Single Unit Residential (R-1) zone, the Institutional (I) zone, and the College Road Comprehensive Development District (CR-CDD).

Proposal

Although the lot is designated Residential, staff from KES confirmed that they have no intention of developing housing on the subject lot. The application letter outlines the proposal to install a field of solar panels with agricultural activities integrated between the rows, combining renewable energy generation with sustainable farming practices. This dual-use solar practice integrates crop production beneath solar panels, a system often referred to as 'agrivoltaics'. The application letter further details the proposed solar installation area would be located in the upper portion of the subject lot, at least 475 feet back from the College Road.

The purpose of this development is to generate green energy for the planned KES campus electrification, supporting the school's goal of eliminating its carbon footprint. Simultaneously, the lot will remain in agricultural use, offering opportunities to enhance local food production and support KES educational initiatives. Additionally, the application letter highlights KES's vision to become the first school in Canada to invest in agrivoltaics.

Solar Panels in the Municipality

Solar panels, both roof-mounted and ground-mounted, are currently allowed as an accessory use in any zone to the main building or use and subject to the setbacks required for a main use in the underlying zone on which they are located. In 2023, Council created a Property Assessed Clean Energy (PACE) program, which later branded as Switch West Hants Program, focusing on

promoting energy efficient renovations and reducing greenhouse gas emissions in the Municipality. Solar panels are one of the eligible projects under this program. Staff have seen a steady increase in the number of solar panels applications in recent years, particularly roof-mounted solar panels.

Agrivoltaics in other jurisdictions

Agrivoltaics is an emerging land use in North America. It includes solar energy systems co-located with crops, grazing, and pollinator habitat. Based on research, staff are not aware of any existing agrivoltaics projects in Nova Scotia. In fact, the implementation of such dual-use systems is still uncommon in Canada, and most existing agrivoltaics projects are in the United States. Staff view this application as one-of-a-kind proposal for the Municipality due to the nature of dual-use, scale, and novelty. In jurisdictions where agrivoltaics are regulated in the land use by-laws, staff found the following common regulatory standards for agrivoltaics systems:

- Height regulations, including limitations on the maximum tilt of ground-mounted solar system;
- Setback from roadway and residential dwellings;
- Screening along property lines to reduce visibility and prevent projection of glare, especially when adjacent properties are not within the same zone, or the adjoining lot has an existing residential use;
- Additional mitigation for use of solar array on prime agricultural soils or agricultural zones.

Municipal Planning Strategy Review

Policy 16.1.3 is the enabling policy to be considered for this application's rezoning request. This policy provides Council with the ability to consider to zone any area immediately adjacent to a given land use designation on the Generalized Future Land Use Map (Map 1) to a zone permitted in the adjacent designation without requiring a Strategy amendment, provided that all policies of the Strategy are satisfied. In summary, the proposal meets the policy since:

- the subject lot is immediately adjacent to the King's Edgehill School, which is designated Community Use on the Generalized Future Land Use Map of Windsor, and Institutional (I) zone is a permitted zone in the Community Use designation.

Policy GP-1 and GP-2 is the enabling policy to allow Council to regulate accessory uses in the WLUB. Specifically, Policy GP-1 allows Council to regulate accessory uses and buildings by:

- (a) regulating the number, size, location and height of accessory buildings; and
- (b) regulating the type, location, and size of accessory uses.

Policy GP-2 allows Council to consider accessory uses to be located on a lot held in the same ownership and directly abuts from the lot containing the main building or use it is intended to serve. In summary, the proposal meets this policy since:

- the subject lot is immediately adjacent to the King's Edgehill School and held in the same ownership as the KES, and the proposed agrivoltaics systems intend to serve the buildings and institutional uses of KES by producing green energy to electrify the campus and eliminate its dependency on fossil fuels.

Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the West Hants Land Use By-law. The full list of criteria is included in Attachment A. In summary, the proposal meets the criteria as:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Traffic Authority, and Public Works Engineering Division have no concerns which have not been otherwise addressed in this report.

Windsor Land Use By-law

Proposed Amendments

To align with the proposed development, both the Zoning Map and text of the Windsor Land Use By-law will be amended to change the zoning of the subject lot from Single Unit Residential (R-1) to Institutional (I) zone. Section 5.47 and 5.48 have been added to the WLUB to allow agrivoltaics systems as an accessory use in the Institutional zone. The requirements of accessory uses will apply to agrivoltaics systems. This includes the requirement that the accessory uses shall not be built in the front yard and must comply with the setback required in the zone for the main building. In this case, the underlying zone would be Institutional (I), which requires a setback of 30 feet (9.14 meters) for rear yard and side yards. In addition, a site plan is required to identify the layout of the solar system and areas designated for agricultural use.

The proposed amendments to the Zoning Map of the WLUB are shown in Figure 3 and amendments to the text of the WLUB are in Attachment A.

Public Comment Response

Staff received one correspondence from the surrounding neighbor expressing some concerns over potential noise and water run-off from the solar PV panels during the 14 days comment

period. Staff also received one response before the Public Information Meeting regarding the proposal for this application.

In response to these concerns, staff directed the questions to applicant for further clarifications on the proposal. Staff also contacted the Municipal Public Works Department who confirmed that there were no concerns with erosion and drainage. Public Works staff expected the contractor to minimize exposed soil and to protect watercourses from runoff as per NSECC's "Erosion and Sediment Control Handbook", and standard practices and protocols apply.

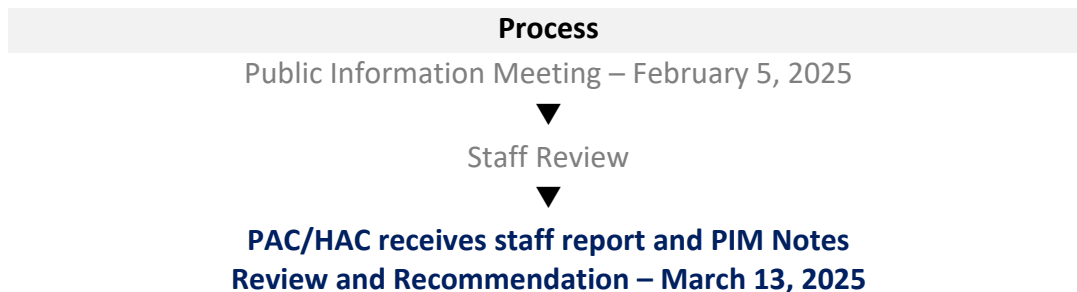
MUNICIPAL CLIMATE CHANGE ACTION PLAN

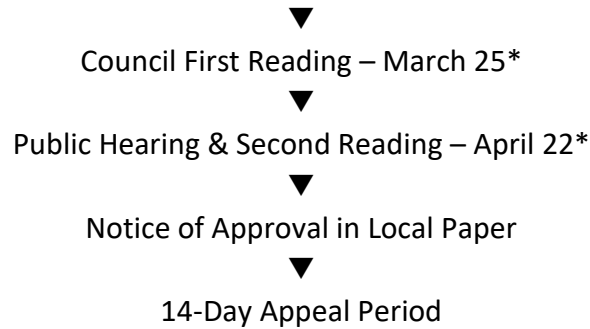
The Municipal Climate Change Action Plan (MCCAP) Coastal Flooding map does not show any risks of coastal flooding on the subject lot. The MCCAP Inland Flooding map shows the property as having a 0.11 - 0.50m depth to water table. Section 4.3.2 of the MCCAP (pg. 40-41) explains the Inland Flooding map in more detail. It states "The Depth to Water Table categories, as seen on the map, indicate quality of drainage: the 0-0.10 m class is generally associated with poor drainage and the 0.11-0.50 m class with imperfect drainage. These areas can be used to infer where water will naturally flow and/or accumulate in the landscape. Property owners are responsible for ensuring that their lot is suitable for the proposed uses.

In addition, the proposed solar energy development directly aligns with the Municipal Green House Gas Emission Local Action Plan, which aims to reduce carbon emissions, promote renewable energy adoption, and enhance environmental sustainability within the municipality.

NEXT STEPS

As noted above, the proposed amendment has been considered within the context of the general policies of the WMPS, and is consistent with the intent, objectives, policies and criteria of the WMPS. The proposed amendments to allow agrivoltaics systems reflect the intent of the general policies of the Windsor Municipal Planning Strategy and Municipal Climate Change Action Plan. As a result, staff recommends proceeding with the approval process for the proposed amendments.





*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality with regard to the filing of this report.

ALTERNATIVES

In response to this application, the PAC/HAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the amendment as drafted or as specifically revised by direction of PAC/HAC;
- provide alternative direction, such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	Windsor GFLUM Extract
Figure 2	Windsor Zoning Map Extract
Figure 3	Proposed Windsor Zoning Map Extract
Attachment A	Draft WLUB Amendments
Attachment B	General Criteria for Amendments
Attachment C	Public Information Meeting Notes

Report Prepared by: _____
Will Hong, Planner

Report Approved by: _____
Kari Fougere, Acting Director of Planning and Development

Figure 1 – Windsor GFLUM Extract

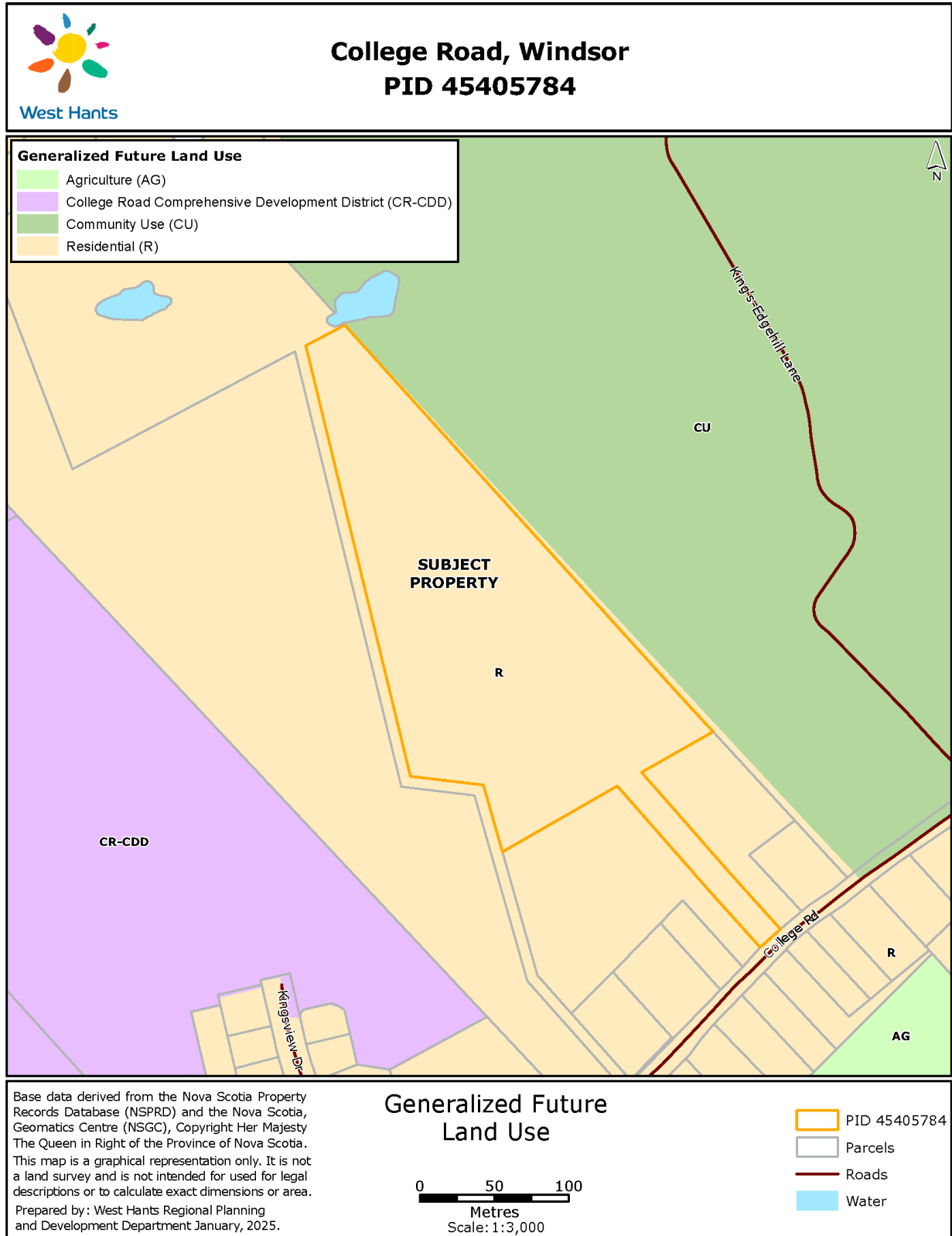


Figure 2 – Windsor Zoning Map Extract

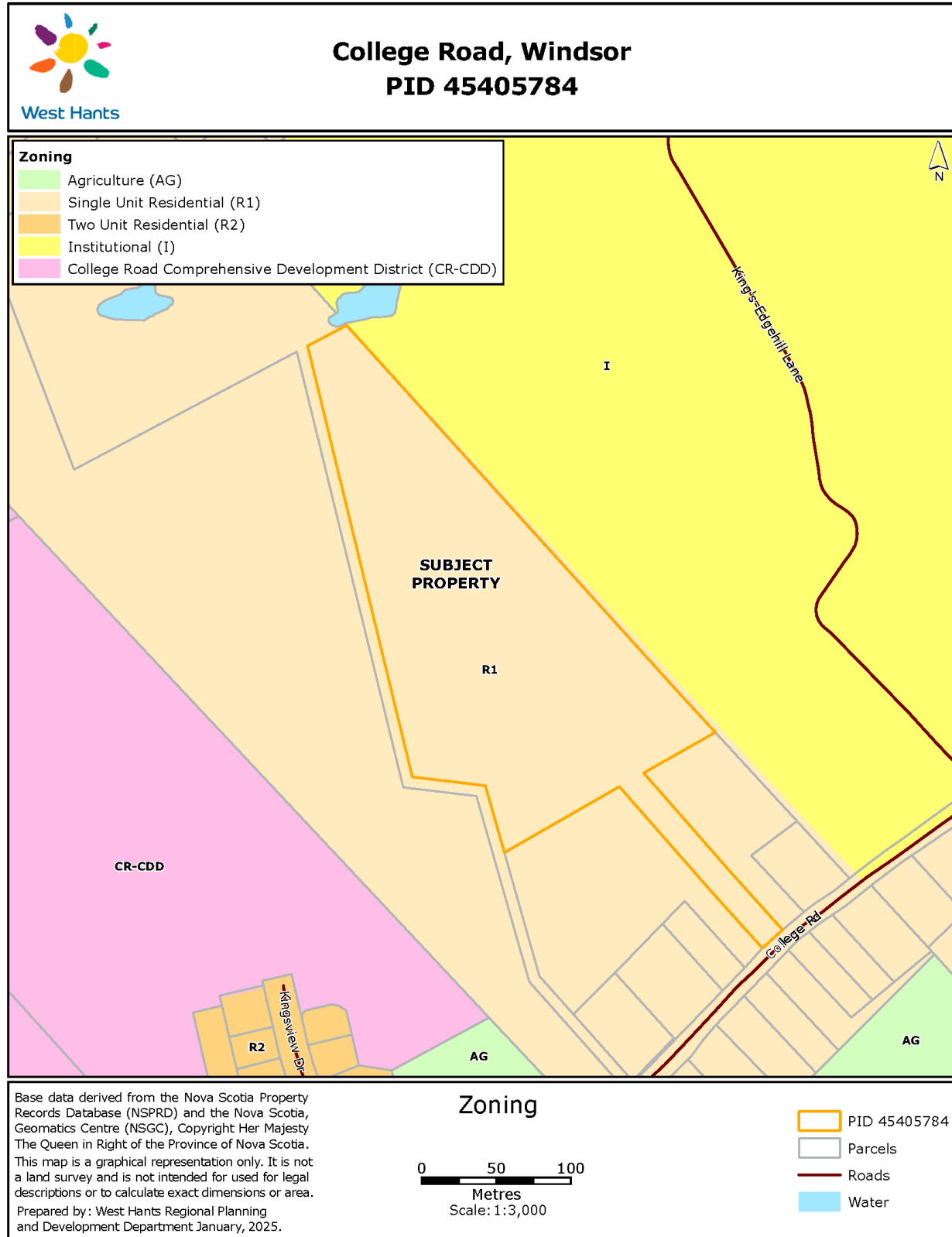
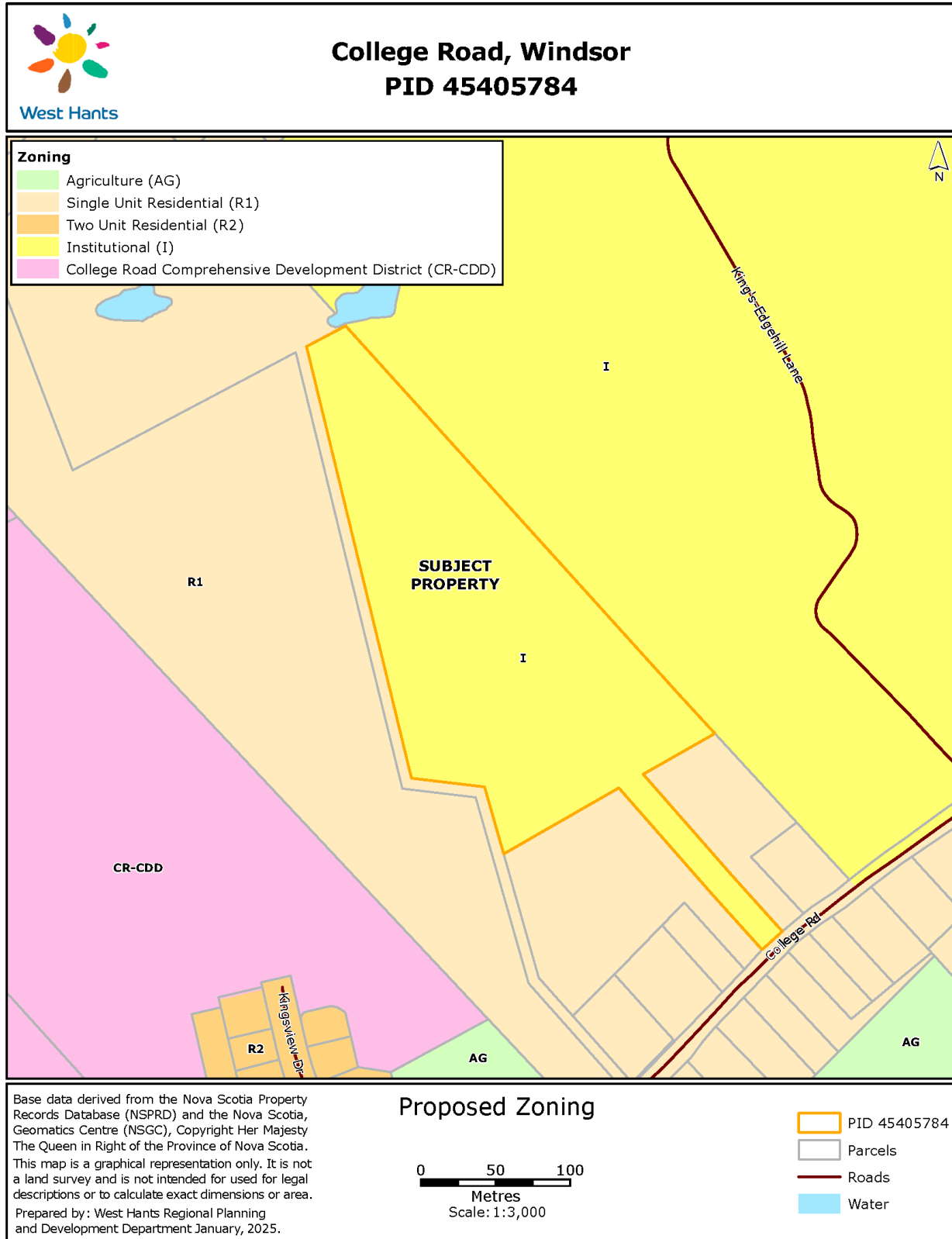


Figure 3 – Windsor Proposed Zoning Map Extract



Attachment A – Draft WLUB Amendments

1. Amend Part 5.0, GENERAL PROVISIONS FOR ALL ZONES, of the Windsor Land Use By-law to add subsection 5.47 and 5.48 for Agrivoltaics System, so that Part 5.0 reads as follows:

5.0 GENERAL PROVISIONS FOR ALL ZONES

Agrivoltaics System

(Amendment WLUB 25-01 Effective *insert date here*)

- 5.47 Agrivoltaics systems are an accessory use in the Institutional (I) zone.
- 5.48 In addition to all other regulations of this By-law, the following provisions shall apply to agrivoltaics systems:
- (a) a site plan shall be submitted to identify the following:
 - (i) All existing and proposed access locations, driveways, structures on the lot;
 - (ii) The proposed location and total area of solar photovoltaic panels on the lot;
 - (iii) The proposed area for the co-location of agricultural uses on the lot;
 - (iv) Setbacks from the property lines and existing or proposed structures; and
 - (v) Proposed screening or landscaped buffer along the property lines adjacent to residential lots or public streets to prevent projection of reflective glare.

2. Amend Part 32 of the Windsor Land Use By-law to insert a definition of “Agrivoltaics System” after “Agricultural Use”, so that Part 32 reads as follows:

32.0 DEFINITION

Agrivoltaics System means the simultaneous use of land for both renewable energy production through an arrangement of solar photovoltaic panels and agricultural uses of growing and harvesting of vegetables, fruits, berries, nuts, or other similar products.

Attachment B – Policy Summary for Amendments

Policy GP-1 <i>It shall be the policy of Council to consider regulate accessory uses and buildings by:</i> (a) <i>regulating the number, size, location and height of accessory buildings; and</i> (b) <i>regulating the type, location, and size of accessory uses.</i>	
Policy GP-2 <i>It shall be the policy of Council to permit accessory uses to be located on a lot held in the same ownership and:</i> (a) <i>within the same zone as the main building or use it is intended to serve or within an abutting zone in which the main use or building is permitted; and</i> (b) <i>on a lot which directly abuts or is directly across a public street or highway or private road from the lot containing the main building or use it is intended to serve.</i>	
Policy 16.1.3 <i>It shall be the intention of Council to consider a Land Use By-law amendment to zone any area immediately adjacent to a given land use designation on the Generalized Future Land Use Map (Map 1) to a zone permitted in the adjacent designation without requiring a Strategy amendment, provided that all policies of the Strategy are satisfied.</i>	
Policy 16.3.1 <i>In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:</i>	
(a) <i>whether the proposal is considered premature or inappropriate in terms of:</i>	
(i) <i>the adequacy of sewer and water services;</i>	Municipal Public Works Department confirmed that the proposed development is not premature or inappropriate in terms of the adequacy of sewer and water services within serviced areas of the Municipality.
(ii) <i>the adequacy of school facilities;</i>	No impact on school facilities is anticipated.
(iii) <i>the adequacy of fire protection and other emergency services;</i>	The Manager of Building and Fire Inspection Services has stated that they have no issues with the proposed development. Windsor Fire Chief stated he has no concerns for the adequacy of

	fire protection as long as solar panels run NE-SW and the rows are accessible. He further stated that with the popularity of solar panels on the rise, more training is needed to help mitigate risks while dealing with any issues involving from them.
<i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i>	In response to questions from Planning staff on whether the proposed amendments are premature or inappropriate in terms of adequacy of road networks which the proposed amendments may create within serviced areas, the Municipal Traffic Authority commented that they had no concerns.
<i>(v) the financial capacity of the Municipality to absorb any costs relating to the development.</i>	There are no financial implications to the Municipality with regard to the proposed development.
<i>(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;</i>	Municipal Public Works Department confirmed that the subject lot is serviced by municipal water and sewer.
<i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i>	In response to questions from Planning staff on whether the proposed amendments are premature or inappropriate in terms of the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic, the Municipal Traffic Authority commented that they had no concerns. There is no rail line in the vicinity.

<i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i>	In response to questions from Planning staff on whether the proposed amendments are premature or inappropriate in terms of adequacy of road networks which the proposed amendments may create within serviced areas, the Municipal Traffic Authority commented that they had no concerns.
<i>(e) the pattern of development which the proposal might create;</i>	The Development Officer commented that they did not have any concerns regarding the pattern of development that the proposal may create. The proposed amendments will only apply to Institutional zones in Windsor planning area; therefore the impact is anticipated to be negligible regarding the pattern of development.
<i>(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, wetlands, and susceptibility of flooding;</i>	The Municipal Climate Change Action Plan (MCCAP) Coastal Flooding map does not show any risks of coastal flooding on the subject lot. The subject lot is not within the Windsor Environmental Constraints layer.
<i>(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations; and</i>	All Municipal, Provincial and Federal regulations will have to be met.

<i>(h) any other matter required by relevant policies of this Strategy.</i>	There are no other relevant policies of this Strategy.
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Attachment C – Public Information Meeting Notes

February - 5, 2025

Windsor LUB Amendment: PID 45405784 College Rd, Windsor; File # 25-01

Meeting date and time	A Public Information Meeting was held on February 5, 2025 beginning at 6:00 p.m. The meeting was broadcast live on the Municipal YouTube Channel.
Attending	In attendance for the meeting: One (1) Chair: • Councillor Jim Ivey (District 11) One (1) Councillor: • Chrystal Remme (District 3) Four (4) members of staff: • CAO Phillips • Senior Planner Dunphy • Planner Hong • Planning Assistant Lake Approximately 11 members of the public.
Applicant Brighter Community Planning on behalf of King's Edgehill School Property PID 45405784 College Rd, Windsor	Planner Hong outlined the application to rezone the subject lot to the Single Unit Residential (R-1) zone and amend the Windsor Land Use By-law to allow agrivoltaics systems as an accessory use to the Institutional (I) zone.
Comments	Comments from the public could be submitted by mail, e-mail and telephone between February 5-19, 2025. Staff receive one written submission during the comment period. 5 members of the public spoke during the Public Information Meeting. Applicant and staff responses are in purple. • Greg Dickie, College Rd, asked about the timeline of construction. • Joe Seagram, applicant, explained that for getting approval from Nova Scotia Power, a design from the engineers, and construction, may be 8-10 months,

	with the hope of the solar panels being in operation in the next 2 years. - Harold Adams asked if this was an amendment to the Windsor or West Hants LUB. He further inquired about setbacks, erosion, drainage, and noise about solar panels. Harold also asked about whether it makes sense to rezone the subject lot to Institutional zone. Harold asked about noise from the solar panel inverters. Will replied that it is within the Windsor planning area, so the change only applies to Windsor LUB. Will further confirmed that the setback in the Institutional zone is 30 ft. Chair Ivey said the erosion and drainage concerns would be looked at during the permitting stage. Will agreed and said no site plan was submitted or required for a rezoning. Alex replied that for simplicity, the whole parcel will be rezoned. Split zoning can cause issues. Joe, applicant, said he is committed to working with neighbours. They will ensure proper drainage, possibly put up screening, etc. - Ning Liang asked if WHRM was planning to allow agrivoltaics as of right in other zones (ex. Industrial, Agricultural). Alex replied that there is currently no direction from Council to do so, but staff would be open to doing so if requested. - Anne Knowles asked about future decommissioning. Anne also asked if there would be any accessory agricultural buildings constructed and if there would be room for them, and if agricultural buildings could be built in future, like barns, to store produce. Alex replied that as this is a rezoning and not a development agreement, there is no contract, and it would be up to the property owner. A decommissioning clause is common in development
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	agreements for wind farms, etc., but are not a part of this rezoning process. Joe replied that they have equipment on (the King's-Edgehill) campus already and would be able to house it. The only planned "building" on the plot is the power station. Will replied that any structures or buildings devoted to agricultural uses (like a barn or a greenhouse, etc.) would not be permitted as-of-right in the Institutional zone. • Danny Dill, Dill Enterprises, commented that this is a great project and educational tool. We must do what we can for the future and the environment. He wished KES good luck in their farming endeavours.
Adjournment	The Public Information Meeting was adjourned at approximately 7:04 p.m.

Public Email Responses Submitted for the Application PIM

Public Email Responses Submitted before and after the Public Information Meeting. Staff responses are included in purple and applicant responses are included in dark blue

January 21, 2025

From: Guido Furlani

To: Will Hong

Hello Will,

I would like to ask information about the PIM below, which I will attend as a PAC HAC Member

When can we have a brief call?

Warm Regards

Guido

Will Hong January 23, 2025

Good morning, Guido,

Attached is a letter from the applicant, which outlines the purpose and their vision for this agrivoltaics project. I hope this answers some of your questions.

If you would like to have a brief call, please just let me know.

Best,

Will

[Applicant letter is attached below]

February 11, 2025

From: Harold G.S. Adams

To: Kari Fougere

Morning Kari:

Attached are my questions.

My concern is drainage as we receive a lot of water from Kings.

Also there is a question of glare from the panels.

Thanks.

Harold

[Question sheet is attached below]

Will Hong February 20, 2025

Good afternoon, Harold,

As promised, please find below responses from the applicant.

1. Are the solar panels to be stationary or will they track? Stationary
2. If stationary will they all face in the same direction? As far as we know, yes.
3. Which direction will the panels face? South.
4. What height will the panels be? Don't know yet.
5. Will the panels be in rows?
Most likely as that is the most efficient method of arranging them.
6. What will be the separation distance between the rows?

This is a question for the engineers, but the separation distance will be positioned to best absorb sunlight and to grow crops.

7. Do you anticipate there will be noise from the solar field and if so, what noise buffers will be installed?

Solar panels are noiseless.

8. Will there be glare from the panels and if so what features will be installed to prevent the glare?

Glare comes from reflected sunlight, which is why there is so much glare from snow. Solar panels are designed to absorb sunlight and convert it to electric power. These will be high quality and efficient panels. There should be negligible glare.

9. Will the panels be installed vertically?

Not sure what this means. They will be angled to maximize exposure to the sun.

10. What plans will be made for drainage? What effect will run off from the panels have on adjacent properties?

We don't anticipate there to be any more run off than there is currently. The current drainage ditches will be maintained to maximize their efficiency.

11. What set backs will be maintained from adjacent properties?

We understand that thirty feet is the minimum required setback. We will not encroach on this minimum.

12. How will the electricity be transmitted to the school? Will this be by underground transmission lines or above ground by poles and lines?

This is a question for the engineers - however, our understanding is that the electricity will not go directly to the school but dumped onto the grid and returned to the school using its current infrastructure.

13. Will poles and power lines be installed on the 60 foot wide strip of land to College Road?

There are no current plans to develop the access "road".

14. Will fencing be installed around the solar farm?

No, although electric fencing may be used to protect the crops from deer.

15. What measures will be taken to protect the field from storms?

This is a question for the engineers, but our understanding is that the panels will be engineered and constructed to withstand whatever Mother Nature throws at them.

I hope these answers are helpful.

Best wishes,
Will

February 21, 2025

From: Harold G.S. Adams

To: Will Hong

Hi Will:

Thank you for sending me the reply to my questions by Kings Edgehill.

I guess I was not more specific in number 7 of my questions when I asked about noise. It is correct to say the solar panels do not make noise, However the inverters do make noise. So my question is what efforts will be made to silence this noise?

Question 10. My research has shown that erosion can occur from rain runoff from the panels. Depending of the topography of the land this can add more run off on adjacent properties. My suggestion is that there be a ditch dug from the Kings property running along the east boundary of the proposed solar farm to connect with the existing ditch which is the southern boundary of this property. A drainage easement will probably be needed.

Regards.

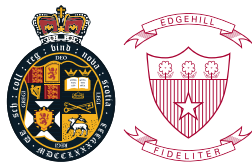
Harold G.S. Adams

Will Hong February 24, 2025

Good morning Harold,

Thank you for your comments, I appreciate you reaching out and I will include this information to the Planning Advisory Committee and Council for their consideration.

Kind regards,
Will



King's-Edgehill School

Dear Neighbour,

For the past 236 years, we have been your neighbour. Maybe not you specifically, but neighbours to the residents of College Road, the visitors to Dill Farm and Long Pond, and neighbours to all who come to this historic part of Windsor.

As neighbours, we want you to be one of the first to hear of King's-Edgehill School's new and exciting plans to be not only the oldest school in Canada but the first to electrify its campus and eliminate its dependency on fossil fuels. Being "green" and helping the planet by eliminating carbon emissions is part of our strategic vision for the future.

While there are many things we are doing within our walls to achieve this goal, one very big and exciting initiative happening outside our walls is to produce our own green sourced power by having our own solar field! You may remember that a few years ago King's-Edgehill School purchased the land between Dill Farm and Long Pond with the intention of stewarding the strong working relationship between the Dill and the KES family.



The addition of solar panels to this land would not take away from its agricultural use, in fact, our vision is to also be the first school in Canada to invest in agrivoltaics, which will keep our solar farm an actual farm by growing crops under and around the panels. Research across Europe and North America has shown that some crops grow exceptionally well in partially shaded environments and benefit from panels which not only provide shade against an increasingly hot sun but also reduce evaporation, aiding in water retention in the soil. The panels are positioned to provide enough room for crops to grow and people to tend them. The renewable and non-CO₂ emitting solar panels also work to offset the greenhouse gasses that are typically produced as a by-product of farming.

Not only would this solar farm assist in producing green power, but its actual "produce" can be used to feed KES students (further reducing the carbon footprint associated with food warehousing, distribution and transportation) and the local community of West Hants. This, in combination with the panels being completely noiseless, amounts to a net positive for the land and the community.

We hope you feel as excited as we do about this new endeavour and know you likely have questions, please feel free to contact me directly at 902-798-2278 or jseagram@kes.ns.ca. The municipality will be discussing this project at an upcoming Public Information Meeting on Wednesday, February 5 at 6:00 pm in Council Chambers where you are invited to ask questions and show your support.

Sincerely,
Your neighbour
Joe Seagram, Head of School
King's-Edgehill School



Solar farm here - this side of gravel road

“When I first heard from the Headmaster about the School’s hopes for a solar farm I had never heard of agrivoltaics. It was a no-brainer to put it bluntly! Hopefully, another 'BIG FIRST' for the Little Town of Big Firsts.”

~ Danny Dill
January 2025

Questions for Kings-Edgehill School

1. Are the solar panels to be stationary or will they track?
2. If stationary will they all face in the same direction?
3. Which direction will the panels face?
4. What height will the panels be?
5. Will the panels be in rows?
6. What will be the separation distance between the rows?
7. Do you anticipate there will be noise from the solar field and if so, what noise buffers will be installed?
8. Will there be glare from the panels and if so what features will be installed to prevent the glare?
9. Will the panels be installed vertically?
10. What plans will be made for drainage? What effect will run off from the panels have on adjacent properties?
11. What set backs will be maintained from adjacent properties?
12. How will the electricity be transmitted to the school? Will this be by underground transmission lines or above ground by poles and lines?
13. Will poles and power lines be installed on the 60 foot wide strip of land to College Road?
14. Will fencing be installed around the solar farm?
15. What measures will be taken to protect the field from storms?