



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Public Hearing
March 15, 2017
AREA (Alternative Resource Energy Authority) Application to
Amend Development Agreement to Enable an Expansion to the
Wind Energy Facility, Ellershouse, PID 45007903

In attendance:	A. Zebian	Warden
	R. Jannasch	Councillor District 1
	K. Monroe	Councillor District 2
	D. Keith	Councillor District 3
	T. Leopold	Councillor District 4
	D. Francis	Councillor District 5
	R. Hussey	Councillor District 6
	J. Daniels	Councillor District 7
	R. Zwicker	Councillor District 10
	C. Osborne	CAO
	M. Laycock	Director of Finance
	C. McClare	Waste Reduction Coordinator
	J. Bourque	Municipal Planner
	R. Sherrard	Municipal Engineer
	R. Brown	Municipal Clerk
	J. Woodman	Administrative Assistant

There were 19 members of the public in attendance.

Warden Zebian advised that the public hearing is required under Section 230 (2) of the Municipal Government Act for adoption of proposed Development Agreement. He went on to say this session provides the public with an opportunity to bring up any concerns and ask questions of the planning staff regarding the application for the development agreement. He explained that the agreement being considered, if approved, will enable the expansion of the Ellershouse Wind Farm.

Warden Zebian acknowledged the presence of Jeff Lawrence, CAO Town of Antigonish; Laurie Boucher, Mayor of the Town of Antigonish; Kris McLellan, Project Manager and John Woods, President of Minas Energy.

Warden Zebian then called the Municipal Planner, Jeanne Bourque to speak on the Development Agreement.

The Municipal Planner reviewed the report noting this an application to amend an existing development agreement for the Ellershouse Wind Farm Facility currently located adjacent to the community of Ellershouse off the Hartville Road. She indicated the existing development agreement was for seven wind turbines, and reviewed a map showing the existing and proposed expansion by Minas Energy on behalf of Alternative Resource Energy Authority (AREA). AREA is a partnership between the Town of Antigonish, Town of Mahone Bay and the Town of Berwick who all own their own energy utilities. The Municipal Planner

explained they are producing power from the seven wind turbines that were built between 2014-2016.

The Municipal Planner explained that these types of projects are considered through a development agreement and the first step is that all Provincial environmental assessments must be completed. She confirmed the Department of Environment examines issues such as sound, shadow flicker, impact on wildlife, etc. She confirmed a Ministerial Decision was made in February 2017 regarding the environmental assessment. She advised the Planning Advisory Committee has reviewed all the background information on the existing development agreement and what is being proposed for the expansion. She confirmed that the application meets all of the Municipal Planning Strategy policies. The Municipal Planner mentioned that West Hants has two existing development agreements for wind turbines and have set a high standard; adding the Province requires a 550-meter setback between new proposed turbines and any existing dwellings, while West Hants has chosen a 1000-meter setback. She reported they have provided Minas Energy with an exception for a dwelling on the Salmon Hole Dam Road used by the Dam Keeper which is within 800-meters well over the 550-meters, adding a waiver letter has been provided.

The Municipal Planner reported they have increased the notification area of residents from 300 feet to 2 kilometers.

Warden Zebian asked if there were any questions from the public.

Tom Calkin, Falmouth asked if the proponent planned for another development plan beyond this one. The Municipal Planner informed that the proponents have not indicated any future plans at this time, but any future plans would require the same development agreement process.

Warden Zebian called for any oral or written submissions in favour of the amendment. There were none.

Warden Zebian called for any oral or written submissions in against the amendment. There were none.

Warden Zebian asked if the Municipal Planner had any closing comments. She had no further comments.

Warden Zebian declared the Public Hearing adjourned at 7:24 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk