

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:53:26 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: ceo=exagroupcanada.com@mailgun.voxadvocacy.com
<ceo=exagroupcanada.com@mailgun.voxadvocacy.com> on behalf of ceo@exagroupcanada.com
<ceo@exagroupcanada.com>
Sent: Monday, February 28, 2022, 11:37 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Edmar Xavier Neto.

Edmar Xavier Neto

B3T

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:59:26 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

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Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: faulkner.joice@gmail.com@mailgun.voxadvocacy.com
<faulkner.joice@gmail.com@mailgun.voxadvocacy.com> on behalf of faulkner.joice@gmail.com
<faulkner.joice@gmail.com>
Sent: Wednesday, February 23, 2022, 11:26 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Joice Faulkner.

Joice Faulkner

B0M 1J0

From: Dykeman, Leslie
Sent: Sun, 27 Feb 2022 14:46:35 +0000
To: Planning
Cc: Dykeman, Leslie
Subject: Cumberland Bylaw Input

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

I would ask the Cumberland Council to seriously consider if they want industrial wind turbines and why? Is this the right place? Why? Is this area worth protecting for its critical biodiversity and wilderness for our future generations? I do believe this unique gem is worth protecting.

Thank you for listening to the voice of the constituents. Your serious consideration to this irrevocable change is sincerely appreciated.

If you should decide to have wind turbines, I personally ask you to take the time needed to prepare appropriately for the well-being of both citizens and the wilderness.

In drafting changes to the bylaws, I request the following be considered and included in order to protect the wilderness that makes this land so critically important and to protect it for future generations:

To explain why the turbines are needed in this area

To explain how the community will benefit

Prohibit construction on core habitat areas as identified in the Nova Scotia Mainland Moose Recovery Plan

Setback distances appropriate to the size of the wind turbines being proposed so that citizens are not affected by sound, flicker/strobe effect; so that health is not in jeopardy – and that people do not see flashing red lights in the night sky

Guarantees that the water quality of streams, rivers, lakes, wells will not be negatively impacted by the construction and operation of wind turbines

Guarantees that the roads will not negatively impact people and wildlife.

ensuring funds are available for decommissioning – including removing the turbines, responsibly removing and a way to get rid of them in an environmentally friendly way, the concrete foundations (identify where and what will be done with the concrete?), and backfill with environmentally friendly soil and tree plant

accountability – inspections of the site and the proposed location of each turbine pre-construction; during construction; and post-construction. If the turbines have impact on citizens' health and well being, have a clause that the turbines is to be decommissioned.

regulatory monitoring

community protection fund

I would like the setbacks to be a minimum of 5,000 meters to the nearest property line or residence or further if needed for the size/scale of the wind turbine in order to not have ill effect on humans, water and wildlife. This distance must be sufficient to eliminate any impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. The noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us. I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction and operation of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities. Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record. The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Thank you for your time and consideration,
Leslie

From: Ree Underhill
Sent: Tue, 1 Mar 2022 21:29:55 -0400
To: wind.info@novascotia.ca;Planning
Cc: info@protectwentworthvalley.com
Subject: WIND

Attention: Cumberland County Planning Department,

We appreciate the approach that has been taken by Cumberland County to place a moratorium on wind generation projects until a review of its by laws takes place. Furthermore, we laud the acknowledgment of the need for and value of public input into the bylaw development process. Varied perspectives and an understanding of public concerns are paramount to this process.

Climate change necessitates many considerations, actions and efforts requiring change. Assuring green energy supply is of paramount importance. However it should not be at the expense of the economy, wildlife or impact other aspects of the environment. The proposed wind farms, if they were to go forward, will be just that, a huge blight on the economy, wildlife and the natural environment of the Wentworth Valley.

There is strong evidence to suggest that the wind turbines, and the clear cutting required to erect them, will cause significant are cutting and degradation to the land, affect wildlife, especially the natural habitat of the mainland moose- an endangered species - and all manner of creatures and forest growth, let alone potential harm to the healthy lakes in the area. As a consequence of the impact on the environment, the development will also have a negative impact on the economy as it will limit the growth of ecotourism, such as the ski operation and other four season tourism options as well affect the general environment. As someone who frequently uses the trails and lakes for recreation in Cumberland county, happy to spend time and resources to keep this provincial treasure from becoming a industrial cast off, I write to indicate where we stand. We are in support of the following changes with respect to setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and the establishment of a Community Protection Fund.

Specifically, we would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues that many countries are now experiencing from wind turbines. We need to learn from those that have gone before us and consider the impact on biodiversity, the economy and future growth potential beyond the 30 year life span of the turbines.

We also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility

of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process.

Sincerely,

Theresa Marie Underhill, M.Ed., MHSA
Reeunderhill@gmail.com
902.478.4084

Richard Underhill, CMA
Rick.underhill@ergoworks.com
902.478.6365

Sent from my iPad

From: Gregor Wilson
Sent: Mon, 28 Feb 2022 10:30:57 -0400
To: Nelson Bezanson;Planning
Subject: Re: Wind energy regulation review
Attachments: GW concernes re Cumberland By.docx

Hello,

Please see attached letter I am submitting to the Cumberland County wind by-law review.

Please confirm it has been received.

Thank you,

Gregor Wilson

On Fri, Feb 25, 2022 at 10:38 AM Nelson Bezanson <nbezanson@cumberlandcounty.ns.ca> wrote:

Gregor,

I don't recall seeing any input from yourself on the review. I haven't really had time to start reading through responses carefully yet but thought you would respond where we have discussed these regs in the past.

I have noticed quite a few comments specific to Higgins Mountain but the review is broader than that one possible development.

It would be great if you would take a few minutes to jot down what you see as key concerns in regulating wind turbines both small and large.

Feel free to encourage others to provide feedback as well.

There's more information on the review here:

<https://www.plancumberland.ca/wind>

Regards,

Nelson M. Bezanson

Municipal Planner

Municipality of Cumberland,

Upper Nappan Service Center

Phone 902-667-3304

*plan*cumberland



www.plancumberland.ca



Toll-Free 1(888) 756-6262

From: Murray Scott
Sent: Fri, 25 Feb 2022 19:27:10 +0000
To: Nelson Bezanson
Subject: FW: Protect Wentworth Valley

From: John and Mary <jnm@eastlink.ca>
Sent: February 25, 2022 12:52 PM
To: Murray Scott <msscott@cumberlandcounty.ns.ca>; cblair@colchester.ca;
toryrushton@bellaliant.com; taggartmla@gmail.com; ministeenvironment@novascotia.ca;
PREMIER@novascotia.ca; ea@gov.ns.ca
Subject: Protect Wentworth Valley

To All

I am writing to express my concern with respect to the proposed international industrial wind development projects in the Wentworth Valley Area. This is not the right place for wind turbines. One of the projects is a 100MW site on Higgins Mountain / Stevens Mountain. This development would consist of 18 industrial wind turbines that are 190 m (623 ft) high to the tip of the blade. They are twice the height of the tallest building in Halifax, Fenwick Tower; giants compared to those currently operating in our province and each is as high as a 57-story building. A second 100MW industrial wind turbine project is being proposed on property approximately 6kms Northwest of Debert including 16 to 20 industrial wind turbines. This project affects property from the Folly /Hart Lake area southeast of Highway 4, bordered by East Folly Mountain and moving back towards Central and East New Annan. These are projects currently proposed and do not reflect future proposals that would further the risk to the environment and quality of life in our communities.

Everything will be affected with these massive turbines. From wildlife degradation, endangered species, interference with all aspects of telecommunication services, huge environmental concerns, and general disregard for the citizens and visitors in this area for the peace and enjoyment of the land, and economic development.

The impact on the Wentworth Valley area would be catastrophic and irreversible.

Many of the concerns have been expressed at the Protect Wentworth Valley on line meeting February 24, 2022. In summary, most attending believe the Wentworth Valley is not the place for these massive projects:

1. LOSS OF HABITAT AND FRAGMENTATION:

Due to 18+ (623 ft tall) turbines, and the new power lines, widened roads, new roads, blasting, gravel pits, concrete foundations, and substations will have a huge impact on all creatures living in that wilderness.

2. BIODIVERSITY:

Conservation scientists recognise the wind project area as a critical bio-diversity connectivity area in NS to connect species with the rest of North America. As such the area should be protected and not developed with new roads and clear-cuts for turbines. Nova Scotia's endangered mainland moose frequent the area seasonally and travel through the project area as they connect between the Wentworth Valley Wilderness Area and the Portapique Wilderness Area. In late November the NS

government released a long-delayed recovery plan for the mainland moose. Mainland moose are at a critical juncture of species recovery and one of the key challenges in these efforts is lack of natural habitat. There is very little good core moose habitat in NS. However, the wind project areas are on essential core moose habitat. Projects of this size could be a direct threat to the survival of mainland moose.

3. FUTURE TOURISM AND DEVELOPMENT:

Wentworth is a rare gem for outdoor mountain recreation and enjoyed by about 100,000 visitors annually from across the Maritimes. Covid-19 pandemic has proven people need to get outdoors for mental and physical health. There is no other recreation area in mainland NS that offers what the Wentworth Valley does. This turbine project could seriously impact future nature-based tourism development in an area that is known for its outdoors.... quiet hiking trails, snowshoeing, cross country skiing, downhill skiing, snowmobiling, kayaking, mountain biking and fishing. We need to preserve the special areas we have and develop wind farms in remote and less used areas where the human and environmental impacts could be dramatically minimized.

4. LOCAL CONTENT AND COMMUNITY BENEFITS:

The land lease benefits of both projects go to the Indonesian- based owners of Northern Pulp, who inherited a \$75,000,000 NS taxpayer loan that purchased the property, and who is now suing NS taxpayers. The 3-year construction phase could possibly bring a few local benefits but there would very little long-term economic opportunity to local stakeholders. Tax revenues would be attractive to cash strapped municipalities but there are thousands of hectares in those same municipalities with excellent wind regime that do not threaten the significant local tourism industry. Wentworth area tourism and outdoor recreation has driven a flurry of homes to be built in the area in the past twenty years that brings significant tax revenue to the local governments. This is desirable tax revenue as well to the counties by land users who demand little to no services. These projects could limit future land development for outdoor recreational activities and home development. Wind turbine projects have an end date and wind energy trends appear to be moving offshore.

5. PROPERTY VALUES:

Proponents acknowledge property values usually drop when new wind projects are built. The last few years have seen increased housing and cottage building in the area due to the outdoor and recreational opportunities. These projects certainly could result in less housing/cottage development due to decreased property values which is one of many reasons that turbine projects are not developed in residential and recreational activity land. Our counties will miss out on the tax revenues of such development. Also, when land values go down, then county property taxes must go down.

6. TELECOMMUNICATION SERVICES:

To rural areas is paramount especially highlighted in our current pandemic. These projects will have impact on the delivery of these services. Landowners and local businesses are not willing to sacrifice these services for turbines. There are four telecommunications companies that provide essential services, tax revenue and permanent jobs in the proposed project areas of Colchester, Cumberland, and East Hants counties.

7. HEALTH AND MENTAL HEALTH :

The Covid pandemic has exacerbated access to care in an already over taxed and under resourced mental health care system in Nova Scotia. Most will wait many months for care of common mental health issues. Engaging in the natural environment and being in nature has been recognized as being a valid tool to managing stress, anxiety, and maintaining good mental health. During the pandemic, there has been exponential growth in people pursuing the outdoors, particularly natural areas that allow for reflection, meditation and exercise. Wentworth has long been a hotspot in the Maritimes for getting people outside in fresh air for exercise, relaxation and immersion in deep nature. The past two years have reminded everyone how important nature is for good physical and mental health.

The proponents have done little to ensure no ill health effects will be cast on the residents and thousands of visitors of Wentworth and the surrounding communities. Without testing of such large turbines close to residential homes and businesses, how can we be provided with assurance? Studies confirm more research is required into health and mental effects of industrial wind farms from noise, ruined scenic views, and flicker. Light pollution impacts on natural areas include; stress, anxiety, sleep disturbance, nausea and dizziness. The proposed turbines have never had their effects tested here. What are the cumulative effects of 18+ untested towers in this unique amphitheater like area so close to population density? Wind turbines in the proposed location have the potential to contribute negatively to mental health and the burden of mental illness in Nova Scotia, issues that already weigh heavily on Nova Scotians, their health care providers and health care system.

8. END OF USE:

Presently there is no requirement for decommissioning bonds to ensure the area is returned to its previous state at end of life. The current 3 turbines in this area linked to one of the proponents have not turned a blade in 3 years and despite being non-conforming to municipal by-laws the tear down or decommission is yet to happen. Not a good sign for the future. How will decommissioning at end of life of the equipment be addressed?

9. SIZE AND SCALE OF THE PROJECT:

The scale of these 100MW turbine projects is the largest that has ever been installed in Nova Scotia and not tested yet in environments such as the Wentworth Valley areas with amphitheatre-like characteristics. How can projects of this magnitude be developed in a small narrow valley like Wentworth without proper testing? The testing does not involve actual industrial wind turbines on our unique terrain. How accurate can these types of tests be? Other wind turbine projects in NS gave assurances to residents that the turbines were properly tested and residents would not hear noise and see flicker. We know this not to be true. Some residents near wind turbine projects in NS have had to move and sell their property at a loss to escape the loud noises and flickering. Others, who have stayed, live with migraines, nausea, and anxiety daily due to no recourse through their county. Set backs for noise and flickering through By-Laws were not appropriate for the size of the turbines to prevent these noise and sight issues. Why would Nova Scotians want to be guinea pigs without testing? Who bears the result if the impacts are severely detrimental to species, health, etc.?

10. VISUAL RESOURCE:

Visual sightlines are a recognised area of concern in an Environmental Assessment for wind projects in Nova Scotia. However, the province does not offer much in the way of regulation and guidance for projects such as this. This should not be confused with “not in my backyard arguments”. Visual sightlines are views with historical, scenic, cultural, and economic importance. The Wentworth Valley Scenic Loop as designated by the province (reference the sign at the entrance to Scenic Wentworth Valley) as a place with the oldest ski hill east of Quebec and a recognised high value tourism area for skiers, hikers, bikers, fishers and home owners alike. These concerns have not been taken into consideration by the proponents. There is plenty of land to develop turbine operations ... why would it be developed in a strong residential and recreational mecca in

11. INTENSIFIED INDUSTRIALIZATION:

This small valley is already subject to a major quarry, primary rail line serving all of Nova Scotia, industrial forestry and now proposals for the largest industrial wind turbine projects in the province. Was the cumulative impact of these elements considered in the siting?

12. HIGGINS MOUNTAIN WINDMILL PROJECT:

Held a community meeting in Wentworth on Tuesday October 5, 2021, to provide information to and receive information from the people living in the community who would be most affected by this project. For some, it was the first they had heard of such project. For others who work full time, it was

not possible to attend. It was very apparent from the meeting that they were not well prepared. There were 3 maps that were presented and all three were different. Questions about the placement, number of turbines, and site lines were not able to be answered by the project partners. Each level of government requires different permitting applications and studies for such projects to proceed. The consortium partners did not seem to understand nor explain the processes except that an Environmental Impact Study was required and is being done. This has caused considerable concern that a project with significant implications for this area is not taking the community concerns seriously. On December 4, 2021 Higgins Mountain Wind Proponent held a second community meeting. It was quite evident from the meeting that there is little community support for the Higgins Mountain project. Their 10-minute allocated question period expanded into 2 hours with multiple concerns on this project. Most in attendance were not in support of this project in the Wentworth Valley.

There has not yet been a community meeting with the other proponent.

I add my name to the Protect Wentworth Valley and what they ask is:

Protect Wentworth Valley ASKS of the Nova Scotia Government:

- Prohibit industrial wind turbines in areas of important moose habitat and connectivity in Colchester/Cumberland, which includes Higgins Mountain and Stevens Mountain. Wentworth Valley is not the right place for industrial wind turbines.
- Enact Protection of the mainland moose core habitat designated in Colchester/Cumberland, which includes Higgins Mountain and Stevens Mountain, in the Nova Scotia Mainland Moose Recovery Plan.
- Designate the Colchester/Cumberland core habitat area of the endangered mainland moose, which includes Higgins Mountain and Stevens Mountain, as wilderness area under Nova Scotia's Wilderness Areas Protection Act, to connect to the Portapique River and Wentworth Valley Wilderness Areas. This will help the Nova Scotia Government meet its mandate to protect at least 20% of the total land and water mass of Nova Scotia for nature conservation by 2030.

Thank you so much for taking the time to consider this important issue. The above implications to the Wentworth Valley need extensive research and consideration. We hope that after considering the impacts to the Valley you will agree that this project should not be in the location proposed. Wentworth Valley is a treasure to be protected now as wilderness by the province of Nova Scotia.

Respectfully submitted,

Mary Topshee

From: William Zed
Sent: Mon, 28 Feb 2022 11:21:36 -0500
To: Planning
Subject: Wind turbines

Dear Cumberland County Planners,

I understand that the Municipality of Cumberland is conducting a review of its municipal regulations controlling small and large wind turbines. I applaud that review.

The current proposal for eighteen massive industrial wind turbines on Higgins Mountain needs to be carefully studied and assessed. Along with many others, I believe that such a largescale project installing turbines 190 m tall (or 623 ft) in the areas the proponents have in mind, will have definite harmful economic, environmental, and health effects on the people who live and work close enough to be adversely affected.

You have undoubtedly heard from many who fear they will be negatively affected by this development if it goes ahead as currently proposed. In particular, the people involved in the Protect Wentworth Valley community group should be carefully listened to. They have done a vast amount of in-depth research on all aspects of wind turbines and their effects. Their opposition to the giantturbines is based on science and reflects community sentiments. Without exaggeration, the Protect Wentworth Valley group speaks for hundreds of concerned citizens of Cumberland and Colchester Counties.

A different proposal—for smaller turbines strategically placed in locations that will not harm the local residents, the environment or local economy—is what is called for. The Higgins Mountain project fails on far too many aspects.

The Wentworth Valley is a treasure to be protected now and for future generations.

Thank you for taking the time to consider this important issue. If the County can take the time to consider the heartfelt and science-based concerns of the citizens who will be affected by the massive turbines, and work with them going forward, I am confident that a different wind turbine proposal will have community support.

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:03:31 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: s.litchfield=yemail.com@mailgun.voxadvocacy.com
<s.litchfield=yemail.com@mailgun.voxadvocacy.com> on behalf of s.litchfield@yemail.com
<s.litchfield@yemail.com>
Sent: Sunday, February 20, 2022, 11:09 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Sarah Litchfield.

Sarah Litchfield

P1H 1M9

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:54:01 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: brandonching94@gmail.com@mailgun.voxadvocacy.com
<brandonching94@gmail.com@mailgun.voxadvocacy.com> on behalf of
brandonching94@gmail.com <brandonching94@gmail.com>
Sent: Monday, February 28, 2022, 7:36 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

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bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Brandon Ching

B6L 5J1

From: Robert Zed
Sent: Tue, 1 Mar 2022 11:07:59 -0400
To: Planning
Subject: wind

Robert Zed

133 Peninsula Drive

Folly Lake, Colchester County, NS

February 28, 2022

Dear Planning committee,

I am sending a second letter as the first may not have arrived.

I understand that the Municipality of Cumberland is conducting a review of its municipal regulations controlling small and large wind turbines. I applaud that review, and respectfully suggest that the Province of Nova Scotia similarly review its policies and regulations.

The current proposal for eighteen massive industrial wind turbines on Higgins Mountain needs to be carefully studied and assessed. Along with many others, I believe that such a largescale project installing turbines 190 m tall (or 623 ft) in the areas the proponents have in mind, will have definite harmful economic, environmental, and health effects on the people who live and work close enough to be adversely affected.

You have undoubtedly heard from many who fear they will be negatively affected by this development if it goes ahead as currently proposed. In particular, the people involved in the Protect Wentworth Valley community group should be carefully listened to. They have done a vast amount of in-depth research on all aspects of wind turbines and their effects. Their opposition to the giant turbines is based on science and reflects community sentiments. Without

exaggeration, the Protect Wentworth Valley group speaks for hundreds of concerned citizens of Cumberland and Colchester Counties.

A different proposal—for smaller turbines strategically placed in locations that will not harm the local residents, the environment or local economy—is what is called for. The Higgins Mountain project fails on far too many aspects.

The Wentworth Valley is a treasure to be protected now and for future generations.

Thank you for taking the time to consider this important issue. If the Province can take the time to consider the heartfelt and science-based concerns of the citizens who will be affected by the massive turbines, and work with them going forward, I am confident that a different wind turbine proposal will have community support.

Sincerely,

Robert

--

Halifax address:
PO Box 8182
Halifax NS B3K 5L9

Toronto address:
188 Spadina Ave, Suite 604,
Toronto, ON M5T 3A4

From: Murray Scott
Sent: Tue, 1 Mar 2022 11:41:40 +0000
To: Nelson Bezanson; Council 2020
Subject: FW: Protect Wentworth Valley

From: gerald Rau <raugerald@gmail.com>
Sent: February 28, 2022 8:02 PM
Subject: Fwd: Protect Wentworth Valley

Dear all,

I am writing to express my concern with respect to the proposed international industrial wind development projects in the Wentworth Valley Area. This is not the right place for wind turbines.

One of the projects is a 100MW site on Higgins Mountain / Stevens Mountain, on the high ridge from the top of Folly Mountain west of Highway 4 down into the Wentworth Valley. This development would consist of 18 industrial wind turbines that are 190 m (623 ft) high to the tip of the blade. They are twice the height of the tallest building in Halifax, Fenwick Tower; giants compared to those currently operating in our province and each is as high as a 57-story building. A second 100MW industrial wind turbine project is being proposed on property approximately 6kms Northwest of Debert including 16 to 20 industrial wind turbines. This project affects property from the Folly /Hart Lake area southeast of Highway 4, bordered by East Folly Mountain and moving back towards Central and East New Annan. These are projects currently proposed and do not reflect future proposals that would further the risk to the environment and quality of life in our communities.

Many residents of Londonderry, Folly, Wentworth, Westchester, and surrounding areas from Cumberland and Colchester counties support renewable energy and its importance for the environment. However, there are implications with these massive turbines for everything from wildlife degradation, endangered species, interference with all aspects of telecommunication services, huge environmental concerns, and general disregard for the citizens and visitors in this area for the peace and enjoyment of the land, and economic development.

The impact on the Wentworth Valley area would be catastrophic and irreversible. We have outlined below many of the concerns expressed at the Protect Wentworth Valley Community Meeting held on November 27th and the Higgins Mountain Wind Project Community Meeting held on December 4, 2021 for your review and consideration. In summary, most attending

believe sustainable wind projects may be of benefit in some areas of NS, but the Wentworth Valley is not the place for these massive projects:

1. Loss of habitat and fragmentation. Due to 18+ (623 ft tall) turbines, and the new power lines, widened roads, new roads, blasting, gravel pits, concrete foundations, and substations will have a huge impact on all creatures living in that wilderness.

2. Biodiversity. Conservation scientists recognize the wind project area as a critical bio-diversity connectivity area in NS to connect species with the rest of North America. As such the area should be protected and not developed with new roads and clear-cuts for turbines. Nova Scotia's endangered mainland moose frequent the area seasonally and travel through the project area as they connect between the Wentworth Valley Wilderness Area and the Portapique Wilderness Area. In late November the NS government released a long-delayed recovery plan for the mainland moose. Mainland moose are at a critical juncture of species recovery and one of the key challenges in these efforts is lack of natural habitat. There is very little good core moose habitat in NS. However, the wind project areas are on essential core moose habitat. Projects of this size could be a direct threat to the survival of mainland moose.

3. Future Tourism based development. Wentworth is a rare gem for outdoor mountain recreation and enjoyed by about 100,000 visitors annually from across the Maritimes. Covid-19 pandemic has proven people need to get outdoors for mental and physical health. There is no other recreation area in mainland NS that offers what the Wentworth Valley does. This turbine project could seriously impact future nature-based tourism development in an area that is known for its outdoors.... quiet hiking trails, snowshoeing, cross country skiing, downhill skiing, snowmobiling, kayaking, mountain biking and fishing. We need to preserve the special areas we have and develop wind farms in remote and less used areas where the human and environmental impacts could be dramatically minimized.

4. Local Content and Economic Benefit. The land lease benefits of both projects go to the Indonesian based owners of Northern Pulp, who inherited a \$75,000,000 NS taxpayer loan that purchased the property, and who is now suing NS taxpayers. The 3-year construction phase could possibly bring a few local benefits but there would very little long-term economic opportunity to local stakeholders. Tax revenues would be attractive to cash strapped municipalities but there are thousands of hectares in those same municipalities with excellent wind regime that do not threaten the significant local tourism industry. Wentworth area tourism and outdoor recreation has driven a flurry of homes to be built in the area in the past twenty years that brings significant tax revenue to the local governments. This is desirable tax revenue as well to the counties by land users who demand little to no services. These projects could limit future land development for outdoor recreational activities and home development. Wind turbine projects have an end date and wind energy trends appear to be moving offshore.

5. Property values. Proponents acknowledge property values usually drop when new wind projects are built. The last few years have seen increased housing and cottage building in the area due to the outdoor and recreational opportunities. These projects certainly could result in

less housing/cottage development due to decreased property values which is one of many reasons that turbine projects are not developed in residential and recreational activity land. Our counties will miss out on the tax revenues of such development. Also, when land values go down, then county property taxes must go down.

6. Telecommunications services. To rural areas is paramount especially highlighted in our current pandemic. These projects will have impact on the delivery of these services. Landowners and local businesses are not willing to sacrifice these services for turbines. There are four telecommunications companies that provide essential services, tax revenue and permanent jobs in the proposed project areas of Colchester, Cumberland, and East Hants counties.

7. Health & Mental Health Effects. The Covid pandemic has exacerbated access to care in an already over taxed and under resourced mental health care system in Nova Scotia. Most will wait many months for care of common mental health issues. Engaging in the natural environment and being in nature has been recognized as being a valid tool to managing stress, anxiety, and maintaining good mental health. During the pandemic, there has been exponential growth in people pursuing the outdoors, particularly natural areas that allow for reflection, meditation and exercise. Wentworth has long been a hotspot in the Maritimes for getting people outside in fresh air for exercise, relaxation and immersion in deep nature. The past two years have reminded everyone how important nature is for good physical and mental health. The proponents have done little to ensure no ill health effects will be cast on the residents and thousands of visitors of Wentworth and the surrounding communities. Without testing of such large turbines close to residential homes and businesses, how can we be provided with assurance? Studies confirm more research is required into health and mental effects of industrial wind farms from noise, ruined scenic views, and flicker. Light pollution impacts on natural areas include; stress, anxiety, sleep disturbance, nausea and dizziness. The proposed turbines have never had their effects tested here. What are the cumulative effects of 18+ untested towers in this unique amphitheater like area so close to population density? Wind turbines in the proposed location have the potential to contribute negatively to mental health and the burden of mental illness in Nova Scotia, issues that already weigh heavily on Nova Scotians, their health care providers and health care system.

8. End Of Use. Presently there is no requirement for decommissioning bonds to ensure the area is returned to its previous state at end of life. The current 3 turbines in this area linked to one of the proponents have not turned a blade in 3 years and despite being non-conforming to municipal bylaws the tear down or decommission is yet to happen. Not a good sign for the future. How will decommissioning at end of life of the equipment be addressed?

9. Size and Scale of the project. The scale of these 100MW turbine projects is the largest that has ever been installed in Nova Scotia and not tested yet in environments such as the Wentworth Valley areas with amphitheatre-like characteristics. How can projects of this magnitude be developed in a small narrow valley like Wentworth without proper testing? The testing does not involve actual industrial wind turbines on our unique terrain. How accurate can

these types of tests be? Other wind turbine projects in NS gave assurances to residents that the turbines were properly tested and residents would not hear noise and see flicker. We know this not to be true. Some residents near wind turbine projects in NS have had to move and sell their property at a loss to escape the loud noises and flickering. Others, who have stayed, live with migraines, nausea, and anxiety daily due to no recourse through their county. Set backs for noise and flickering through By-Laws were not appropriate for the size of the turbines to prevent these noise and sight issues. Why would Nova Scotians want to be guinea pigs without testing? Who bears the result if the impacts are severely detrimental to species, health, etc.?

10. Visual Resources. Visual sightlines are a recognised area of concern in an Environmental Assessment for wind projects in Nova Scotia. However, the province does not offer much in the way of regulation and guidance for projects such as this. This should not be confused with “not in my backyard arguments”. Visual sightlines are views with historical, scenic, cultural, and economic importance. The Wentworth Valley Scenic Loop as designated by the province (reference the sign at the entrance to Scenic Wentworth Valley) as a place with the oldest ski hill east of Quebec and a recognised high value tourism area for skiers, hikers, bikers, fishers and home owners alike. These concerns have not been taken into consideration by the proponents. There is plenty of land to develop turbine operations ... why would it be developed in a strong residential and recreational mecca in NS?

11. Intensified Industrialization of the narrow valley. This small valley is already subject to a major quarry, primary rail line serving all of Nova Scotia, industrial forestry and now proposals for the largest industrial wind turbine projects in the province. Was the cumulative impact of these elements considered in the siting?

12. Higgins Mountain Windmill Project. Held a community meeting in Wentworth on Tuesday October 5, 2021, to provide information to and receive information from the people living in the community who would be most affected by this project. For some, it was the first they had heard of such project. For others who work full time, it was not possible to attend. It was very apparent from the meeting that they were not well prepared. There were 3 maps that were presented and all three were different. Questions about the placement, number of turbines, and site lines were not able to be answered by the project partners. Each level of government requires different permitting applications and studies for such projects to proceed. The consortium partners did not seem to understand nor explain the processes except that an Environmental Impact Study was required and is being done. This has caused considerable concern that a project with significant implications for this area is not taking the community concerns seriously. On December 4, 2021 Higgins Mountain Wind Proponent held a second community meeting. It was quite evident from the meeting that there is little community support for the Higgins Mountain project. Their 10-minute allocated question period expanded into 2 hours with multiple concerns on this project. Most in attendance were not in support of this project in the Wentworth Valley.

There has not yet been a community meeting with the other proponent.

Protect Wentworth Valley ASKS of the Nova Scotia Government:

- **Prohibit industrial wind turbines** in areas of important moose habitat and connectivity in Colchester/ Cumberland, which includes Higgins Mountain and Stevens Mountain. Wentworth Valley is not the right place for industrial wind turbines.
- **Enact Protection of the mainland moose** core habitat designated in Colchester/Cumberland, which includes Higgins Mountain and Stevens Mountain, in the Nova Scotia Mainland Moose Recovery Plan.
- **Designate** the Colchester/Cumberland core habitat area of the endangered mainland moose, which includes Higgins Mountain and Stevens Mountain, **as wilderness area under Nova Scotia's Wilderness Areas Protection Act**, to connect to the Portapique River and Wentworth Valley Wilderness Areas. This will help the Nova Scotia Government meet its **mandate to protect at least 20% of the total land and water mass of Nova Scotia** for nature conservation by 2030.

Thank you so much for taking the time to consider this important issue. The above implications to the Wentworth Valley need extensive research and consideration. We hope that after considering the impacts to the Valley you will agree that this project should not be in the location proposed. Wentworth Valley is a treasure to be protected now as wilderness by the province of Nova Scotia.

Respectfully submitted,

Gerry Rau

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:56:57 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: aaronjewingca@yahoo.ca@mailgun.voxadvocacy.com
<aaronjewingca@yahoo.ca@mailgun.voxadvocacy.com> on behalf of aaronjewingca@yahoo.ca
<aaronjewingca@yahoo.ca>
Sent: Friday, February 25, 2022, 1:21 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Aaron Ewing.

Aaron Ewing

B0P 1P0

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:04:04 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: kevin_boyd@hotmail.ca@mailgun.voxadvocacy.com
<kevin_boyd@hotmail.ca@mailgun.voxadvocacy.com> on behalf of kevin_boyd@hotmail.ca
<kevin_boyd@hotmail.ca>
Sent: Saturday, February 19, 2022, 8:33 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Kevin Bod

B0K 1L0

From: A J B Johnston
Sent: Wed, 23 Feb 2022 12:47:13 +0000
To: Planning
Subject: Wind

John Johnston
124 Peninsula Drive
Folly Lake, Colchester County, NS

February 23, 2022

Dear Cumberland County Planners,

I understand that the Municipality of Cumberland is conducting a review of its municipal regulations controlling small and large wind turbines. I applaud that review.

The current proposal for eighteen massive industrial wind turbines on Higgins Mountain needs to be carefully studied and assessed. Along with many others, I believe that such a largescale project installing turbines 190 m tall (or 623 ft) in the areas the proponents have in mind, will have definite harmful economic, environmental, and health effects on the people who live and work close enough to be adversely affected.

You have undoubtedly heard from many who fear they will be negatively affected by this development if it goes ahead as currently proposed. In particular, the people involved in the Protect Wentworth Valley community group should be carefully listened to. They have done a vast amount of in-depth research on all aspects of wind turbines and their effects. Their opposition to the giant turbines is based on science and reflects community sentiments. Without exaggeration, the Protect Wentworth Valley group speaks for hundreds of concerned citizens of Cumberland and Colchester Counties.

A different proposal—for smaller turbines strategically placed in locations that will not harm the local residents, the environment or local economy—is what is called for. The Higgins Mountain project fails on far too many aspects.

The Wentworth Valley is a treasure to be protected now and for future generations.

Thank you for taking the time to consider this important issue. If the County can take the time to consider the heartfelt and science-based concerns of the citizens who will be affected by the massive turbines, and work with them going forward, I am confident that a different wind turbine proposal will have community support.

Sincerely,

John Johnston

Sent from [Mail](#) for Windows

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:00:12 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: cryptocat140@gmail.com@mailgun.voxadvocacy.com
<cryptocat140@gmail.com@mailgun.voxadvocacy.com> on behalf of cryptocat140@gmail.com
<cryptocat140@gmail.com>
Sent: Tuesday, February 22, 2022, 5:14 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

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The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Don Lightbody.

Don Lightbody

B3S 0A5

From: Colton Johnston
Sent: Tue, 1 Mar 2022 12:18:40 -0500
To: Planning
Subject: WIND
Attachments: Cumberland By-Law Letter - Colton Johnston.pdf

From: Murray Scott
Sent: Thu, 3 Mar 2022 12:55:57 +0000
To: Nelson Bezanson;County Council
Subject: FW: Nova Scotia Needs Wind!

From: robert=nh3canada.com@mailgun.voxadvocacy.com
<robert=nh3canada.com@mailgun.voxadvocacy.com> **On Behalf Of** robert@nh3canada.com
Sent: March 2, 2022 11:01 PM
To: Murray Scott <msscott@cumberlandcounty.ns.ca>
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,



Robert Leth

K1Y 1X5

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:02:36 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: reasonablerose@gmail.com@mailgun.voxadvocacy.com
<reasonablerose@gmail.com@mailgun.voxadvocacy.com> on behalf of reasonablerose@gmail.com
<reasonablerose@gmail.com>
Sent: Sunday, February 20, 2022, 4:44 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Rose Bell

B3K 5L3

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:53:08 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: jamesgoucher=photographer.net@mailgun.voxadvocacy.com
<jamesgoucher=photographer.net@mailgun.voxadvocacy.com> on behalf of
jamesgoucher@photographer.net <jamesgoucher@photographer.net>
Sent: Monday, February 28, 2022, 4:11 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of James Goucher.

James Goucher

B0V 1A0

From: Tony Gibbs
Sent: Sat, 26 Feb 2022 09:34:15 -0400
To: Planning
Cc: Tony Gibbs
Subject: b61814_9aa2d64e31e242dfab38a302f0c0632e.pdf
Attachments: b61814_9aa2d64e31e242dfab38a302f0c0632e.pdf
Importance: Normal

I think this project is in the wrong location given the visual effects and possible noise and light flicker to the residents in the area. Why not move it further back by the cobiquid pass where there is less impact on the residential communities.

I live on the valley road in Wentworth and I'm concerned about the possible increase in traffic with large truck and construction vehicles both during the construction of the project and afterwards for maintaining the turbines

I agree with all points of the attached letter as well and feel that these items must be considered before approval of this project

Regards

Tony Gibbs

From: Paul Downing
Sent: Tue, 1 Mar 2022 11:14:56 -0400
To: Planning
Subject: Wind
Attachments: Cumberland Land Use By-Laws Wind Turbines Paul Downing.docx

Dr Paul Downing

1725 Cow Bay Road

Eastern Passage Nova Scotia

B3G1M3 (Residence)

66 and 68 McLean Point Road

Gulf Shore, Pugwash, Nova Scotia

B0K1L0 (Cottages)

March 1, 2022

Municipality of Cumberland

Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Road, Upper Nappan, NS B4H 3Y4.

Re: Public Input Sought on Wind Developments

Dear Planning Department:

I am a longstanding land owner at the Gulf Shore, Pugwash, where my family has several well used and enjoyed cottages, since the early 1960's. Fifteen years ago in 2007 I was actively involved with a group of concerned residents because of a proposed industrial wind farm there. At the time there was significant pushback from our community over this project. The proposal, due to its size, was expected to have a significant impact on the area surrounding it. As stated in the planning department overview, landscape, setbacks, noise and decommissioning were all key issues. I would like to think that the community's opinions on this unsuccessful project, through the Gulf Shore Preservation Association, were fair and evidence based.

As the years have gone by, my concerns about the impact of industrial wind farms on neighbouring properties have not diminished that much. It does not seem right to have such large structures placed close to areas that are, or could become, residential or recreational. Unless neighbouring landowners

are willing to allow a variance, I would suggest that a 2 km setback to property lines for large industrial turbines would be reasonable and prudent.

The idea that setbacks are to be applied to existing buildings, and not property lines is also a concern. Allowing a developer to have a closer setback for a turbine based on existing buildings only seems very unfair. Land is often not developed for many reasons, timing, cost, indecision of future plans, changes because of new owners or growing families, etc. Having an industrial turbine trump any future development plans on your own land seems very short sighted.

I do believe that wind turbines in the appropriate places can and should be a benefit to everyone. To protect both the industry and the public, a 2km setback for industrial wind turbines should be maintained. Setbacks of 1.1x the height of a turbine from a property line, regardless of size, is too close. Undeveloped land where construction is possible should be protected as well. Small turbines for the use of a home or farm should be permitted closer proximity to that occupancy, but also with appropriate setbacks from neighbouring property lines.

With any wind turbine proposal, it should be possible for the developer to obtain a variance to build closer, to a minimum setback established for safety, contingent on the informed consent from all impacted neighbors.

After the project is completed there should be carefully worded provisions placed in the agreement or the by-laws to resolve complaints, for guaranteeing ongoing maintenance and for future decommissioning costs.

Respectfully Submitted

Dr Paul Downing

From: Murray Scott
Sent: Tue, 22 Mar 2022 17:42:46 +0000
To: Nelson Bezanson
Subject: FW: Wind Development Regulations

From: Derek Loepky <derek_loepky@hotmail.com>
Sent: March 22, 2022 12:18 PM
To: Murray Scott <msscott@cumberlandcounty.ns.ca>
Cc: Fred Gould <fgould@cumberlandcounty.ns.ca>; Rod Gilroy <rgilroy@cumberlandcounty.ns.ca>; Jennifer Houghtaling <jhoughtaling@cumberlandcounty.ns.ca>; Kathy Redmond <kredmond@cumberlandcounty.ns.ca>; Angela McCormick <angmccormick@cumberlandcounty.ns.ca>; Mark Joseph <mjoseph@cumberlandcounty.ns.ca>; Dale Porter <dporter@cumberlandcounty.ns.ca>; Carrie Goodwin <cgoodwin@cumberlandcounty.ns.ca>; Planning <planning@cumberlandcounty.ns.ca>
Subject: Wind Development Regulations

Hello Mayor Scott and councillors for Cumberland County,

My name is Derek Loepky and I am a resident of, and property owner on, Fort Lawrence Road. I only recently became aware of the review of regulations for wind developments, which has become a topic of conversation in our community since we were notified of the proposed "Amherst 2 Wind Farm Expansion". I am hoping that I can offer a few points for consideration in this review process. In the interest of clarity and brevity I will submit them in the bullet points below with links to a few sources. Thank you for your consideration and I look forward to engaging with you on both this and future community matters.

Best,

Derek

1. From what I can gather, many of the residents of Fort Lawrence are not "anti-development" but are strongly in favour of appropriate development that has community wellbeing in mind.
2. I believe the Fort Lawrence community is looking forward to engaging in the public consultations with Capstone Infrastructure regarding their proposed development.
www.amherst2windfarm.com
3. Having watched the Feb. 28th meeting on this topic, I was pleased to hear councils concerns regarding current 600m minimum setbacks and their impact on community wellbeing, on this topic my concerns are as follows:

- a. Impact of noise and vibrations on human health and wellbeing
<https://magdahavas.com/wind-turbines/wind-turbines-make-waves-why-some-residents-near-wind-turbines-become-ill/>
 - b. Impact of electrical current and ground current on human health and wellbeing
<https://magdahavas.com/wind-turbines/wind-power-and-dirty-electricity/>
 - c. What is best practice in setbacks for wind projects (some other parts of the world have setbacks of 1km minimum and some scientists are advocating for up to 2km)
<https://www.wind-watch.org/documents/european-setbacks-minimum-distance-between-wind-turbines-and-habitations/>
4. There is also general concern for the wellbeing of animals
- a. Concern for livestock, as this is an agriculture community
 - b. Concern for birds and other wildlife as there are several protected areas and proposed protected areas in the near vicinity

From: Bill Moffatt
Sent: Wed, 2 Mar 2022 13:37:17 +0000
To: Planning
Subject: Wind turbine land use regulation review

To Cumberland County Council;

I am grateful for the opportunity to voice my concern regarding the proposed industrial wind turbine installations that are presently being contemplated for the Wentworth Valley area

My wife and I have invested heavily in our lifelong dream of living at Folly Lake Nova Scotia.....adjacent to Higgins Mountain. less than 400 yards from the Cumberland/Colchester County boundary

We made our decisions for a rural life 3 decades ago and believe that Wentworth Valley is one of the most special areas in Nova Scotia for its natural mountainous beauty and special landscapes. Indeed Wentworth's special status is embodied in its designation under Provincial guidelines

The move to renewable energy is appropriate and my wife and I believe in the importance of dealing with climate change. However not at all costs.

There are three major elements to the present high degree of interest in the Higgins Mountain area.

Firstly is wind. The wind resource on the Isthmus of Chignecto is substantial. Having said that, most of Nova Scotia has substantial wind capability. It is a sheer result of our topography, and proximity to oceanic temperature differentials. For those unfamiliar please google wind resource Nova Scotia where one can see color coded maps outlining wind speeds.

In fact there are many places with a more substantial wind resource than Cumberland county. and indeed plenty of lands within the county that don't have the same High Value recreational and scenic attributes of Wentworth Valley

The following two factors that I am going to speak to, are in my mind the two primary reasons why a proponent would choose Wentworth Valley over other areas. They are understandably attractive from a business person's point of view. They take absolutely nothing into account regarding the best interests of a rural area like Wentworth

The Higgins mountain proponents have negotiated a lease with Northern Pulp for a substantial portion or potentially all of the Northern Pulp lands on the Higgins Mountain plateau. The proponents have touted the local community economic benefits of an installation, when in fact all the rent money would be paid to a southeast Asian multinational. Nova Scotia has some of the heaviest individual land owner characteristics (least percentage of government ownership of the province landmass) of any Canadian jurisdiction. So there are ample opportunities for long term rent payments to stay within the province. It is simply a matter of negotiating leases with private Nova Scotia based landowners. Unquestionably more rigorous for the proponent, but it is extremely common for government regulation to force local content.

Secondly the Higgins mountain project is immediately adjacent to the power grid that connects to New Brunswick and opportunities to export power to jurisdictions other than Nova Scotia. In no way should pristine lands with high wilderness and recreational value be risked to a venture that may well supply power for export. I expect it is impossible for Cumberland to stipulate such a commercial transaction restriction, and given that uncertainty a Higgins Mountain application should be refused, on this possibility alone.

The reality of single landowner and grid proximity are understandably highly desirable for the proponent. However they do little or nothing for the local community except risk the irreversible and irrevocable alternation of our rural living space and wilderness recreational areas.

It is the elected officials who must speak to the needs of the residents.

People have chosen this area for its natural beauty.

Large scale industrial development is incompatible with the rural and recreational needs of the residents.

50 story turbines, set on visible ridges, producing low sonic noise pollution, with flashing red lights each and every night for 20 plus years

is a totally unacceptable outcome

My wife and I are pragmatists. There is a reality that additional wind turbines may well make their way to Cumberland County.

If so, it is up to the present council to establish a gold standard of land use bylaws to protect the existing residents. These bylaws should incorporate world class standards for:

- maximum set back from residences. 3-5 km setbacks are common European standards. Germany alone has 28,000 turbines. a wealth of experience in leading edge land use governance. Learn from other jurisdictions
- no introduction into designated wilderness and recreational areas
- protection for wildlife and wildlife migratory thoroughways
- decommissioning burdens on operators...backed up by third party bonds..so taxpayers aren't footing the bills for project windup. Alberta and the Canadian tax payer will be on the hook for multiple billions of old oil well cleanup from weak regulations in the past. Nova Scotia and the Canadian tax payer will be on the hook for many hundreds of millions or potentially a billion dollars for the Boat harbour cleanup, another example;e of ill conceived policy, as a result of the pursuit of economic development from governments long since gone.
- protection of scenic view planes

I trust, and indeed pray, that present council uses the opportunity to use "Solomon like wisdom" in the development of people centric and wildlife centric wind power land use bylaws. Your decisions will impact Wentworth and places like Wentworth for decades to come.

Respectfully

Bill and Gail Moffatt
44 Peninsula Drive
Folly Lake, Londonderry
Nova Scotia B0M 1M0

From: Loland Design
Sent: Wed, 16 Feb 2022 20:19:30 -0400
To: Planning
Subject: Wind

Good Afternoon,

My name is Kristina MacKenzie and I am an architectural designer living at Folly Lake. I have a home office at my full time residence 74 Peninsula Drive and a shared office space with Rural Roots Engineering & Design in Debert. I am reaching out in opposition of the current proposed plan for the Higgins Mountain Industrial Wind Project as a business owner and concerned resident in the community.

My company, Loland Design, is a relatively new professional endeavour. I have a Masters in Architecture from the University of Calgary and a Bachelor of Community Design with combined honours in Urban Design and Sustainability from Dalhousie University. I have worked as an architectural designer from coast to coast in Canada and I am anticipating registration as an Architect with the Nova Scotia Association of Architects in 2022. Loland Design is focused on small scale residential projects and aims to design homes that fit within their context, use less materials, and consume less energy. We have already been involved with several residential projects in the Wentworth area and it is obvious that the Wentworth Valley is an increasingly popular and sought-after community for like-minded outdoor enthusiasts; enthusiasts like myself and my family.

My partner and I recently completed the construction of our small home at Folly Lake. Our project was almost 100% self built and meets Passive House standards for insulation and air tightness. We have also made a conscious effort to be Net Zero Ready so that we can start investing in solar panels and gradually reduce our dependence on Nova Scotia Power. We are avid mountain bikers, snowboarders, and hikers so Wentworth Valley is the right place for us to be. We have really started to feel at home and look forward to raising our family in the community. The idea of being "sustainable" is the driving force behind my design thinking and a consistent goal in my everyday life. I believe that we need to aggressively invest in more sustainable sources of energy, but more importantly, use and consume less as a society. I am struggling with the proposed project as I feel a bit hypocritical being in opposition. In some ways, I am the definition of a NIMBY... but I truly believe that my reasons for opposing this plan are in the interest of the greater community of residents and seasonal visitors.

I am not going to argue against the positive environmental impacts of this type of development. I feel that there are some underlying concerns with hidden life cycles costs and emissions associated with turbine raw material mining, transport, construction, decommissioning, etc. that are definitely not fully considered. Regardless, this type of development is generally what the province needs to "green" the grid and reduce fossil fuel dependency. I will argue that this project is definitely going to have negative environmental impacts, such as habitat loss, effects on human health, and degradation of the natural landscape and watersheds. We often hike and bike in and around the proposed turbine site and have seen bears, fishers, white weasels, owls, bats, and eagles. We have also seen evidence of moose in the winter months. These species will have their habitat fractured. I am also certain that there will be unhappy residents and visitors impacted by noise, reflections, and shadows. The clear cutting in the area has already taken a chunk out of the wild hillsides and this development would just further degrade the natural landscape and its captivating views.

Aside from the environmental issues, my biggest concern with the Higgins Mountain Industrial Wind Project is the negative impact it will have on future development in the Wentworth Valley. Having lived and worked in places like Canmore, Banff, and Whistler I am familiar with the mountain town life and culture. These mountain towns may have been established around industry, resource mining, and the railroad but they have blossomed into iconic outdoor destinations; the modern mountain town. I would argue that the modern mountain town we know and love started out like the current Wentworth Valley; a small community full of people that like to climb up and ride down mountains. Wentworth may lack a

similar elevation above sea level... but the mountain bike, skiing, and hiking scenes are absolutely booming nonetheless.

I am sure that Ski Wentworth can provide evidence of the increased ticket sales over the past 5 years. Likewise, the Wentworth Mountain Bike Association can share how their membership sales have been overwhelmingly high for their first official year of operation. These are two measurable indicators of use and just a piece of the pie when you consider total area users. Numbers of people hiking, snowshoeing, etc. are also increasing and this is obvious when you drive down the NS-4 Highway on a sunny day. It would be devastating to not celebrate this area for what it is and allow it to grow into the mountain town it is capable of becoming. It is only a matter of time before developers catch on and start proposing more accommodations, retail, and dining establishments in the area. I believe that this is the only location in Nova Scotia with this kind of potential and that the Higgins Mountain Industrial Wind Project will hinder future development.

I am against the proposed plan for the Higgins Mountain Industrial Wind Project. I feel that there are other sites in Nova Scotia with less potential for tourism, less suitable habitat for wildlife, and lower residential density. If the wind project does move forward, I would like to see the number of turbines reduced. Referencing the proposed layout from the [Visual Impact Analysis presented at Open House #2](#), I would like turbines 1-10 removed or relocated to clear the valley.

With regards to future planning documents, I have some thoughts and recommendations:

- The valley should be reserved for recreation, tourism, and low density residential development
- There should be a defined master plan for the Wentworth Valley, specifically around Ski Wentworth, developed in conjunction with property owners and stakeholders such as Ski Wentworth and the Wentworth Mountain Bike Association. A well defined master plan that is made public would spark development and if the County is ahead of this there can be measures put in place to encourage good, sustainable design and development
- The height and density of future wind turbines should be generously based on proximity to residential areas. I feel that the overall impact of these huge turbines on animals, birds, and humans is not yet well understood

In conclusion, I see Wentworth Valley as the future mountain town of Nova Scotia - not a high yield wind turbine site. The cultural and social value of this site is irreplaceable and the economic benefits the proponent is seeking can be found elsewhere.

I appreciate your consideration and would like to learn more about any planned community engagement sessions regarding development in the Wentworth Valley. Please reach out if there is anything I can do to help.

Kristina MacKenzie
M. Arch, LEED AP

lōland design company
info@lolanddesign.ca
(902) 890 6239



From: Jonathan Willigar
Sent: Wed, 2 Mar 2022 10:39:26 -0400
To: Planning
Subject: wind

To whom it may concern

I support windmills and the construction of new windmills, I have reviewed the current by-law and compared to other counties within Nova Scotia, and personally feel it is consistent with other counties in the province, and requires minimal to no revisions. I trust that the environmental assessment required for any windmills and windmill farms should be the ultimate decider on whether it should be approved or not. The people that review the assessment are the one qualified to make this judgment. We need to trust the science and the scientists to do their job and who are we to argue.

The real concern I have is what message are we sending by making it more difficult to install green energy within the county. By tightening the by-law we could hinder future growth in this sector. Being the largest county by land mass in Nova Scotia I feel we have an obligation to do our part for the future and make a statement while doing so. Why would we make it more difficult to install windmills when we are putting a solar farm in Amherst, have solar on multiple municipal buildings in and around Cumberland county. Would it not be a great statement and a way to promote Cumberland County stating we generate all the power our County requires in green energy. I understand all the power does not stay here, but the math can be done to prove we are generating more then we require, that would be a great statement to make! Based on the current state of the world, it clearly shows our dependence on fossil fuels, and our need to transition to a green sustainable future.

Besides the obvious environmental argument, I would question why would we turn down the potential amount of new tax dollars that could be generated by this windmills and other green energy imitative. We could make a statement that we support green energy and want green energy, in turn generating more tax dollars for the county for the benefit of all its residents. The development of sites in Cumberland would bring specialized laborers here that will require places to stay and eat while they work, it will generate work for local workers, roads that are required to be built and other infrastructure that may be required. The development of green energy in Cumberland County could a tremendous economic boost for our economy.

To quote the memo

“Instead, possible future restrictions were proposed based upon the development of a comprehensive tourism strategy for an area. The steering committee agreed with this approach and the following policy was added to the Planning Strategy:”

I would certainly like to see the Comprehensive Tourism Strategy for the area, and how having windmills would direct impact this strategy, this seems like a weak attempt at an excuse to kill windmills within Cumberland County because some residents have the Not in my back yard attitude to the global problem. We are in this together and need to work together for a better future for generations to come.

Thanks for your Time

Jonathan Willigar

Jonathan Willigar
Harrison Home Hardware
HH Store 3006-3
4040 Macdonald Rd
Upper Nappan NS
B4H 3Y4
(902)667-3306

From: scanrouter@cumberlandcountyns.onmicrosoft.com
Sent: Mon, 28 Feb 2022 10:43:55 -0400
To: Nelson Bezanson
Subject: Scanned from a Xerox Multifunction Printer
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: machine location not set
Multifunction Printer Name: Xerox AltaLink C8155 (9E:5A:68)

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

From: Darlene Muise
Sent: Mon, 28 Feb 2022 14:20:34 +0000
To: Planning
Cc: Darlene Muise
Subject: wnid turbines in wentworth

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input. In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund. I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities. Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record. The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land). Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at

existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A). Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley. There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process. Best regards,

Darlene Muisse
Hart Lake property owner



Darlene Muisse
Parts Admin
Nova Truck Centres

 902-896-5862
 dmuisse@novatrucks.ca
 www.novatruckcentres.ca
 114 Connector Rd, Truro NS, B6L 1Z3



From: Ziwei Ye
Sent: Wed, 2 Mar 2022 19:45:23 +0000
To: Planning
Subject: Support to wind energy program

Hello,

As a Dalhousie University student, I am very concerned about the imminent impacts of climate change. I feel increasingly concerned about my future as a young adult and this matter weighs heavily on my mind. I am relieved to hear that Nova Scotia has set a target for 80% of our electricity to be generated from renewable energy sources such as wind energy by 2030 in an effort to reduce our carbon emissions as a province. Rapid transition to clean energy is what we urgently need!

However, it worries me to see that Cumberland County is pausing wind energy development permits for 6 months to a year to review its bylaws. Any further delays or roadblocks to renewable energy adaptation will potentially cause the provincial target to slip away, and it is of utmost importance to ensure that good wind energy projects can still proceed.

It is frustrating to be part of Dr. Jeff Dahn's group that researches batteries, technology essential to realizing the clean energy transition, yet witness tangible clean energy projects being potentially delayed due to concerns that pale in comparison to the alternative of continued reliance on coal fire generation.

The support for wind projects is strong within the Dalhousie community. We have numerous student societies, as well as research labs that are passionately devoted to the promotion of clean energy within Nova Scotia. I sincerely hope that wind energy adaptation receives renewed support and priority from our elected officials in Cumberland County.

Sincerely,

Ziwei Ye

A Concerned Dalhousie 1st PhD student

From: Murray Scott
Sent: Mon, 28 Feb 2022 19:20:37 +0000
To: Nelson Bezanson
Cc: Murray Scott
Subject: FW: Wind power

From: Cynthia McCarthy <mccarthy012@gmail.com>
Sent: February 25, 2022 7:50 PM
To: Murray Scott <msscott@cumberlandcounty.ns.ca>
Subject: Wind power

Mr Scott,

I understand the municipality is receiving public input on the possibility of a wind power development at Higgins Mountain. With this email, I am registering my strong support for the proposal.

We need to make bold moves - and fast, in order to have a hope of minimizing future climate related calamity. The generation of green collar jobs is exactly the direction any forward-thinking constituency should be leaning into without hesitation.

The proposal appears to include due consideration for the environment and even takes care to preserve sight lines as much as possible.

Personally, I consider the sight of turbines a sign of hope, not a blight on the scenery.

We need to embrace this project and all the good that it stands for, for the sake of a cleaner future for Cumberland and the province.

Thank you
Cynthia McCarthy

1523 Fort Lawrence Rd
Fort Lawrence
Ns B4H3Y5

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:58:31 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: joanneabela00@gmail.com@mailgun.voxadvocacy.com
<joanneabela00@gmail.com@mailgun.voxadvocacy.com> on behalf of joanneabela00@gmail.com
<joanneabela00@gmail.com>
Sent: Thursday, February 24, 2022, 10:07 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Joanne Abela

B0M 1S0

From: Anna Murphy
Sent: Tue, 1 Mar 2022 17:58:17 +0000
To: Planning
Subject: Wind Development in Cumberland County
Attachments: Wind_SRES.docx

From: Elyse Loewen
Sent: Mon, 28 Feb 2022 00:24:36 +0000
To: Planning
Subject: Wind

Hello,

As a Dalhousie student, I am very concerned about the imminent impacts of climate change. I feel increasingly concerned about my future as a young adult and this matter weighs heavily on my mind. I am relieved to hear that Nova Scotia has set a target for 80% of our electricity to be generated from renewable energy sources such as wind energy by 2030 in an effort to reduce our carbon emissions as a province. Rapid transition to clean energy is what we urgently need!

However, it worries me to see that Cumberland County is pausing wind energy development permits for 6 months to a year to review its bylaws. Any further delays or roadblocks to renewable energy adaptation will potentially cause the provincial target to slip away, and it is of utmost importance to ensure that good wind energy projects can still proceed. Covid 19 should not be cause for delay as time is not on our side.

Besides subjective views on aesthetic pleasure, the impacts of wind farm installations to recreation and ecotourism is unclear and may even be a net benefit. Any impacts from potential noise or shadow flicker can be easily mitigated by appropriate setbacks to homes. Given that the relationship between wind turbines and human health has little to no correlation, other concerns that have been brought up include effects on local biodiversity and community living. However, the land area needed to install wind turbines is minimal compared to the large patches of land that has already been clear-cut for pulp and paper operations. Furthermore, this also reduces the need to destroy more forests to mine for coal in Nova Scotia.

The benefits that come with installing wind projects that lead to cutting of emissions helps the larger problem at hand. Climate change has been linked to extreme temperatures and increasing forest fires that will cause much more destruction to local biodiversity than the installation of wind turbines. The benefits to the local community also cannot be understated. The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

As a law student, I am aware of the importance of good policy to the decarbonization of energy production. However, when the province has set clear regulations to move towards a cleaner future, it is disheartening to see that a moratorium on wind farm development is taking place and cohesive wind projects are being discredited. 6-12 months is a substantial amount of time, given that Nova Scotia's target for reduction needs to be met by 2030.

I strongly urge Council to focus on the larger picture of reducing carbon emissions and objectively judge the impact of wind farm development. The support for wind projects is strong within the Dalhousie community. We have numerous student societies, as well as research labs that are passionately devoted to the promotion of clean energy within Nova Scotia. **I sincerely hope that wind**

energy adaptation receives renewed support and priority from our elected officials in Cumberland County.

Sincerely,

Elyse Loewen

A Concerned Dalhousie First Year Law Student

From: Kathy Redmond
Sent: Sun, 27 Feb 2022 22:32:38 +0000
To: Murray Scott
Cc: Greg Herrett; Nelson Bezanson
Subject: FW: Stop the wind development in Wentworth/Hart Lake Area

From: Jordan Amy (ATL) <Amy.Jordan@CSC-SCC.GC.CA>
Sent: February 27, 2022 6:21 PM
Subject: Stop the wind development in Wentworth/Hart Lake Area

Dear all,

I am writing to express my concern with respect to the proposed international industrial wind development projects in the Wentworth Valley Area. Wentworth Valley is one of the most beautiful areas in Nova Scotia, it is often referred to as the Valley of Colors, please stop the destruction of our beautiful mountains. This is not the right place for wind turbines. One of the projects is a 100MW site on Higgins Mountain / Stevens Mountain, on the high ridge from the top of Folly Mountain west of Highway 4 down into the Wentworth Valley. This development would consist of 18 industrial wind turbines that are 190 m (623 ft) high to the tip of the blade. They are twice the height of the tallest building in Halifax, Fenwick Tower; giants compared to those currently operating in our province and each is as high as a 57-story building. A second 100MW industrial wind turbine project is being proposed on property approximately 6kms Northwest of Debert including 16 to 20 industrial wind turbines. This project affects property from the Folly /Hart Lake area southeast of Highway 4, bordered by East Folly Mountain and moving back towards Central and East New Annan. These are projects currently proposed and do not reflect future proposals that would further the risk to the environment and quality of life in our communities.

Many residents of Londonderry, Folly, Wentworth, Westchester, and surrounding areas from Cumberland and Colchester counties support renewable energy and its importance for the environment. However, there are implications with these massive turbines for everything from wildlife degradation, endangered species, interference with all aspects of telecommunication services, huge environmental concerns, and general disregard for the citizens and visitors in this area for the peace and enjoyment of the land, and economic development. **The impact on the Wentworth Valley area would be catastrophic and irreversible.**

We have outlined below many of the concerns expressed at the Protect Wentworth Valley Community Meeting held on November 27th and the Higgins Mountain Wind Project Community Meeting held on December 4, 2021 for your review and consideration. In summary, most attending believe sustainable wind projects may be of benefit in some areas of NS, but the Wentworth Valley is not the place for these massive projects:

1. Loss of habitat and fragmentation. Due to 18+ (623 ft tall) turbines, and the new power lines, widened roads, new roads, blasting, gravel pits, concrete foundations, and substations will have a huge impact on all creatures living in that wilderness.
2. Biodiversity. Conservation scientists recognise the wind project area as a critical bio-diversity connectivity area in NS to connect species with the rest of North America. As such the area should be protected and not developed with new roads and clear-cuts for turbines. Nova Scotia's endangered mainland moose frequent the area seasonally and travel through the project area as they connect

between the Wentworth Valley Wilderness Area and the Portapique Wilderness Area. In late November the NS government released a long-delayed recovery plan for the mainland moose. Mainland moose are at a critical juncture of species recovery and one of the key challenges in these efforts is lack of natural habitat. There is very little good core moose habitat in NS. However, the wind project areas are on essential core moose habitat. Projects of this size could be a direct threat to the survival of mainland moose.

3. Future Tourism based development. Wentworth is a rare gem for outdoor mountain recreation and enjoyed by about 100,000 visitors annually from across the Maritimes. Covid-19 pandemic has proven people need to get outdoors for mental and physical health. There is no other recreation area in mainland NS that offers what the Wentworth Valley does. This turbine project could seriously impact future nature-based tourism development in an area that is known for its outdoors.... quiet hiking trails, snowshoeing, cross country skiing, downhill skiing, snowmobiling, kayaking, mountain biking and fishing. We need to preserve the special areas we have and develop wind farms in remote and less used areas where the human and environmental impacts could be dramatically minimized.

4. Local Content and Economic Benefit. The land lease benefits of both projects go to **the Indonesian based owners** of Northern Pulp, who inherited a \$75,000,000 NS taxpayer loan that purchased the property, and who is now suing NS taxpayers. The 3-year construction phase could possibly bring a few local benefits but there would very little long-term economic opportunity to local stakeholders. Tax revenues would be attractive to cash strapped municipalities but there are thousands of hectares in those same municipalities with excellent wind regime that do not threaten the significant local tourism industry. Wentworth area tourism and outdoor recreation has driven a flurry of homes to be built in the area in the past twenty years that brings significant tax revenue to the local governments. This is desirable tax revenue as well to the counties by land users who demand little to no services. These projects could limit future land development for outdoor recreational activities and home development. Wind turbine projects have an end date and wind energy trends appear to be moving offshore.

5. Property values. Proponents acknowledge property values usually drop when new wind projects are built. The last few years have seen increased housing and cottage building in the area due to the outdoor and recreational opportunities. These projects certainly could result in less housing/cottage development due to decreased property values which is one of many reasons that turbine projects are not developed in residential and recreational activity land. Our counties will miss out on the tax revenues of such development. Also, when land values go down, then county property taxes must go down.

6. Telecommunications services. To rural areas is paramount especially highlighted in our current pandemic. These projects will have impact on the delivery of these services. Landowners and local businesses are not willing to sacrifice these services for turbines. There are four telecommunications companies that provide essential services, tax revenue and permanent jobs in the proposed project areas of Colchester, Cumberland, and East Hants counties.

7. Health & Mental Health Effects. The Covid pandemic has exacerbated access to care in an already over taxed and under resourced mental health care system in Nova Scotia. Most will wait many months for care of common mental health issues. Engaging in the natural environment and being in nature has been recognized as being a valid tool to managing stress, anxiety, and maintaining good mental health. During the pandemic, there has been exponential growth in people pursuing the outdoors, particularly natural areas that allow for reflection, meditation and exercise. Wentworth has long been a hotspot in the Maritimes for getting people outside in fresh air for exercise, relaxation and immersion in deep nature. The past two years have reminded everyone how important nature is for good physical and mental health. The proponents have done little to ensure no ill health effects will be cast on the residents and thousands of visitors of Wentworth and the surrounding communities. Without testing of such large turbines close to residential homes and businesses, how can we be provided with assurance?

Studies confirm more research is required into health and mental effects of industrial wind farms from noise, ruined scenic views, and flicker. Light pollution impacts on natural areas include; stress, anxiety, sleep disturbance, nausea and dizziness. The proposed turbines have never had their effects tested here. What are the cumulative effects of 18+ untested towers in this unique amphitheater like area so close to population density? Wind turbines in the proposed location have the potential to contribute negatively to mental health and the burden of mental illness in Nova Scotia, issues that already weigh heavily on Nova Scotians, their health care providers and health care system.

8. End Of Use. Presently there is no requirement for decommissioning bonds to ensure the area is returned to its previous state at end of life. The current 3 turbines in this area linked to one of the proponents have not turned a blade in 3 years and despite being non-conforming to municipal bylaws the tear down or decommission is yet to happen. Not a good sign for the future. How will decommissioning at end of life of the equipment be addressed?

9. Size and Scale of the project. The scale of these 100MW turbine projects is the largest that has ever been installed in Nova Scotia and not tested yet in environments such as the Wentworth Valley areas with amphitheatre-like characteristics. How can projects of this magnitude be developed in a small narrow valley like Wentworth without proper testing? The testing does not involve actual industrial wind turbines on our unique terrain. How accurate can these types of tests be? Other wind turbine projects in NS gave assurances to residents that the turbines were properly tested and residents would not hear noise and see flicker. We know this not to be true. Some residents near wind turbine projects in NS have had to move and sell their property at a loss to escape the loud noises and flickering. Others, who have stayed, live with migraines, nausea, and anxiety daily due to no recourse through their county. Set backs for noise and flickering through By-Laws were not appropriate for the size of the turbines to prevent these noise and sight issues. Why would Nova Scotians want to be guinea pigs without testing? Who bears the result if the impacts are severely detrimental to species, health, etc.?

10. Visual Resources. Visual sightlines are a recognised area of concern in an Environmental Assessment for wind projects in Nova Scotia. However, the province does not offer much in the way of regulation and guidance for projects such as this. This should not be confused with “not in my backyard arguments”. Visual sightlines are views with historical, scenic, cultural, and economic importance. The Wentworth Valley Scenic Loop as designated by the province (reference the sign at the entrance to Scenic Wentworth Valley) as a place with the oldest ski hill east of Quebec and a recognised high value tourism area for skiers, hikers, bikers, fishers and home owners alike. These concerns have not been taken into consideration by the proponents. There is plenty of land to develop turbine operations ... why would it be developed in a strong residential and recreational mecca in NS?

11. Intensified Industrialization of the narrow valley. This small valley is already subject to a major quarry, primary rail line serving all of Nova Scotia, industrial forestry and now proposals for the largest industrial wind turbine projects in the province. Was the cumulative impact of these elements considered in the siting?

12. Higgins Mountain Windmill Project. Held a community meeting in Wentworth on Tuesday October 5, 2021, to provide information to and receive information from the people living in the community who would be most affected by this project. For some, it was the first they had heard of such project. For others who work full time, it was not possible to attend. It was very apparent from the meeting that they were not well prepared. There were 3 maps that were presented and all three were different. Questions about the placement, number of turbines, and site lines were not able to be answered by the project partners. Each level of government requires different permitting applications and studies for such projects to proceed. The consortium partners did not seem to understand nor explain the processes except that an Environmental Impact Study was required and is being done. This has caused considerable concern that a project with significant implications for this area is not taking the community concerns seriously. On December 4, 2021 Higgins Mountain Wind Proponent held a second

community meeting. It was quite evident from the meeting that there is little community support for the Higgins Mountain project. Their 10-minute allocated question period expanded into 2 hours with multiple concerns on this project. Most in attendance were not in support of this project in the Wentworth Valley. There has not yet been a community meeting with the other proponent. Protect Wentworth Valley ASKS of the Nova Scotia Government:

- Prohibit industrial wind turbines in areas of important moose habitat and connectivity in Colchester/ Cumberland, which includes Higgins Mountain and Stevens Mountain. Wentworth Valley is not the right place for industrial wind turbines.
- Enact Protection of the mainland moose core habitat designated in Colchester/Cumberland, which includes Higgins Mountain and Stevens Mountain, in the Nova Scotia Mainland Moose Recovery Plan.
- Designate the Colchester/Cumberland core habitat area of the endangered mainland moose, which includes Higgins Mountain and Stevens Mountain, as wilderness area under Nova Scotia's Wilderness Areas Protection Act, to connect to the Portapique River and Wentworth Valley Wilderness Areas. This will help the Nova Scotia Government meet its mandate to protect at least 20% of the total land and water mass of Nova Scotia for nature conservation by 2030.

Thank you so much for taking the time to consider this important issue. The above implications to the **Wentworth Valley need extensive research and consideration.** I hope that after considering the impacts to the Valley you will agree that this project should not be in the location proposed. Wentworth Valley is a treasure to be protected now as wilderness by the province of Nova Scotia.

Respectfully submitted,

Amy Jordan

From: A Withrow
Sent: Sun, 27 Feb 2022 22:35:47 +0000
To: Planning
Subject: Wind development in Wentworth Valley Area

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input. In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund. I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us. I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities. Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record. The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment. Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker,

health, environment, peace and enjoyment of the land). Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A). Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley. There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you and help save beautiful Wentworth Valley and the Hart Lake area.

Amy Jordan

From: Stephanie Sacre
Sent: Sun, 27 Feb 2022 19:53:46 -0400
To: Planning;info@protectwentworthvalley.com
Subject: WIND
Attachments: Cumberland By-Law Letter - Stephanie Sacre.pdf

From: Amanda Stewart
Sent: Mon, 28 Feb 2022 18:35:22 -0400
To: Planning
Subject: Windmills in Wentworth valley Ns

I am Amanda Aylward I use to live in Amherst Nova Scotia. Close to the windmills there these people are going to have problems living next to them or near them wind turbulence. And also. Will cause problems with hearing and also head aches that will cause. Them to be sick being a person. Also vertigo. For those who hav hearing issues Of exsperiance that has had issues with windmills in the past not only that you are taking away homes of animals you will drive them out of there. This is not right to any one living in this area or to the animals that builds there homes in wentworth valley if you want to build wind mills put it some where where there is no one around just forest. You realize wind turbulence can travel miles always.
Sinclley your Amanda Aylward

From: Dykeman, Leslie
Sent: Sun, 27 Feb 2022 17:24:13 +0000
To: Planning
Subject: WIND

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

I would ask the Cumberland Council to seriously consider if they want industrial wind turbines and why? Is this the right place? Why? Is this area worth protecting for its critical biodiversity and wilderness for our future generations? I do believe this unique gem is worth protecting.

Thank you for listening to the voice of the constituents. Your serious consideration to this irrevocable change is sincerely appreciated.

If you should decide to have wind turbines, I personally ask you to take the time needed to prepare appropriately for the well-being of both citizens and the wilderness.

In drafting changes to the bylaws, I request the following be considered and included in order to protect the wilderness that makes this land so critically important and to protect it for future generations:

To explain why the turbines are needed in this area

To explain how the community will benefit

Prohibit construction on core habitat areas as identified in the Nova Scotia Mainland Moose Recovery Plan

Setback distances appropriate to the size of the wind turbines being proposed so that citizens are not affected by sound, flicker/strobe effect; so that health is not in jeopardy – and that people do not see flashing red lights in the dark night sky that is so unique to this area

Guarantees that the water quality of streams, rivers, lakes, wells will not be negatively impacted by the construction and operation of wind turbines

Guarantees that the roads will not negatively impact people and wildlife.

Ensure funds are available for decommissioning – including removing the turbines, responsibly removing and a way to get rid of them in an environmentally friendly way, the concrete foundations (identify where and what will be done with the concrete?), and backfill with environmentally friendly soil and tree plant

Accountability – inspections of the site and the proposed location of each turbine pre-construction; during construction; and post-construction. If the turbines have impact on citizens' health and well being, have a clause that the turbines are to stop turning and are to be decommissioned.

Regulatory monitoring ongoing for the life of the turbines

Community protection fund

The setbacks should be a minimum of 5,000 meters to the nearest property line or residence or further if needed for the size/scale of the wind turbine in order to not have ill effect on humans, water and wildlife. This distance must be sufficient to eliminate any impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. The noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us. I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction and operation of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities. Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record. The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Thank you for your time and consideration,
Leslie

From: Eric Wood
Sent: Tue, 1 Mar 2022 12:45:16 -0400
To: Planning
Cc: PREMIER@novascotia.ca;mindnr@novascotia.ca;Minister.environment@novascotia.ca;ea@gov.ns.ca
Subject: Input into new bylaws for wind farms in Cumberland County

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project

cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc.

Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process.

Best regards,

Eric Wood
100 Sunset Cove Road, Folly Lake

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:51:35 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: missusnicky@gmail.com@mailgun.voxadvocacy.com
<missusnicky@gmail.com@mailgun.voxadvocacy.com> on behalf of missusnicky@gmail.com
<missusnicky@gmail.com>
Sent: Tuesday, March 1, 2022, 5:51 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Carol Nicholson.

Carol Nicholson

B0E 3B0

From: John Alho
Sent: Thu, 3 Mar 2022 02:06:52 +0000
To: Planning
Subject: Yes To Wind Energy
Attachments: Subject_ Wind_ELSS.docx

Hello,

I am a Dalhousie law student with 2 years' experience working on wind and solar power plants in Alberta's electric utility sector.

A moratorium on wind energy development will deprive the county of the jobs and long-term tax revenues that come from multi-million-dollar investments in wind energy. It would also deny landowners' rights to lease their land to wind energy companies.

Please do not enact any moratorium on wind energy development.

Thank you,
John Alho

From: John Mayfield
Sent: Mon, 28 Feb 2022 13:55:17 -0400
To: Planning
Subject: Wind
Attachments: MFN BD Wellness - REDACTED.pdf

Dear Cumberland County Planning Department,

Before I give my feedback I want to thank you for doing a moratorium and reviewing with an eye to updating your bylaws. It's a remarkable leadership move that puts people first, an example I hope more areas and the Provincial government will follow.

My letter will probably be quite lengthy and I apologize in advance, but I feel it's critical to give as much background, information, and thoughts as I can.

Steph, my wife, and I live 1 to 1.5km away from the five turbine project in Millbrook. We own 45 acres, surrounded by hundreds of acres, and we built about four years before the turbine project came about. Like many people that move to a rural area we came for the quiet, enjoyment of outdoors, and nature. We read the hand outs and Environmental Assessment (EA), and trusted the process. The EA stated we would have no visuals, no shadow flicker, and on the low end of noise impact (around 35dB). Based on the information we were presented we saw no reason to object.

The reality of the situation is that we can see between one and five turbines. We have headache inducing shadow flicker that can last up to 20-30 minutes. Noise is the biggest issue. We no longer enjoy being on our property, or sitting out on the decks, the noise can be so loud it can be heard inside the house, and disturb sleep. This noise can be loud enough that our neighbours, who are 1.4 to 2km away, and at a lower elevation, can hear it inside their house.

View coming up the driveway (no visuals predicted):



Shadow flicker videos:

<https://youtu.be/VXyrgQORIFo>

<https://youtu.be/AMX79ZmOokM>

Sound recordings (some harsh language, I try not to but frustration gets the better of me):

<https://soundcloud.com/johnns-1>

The EA is demonstrably incorrect.

These are not trivial impacts.

To date ownership has had no apparent interest in helping us with our situation, including direct requests to ownership from the local government. The Provincial government has been unable to answer what the penalty or remediation is for the incorrect EA. Provincial government also hasn't offered any help. We are going on eight years of this. The burden is completely on us.

I feel it's important to relate that I'm speaking from our personal experience that can be verified

and demonstrated. I invite anyone to come to our place, day or night, and experience it for themselves.

It's also important to note that the turbines in the Millbrook project are 80m at the hub while most of the new projects I've seen are 100+ meters at the hub. A significant height difference, more so when you include blade length.

Before writing this letter I thought a lot about what 'acceptable impact' should be and I concluded that there should be none, at least for noise and shadow flicker. Over the years I lost sight of the fact that turbines are a business, industrial at that. Would a business normally be allowed to strobe a light at residents (shadow flicker)? Would a business be allowed to produce noise pollution at random intervals, at random volumes, day or night, sometimes for days at a time, that can impact everything from enjoyment to sleep?

Now apply that to a rural setting where people move for the quiet, the nature, the outdoors and oftentimes the view. Much of which we have lost to the Millbrook project.

I have read through the various information Cumberland offered when asking for feedback. With respect to the people that like the look of them I have to wonder if it's something they drive by and see, something they see at a distance from their property, the number of turbines they see, has it altered a view they enjoyed for years previously, how long did they have the view before it was altered, and if they have any other impacts. In my opinion living with versus occasionally seeing in the distance should be weighted differently. Priority has to go to people potentially impacted on a constant basis.

Long road to get here, but my suggestions:

- The goal should be zero impact on residents and their property
- Setbacks at least 5km from property line. Using a 'to the house' measurement gives ownership use of people's property without considerations. I liken it to someone building an overhang that extends 20 feet into a neighbour's yard - just because it's not technically on their property doesn't make it okay. This distance might have to be even farther. I'm basing this on my and, in particular, my neighbour's experiences. The current 1km setback isn't adequate for the turbine sizes near us, I don't see how they would be for larger ones.
- Zero acceptable noise level. Knowing what impact the turbines have had on us I don't think there should be any allowable noise. It is probably the single biggest issue we face because it is the most frequent and far reaching. People's houses and property are usually their biggest purchase and should be a refuge, a place they look forward to going to, a place they want to be. Noise has the potential to ruin all of that and has in our case.
- Zero shadow flicker. No one should have to avoid parts of their house or invest in heavy blinds to try and avoid this.
- A fund from ownership that would go directly to bringing relief to residents that, through no

fault of their own, find themselves in a situation like ours or that can demonstrate unreasonable and/or unpredicted impact.

- A fund for decommissioning based on the worst case scenario and updated through the life of the project at set times. The cost to decommission now is unlikely to be the cost to decommission in 5, 10, 20, 25 years. I am not familiar with how bonds would work or what happens when a company closes up or sells their interest, but if there are safeguards there then perhaps a bond will work - otherwise it should be a cash fund.

- Strong consideration given to the impact on future housing and development. I've talked to real estate agents, lawyers, and appraisers and it's all basically the same. How many ask for a place where they can see turbines? How many ask for a place with shadow flicker? How many ask for a place where they can hear turbines? How many ask for a place where they can hear turbines inside their house? How many ask for all of that combined? In my opinion it's a significant effect on housing and development for a very large area around any project. Personally, when we dream of escaping our situation and look at where to move, anything within 10km of transmission lines, or large hills, we toss out of consideration. At this point even oceanfront is in doubt due to talk of off-shore turbines. Going forward we will also examine bylaws, something I hadn't considered before your moratorium.

- minimize impact on wildlife, including sensitive ecological areas such as marshes and watersheds, and migratory paths. The potential turbine failure could throw debris in a wide area. Of particular concern for me is the fiberglass in the blades which can be impossible to clean up and hazardous for wildlife when ingested. There are also hydraulic and oils to consider should there be a significant failure. Also the unfortunate nature of turbines is they require distance from each other, the larger the turbine the more the distance - this is a terrible use of land and impacts a vast range of habitat.

- a written plan, perhaps backed by a bond, for disposal of blades and other parts when damaged or worn. Currently there is little or no recycling of the blades and those end up in landfills. Given the size and number this would take up a very large amount of space in our landfills.

I'd like to leave you with two more things to consider.

I was thinking about this while forming my letter: Why do wind turbine projects get a pass that normal industrial projects would not?

What do I mean by that? For any area where industrial wind turbines are proposed ask yourself if other projects would be allowed there. I've read from various proposals across the province that it's around 10 acres that need to be cleared per turbine with each turbine being 100m+ tall at the hub, blades adding more height. Add in road improvements/install, plus transmission lines, plus supporting infrastructure. In places where turbines are proposed would you instead allow an equal number of plots (for example, 16 turbines = 16 plots) that are 10 acres each to be developed? If so, what if each plot had a building larger than any other building in Nova Scotia which is currently Fenwick Place at 98m and sitting on about 1 acre of land? A 10 acre plot would allow each building to have considerable green space in comparison to Fenwick Place.

I would argue that such a project would have less impact on wildlife because they could be placed close together and away from sensitive areas. Turbines must be spaced so they don't interfere with each other (turbulence, wind shear, etc) - which also means more roads and supporting infrastructure. I would also argue that such a project could have less visual impact on other rural residents since they could be placed more out of sight. They would produce less sound, or easier to control that sound if it was excessive and certainly at night when sleep is critical. While there may be lights, they wouldn't produce shadow flicker. I would also argue that they would be of more economic benefit to the area in terms of taxes, direct and spin-off jobs, and so on. Once turbines are built there are very few jobs associated with them.

I doubt such a building project would be allowed or approved in the areas where wind turbines are proposed even though, I feel, the benefits would be greater and the impacts less - so why are turbines not thought of the same way? It's still industrialization of rural areas. The only reason for the turbines would be to try and meet a renewables goal - I could debate the effectiveness and costs to ratepayers, but that's not the scope or purpose of the feedback. Suffice to say, I feel there are better economic uses for the lands where turbines are proposed, and those economic uses would have less impact on people, ecology, and wildlife.

The other is Millbrook First Nation's objection to the Beaver Dam gold mine project and a study done by Millbrook FN called "Beaver Dam Wellness Study" - I've included a copy for convenience but it's easy to find online also. In this study there are some very important points used to support Millbrook FN's objection to the project, an objection I support.

It's interesting to note that on page 21/22 there's a table called "Proximity to pollution sources" that lists "Power generation station (wind)" in the Millbrook/Truro column - those would be the ones near our place.

On page 29/30, Mental Health Impacts:

"The impacts raised include (1) emotional impacts such as spite and frustration (2) loss of space to stay active and healthy and (3) the sensory impacts of the project"

"People feel grief, loss and anger when destruction affects their environment and sense of place. These impacts are rarely captured in impact assessments, existing as a very real but unacknowledged externalities (McManus et al. 2014). As previously mentioned, a big part of what makes the area desirable for people to live is the fact that it is so bountiful and quiet. If these qualities are disturbed the residents will experience resentment towards the powers that be, in turn adversely affecting their mental health."

and

"The mental health effects associated with the project's sensory impacts have to do with the fact that residents have grown accustomed to the quiet pristine location, which would change in terms of noise, light, air quality and seismic activity. Community members mentioned that the changes in the Beaver Dam area could affect quality of sleep and perceptions of safety."

These can and should apply to any project, most certainly the Beaver Dam gold mine project and most certainly wind turbines - because much of it is the same thing we have been dealing with for going on 8 years.

No one else should have to go through what we do.

Thank you again for this opportunity and your demonstration of leadership.

Please feel free to contact me with any follow up you may have,

-John Mayfield

902-324-1344

741Loch Haven Lane

Old Barns

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:50:36 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: gremurf@gmail.com@mailgun.voxadvocacy.com
<gremurf@gmail.com@mailgun.voxadvocacy.com> on behalf of gremurf@gmail.com
<gremurf@gmail.com>
Sent: Wednesday, March 2, 2022, 10:11 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Greg Murphy.

Greg Murphy

B3L 1J9

From: Gary Allen
Sent: Sat, 19 Feb 2022 12:44:56 -0400
To: Planning
Subject: WIND

Thank you for your time in reviewing the bylaws.

I am a big supporter of renewable power but as a taxpayer in Wentworth Valley I am concerned with the size and close location to this unique recreational part of our province. The current plan for the Wentworth windmills brings them very close to the valley ridge which will certainly have a negative visual impact. In addition I am concerned about the potential noise affects these huge turbines could have on our quality of life and the legacy of these towers once they are past their useful life.

Bottom line is I hope the bylaws will ensure that any project approved does not negatively impact recreational areas and set backs are extended to ensure residents are not directly impacted by noise, etc.

Thank you

Gary Allen
65 Timberline Trail
Wentworth, NS
902 483 2650

From: Trevor Wood
Sent: Tue, 1 Mar 2022 13:11:37 -0400
To: Planning
Cc: mindnr@novascotia.ca;PREMIER@novascotia.ca;ea@gov.ns.ca;Minister.environment@novascotia.ca
Subject: Input into new bylaws for wind farms in Cumberland County

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc.

Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process.

Best regards,

Trevor Wood

100 Sunset Cove Road, Folly lake

From: Mike Murphy
Sent: Wed, 2 Mar 2022 17:54:32 -0400
To: Planning
Subject: Higgins Mountain Wind Turbines

To: Cumberland County Planning Department and Council

The purpose of this letter is to voice my opposition to Wind Turbine projects currently being proposed for the Wentworth Valley, both the Higgin's Mountain and Hart/Trout Lakes sites. It is my opinion that the projects being proposed would ruin what I consider to be a natural provincial treasure. It also contravenes all the efforts that local Nova Scotians have undertaken to promote, build, and develop this area into the Natural Wonder that it is. It is also my professional opinion that the technology being proposed also falls short of meeting Nova Scotia's need for a sustainable long term source of green energy.

The Wentworth Valley is an area I only really discovered a decade ago upon moving back to Nova Scotia, specifically Truro. Once back in Colchester/Cumberland County, I firstly became familiar with the area for downhill skiing. Once this first winter passed, I discovered the numerous hiking trails and waterfalls in our two counties and was left awestruck. Having lived throughout Ontario for my adult life, my hikes reminded me of what untouched potential this area has, and what such preserves have been lost in other areas. On one trip to High Head, a colleague from away commented on how few unspoiled vistas like this were left. In his experience from Europe, he pointed to areas below, indicating to where, in other locals a golf course would be build or a resort would occupy the space. For me it reminded me of Collingwood, ON, except for the lack of development, but also of the potential. Shortly there after I put my money where my mouth was, and built my own place in the Wentworth Valley. After 12 years, I am glad I did. Not only for the enjoyment of the outdoors that my family has experienced, but because of the construction boom that has occurred since in the Wentworth Valley. This has been even more amplified when talking to random young families that are always asking if anyone knows of properties or lots that might come available. The demand for building lots is outstripping supply. No sooner are the lots/subdivisions laid out, but they are sold out. In discussions with current landowners, a large scale industrial electrical generating site would have influenced their decision to build and invest in Wentworth.

The growth of outdoor recreation in the Wentworth area has resulted in both population growth, and facilities growth for hiking and snowshoeing, mountain biking, alpine skiing, cross country skiing, fishing, hunting, ATVing, snowmobiling, and indoor usage of our Rec Center for Craft Shows, pickleball and yoga. Much of the effort creating these facilities/activities has been created by the individuals attracted to the natural beauty of the area. I would love to see the counties and the local residents meet and come up with a long term development plan that recognizes the natural potential of this area to the Province of Nova Scotia.

Some points that jump out at me are:

- 600ft towers on top of 800-1000ft mountains can hardly be kept invisible.
- The 40db drone that Higgins Mountain Wind LP(HMW) describes as acceptable was completed when foliage was on. They describe it as no noisier than sleeping in a room with a fan going. I don't sleep with a fan.
- HMW indicates that they only build on disturbed sites(clearcut). When we carbon balance these sites, loss of plants scrubbing CO2 to CO2 added from burning Biomass fuel from clearcut and carbon cost of building and transporting large turbine, we have devoid the environmental benefit gained by wind energy over fossil fuel.
- Damage to geology and current residents, ie wells, structures, in the blasting required for the pilings to support large structures
- Wildlife habitat destruction from clearcutting affecting streams for endangered salmon to loss of habitat from species like the mainland moose. Please note had we not got Northern Pulp to stop clearcutting into the Wentworth Valley 3 years ago the main railway line supporting the Halifax port would have been endangered from water runoffs and land slides.
- Cost of reclamation. We are currently looking at 3-4 abandoned turbines. These companies do not have a good track record for being good long term stewards of our natural resources.
- Marginal economic gain for local government and zero gain for the Province, considering both the land owner and energy reseller are incorporated in other jurisdictions nationally and globally. Local governments would more likely be negatively affected as a result of the declining residential growth in surrounding areas.
- Nova Scotia and Newfoundland are the only provinces where the parties of HMW build wind turbines. Elsewhere they utilize solar.

Thank you for your involvement in this process. Hopefully we can come to solution that benefits all parties in the Province of Nova Scotia.

Best regards

Michael Murphy, MScE, MBA

From: phildon phildon
Sent: Tue, 1 Mar 2022 14:05:22 -0500
To: Planning
Subject: Fwd: WIND
Attachments: ListOfAttachments.docx, Covering Letter to Cumberland.docx, CumberlandWindturbineSubmissionCarolRoche.docx, 220301EA COMMENTS (2).docx

To Planning Department Staff, Municipality of Cumberland,

Per your request for public input regarding the Wind Turbine Regulations in Land Use Bylaw for Cumberland County, attached is a covering letter, and two submissions made during the discussions on the proposed Pugwash Wind Turbine Project as well as a and a link to a video showing that wind turbines can fail and what can happen if proper setback is not regulated.

Unfortunately, as we are spring, summer and fall residents on the Gulf Shore, we were not informed of the public input request until a few days ago, not giving us time to prepare an updated submission. Many of the issues discussed in the previous submissions re the Pugwash Wind Farm project, however, will apply to future project proposals.

Thank you for your consideration.

Marilyn D. Donaldson

81 Reid Drive, Gulf Shore, Pugwash, N.S. B0K 1L0

From: Murray Scott
Sent: Mon, 21 Mar 2022 17:52:19 +0000
To: Nelson Bezanson
Subject: FW: Wentworth Valley Wind Turbine Project
Attachments: Wentworth Letter.docx

From: Marg Pattillo <margpattillo@gmail.com>
Sent: March 21, 2022 2:32 PM
To: cblair@colchester.ca; vlomond@colchester.ca; Kathy Redmond <kredmond@cumberlandcounty.ns.ca>; wind.info@novascotia.ca
Cc: info@protectwentworthvalley.com; ea@gov.ns.ca; mindnr@novascotia.ca; Minister.environment@novascotia.ca; PREMIER@novascotia.ca; Murray Scott <msscott@cumberlandcounty.ns.ca>
Subject: Wentworth Valley Wind Turbine Project

Attached please find my letter of concern related to the proposed Wentworth Valley Wind Turbine Project.

Sincerely,

Marg Pattillo

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:56:36 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: tmpeckford@gmail.com@mailgun.voxadvocacy.com
<tmpeckford@gmail.com@mailgun.voxadvocacy.com> on behalf of tmpeckford@gmail.com
<tmpeckford@gmail.com>
Sent: Friday, February 25, 2022, 1:50 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Teena Peckford

B2X 3S6

From: Peter Bigelow
Sent: Tue, 1 Mar 2022 18:38:22 -0400
To: Planning
Subject: Wind
Attachments: Cumberland County Planning Department By-law public input P. Angus Chisholm Bigelow.docx

Good evening! Please find attached my letter regarding input for by-laws in Cumberland Country surrounding the topic of windmills. I can also be reached on my cell at 902 483 3144.

Thank you very much for your consideration and I hope you have a wonderful day!

P. Angus Chisholm Bigelow

From: Stan and Roxanna Johnson
Sent: Tue, 1 Mar 2022 13:59:30 -0400
To: Planning
Subject: proposed windmill objection
Attachments: Dear Cumberland County Planning Department.docx

Please see the attached letter of objection to the proposed location of the Hart Lake windmills.

Roxanna Johnson
Resident of Hart Lake

From: Eniko Zsoldos
Sent: Mon, 21 Feb 2022 13:36:54 +0000
To: Planning
Subject: Wind Energy Development Support

Hello,

As a Dalhousie University student, I am very concerned about the imminent impacts of climate change. I feel increasingly concerned about my future as a young adult and this matter weighs heavily on my mind. I am relieved to hear that Nova Scotia has set a target for 80% of our electricity to be generated from renewable energy sources such as wind energy by 2030 in an effort to reduce our carbon emissions as a province. Rapid transition to clean energy is what we urgently need!

However, it worries me to see that Cumberland County is pausing wind energy development permits for 6 months to a year to review its bylaws. Any further delays or roadblocks to renewable energy adaptation will potentially cause the provincial target to slip away, and it is of utmost importance to ensure that good wind energy projects can still proceed.

It is frustrating to be part of a group that researches batteries, technology essential to realizing the clean energy transition, yet witness tangible clean energy projects being potentially delayed due to concerns that pale in comparison to the alternative of continued reliance on coal fire generation.

As an engineering student, we are constantly being made aware of our part to play in the renewable energy sector and the importance of technological improvements to the decarbonization of energy production. However, when better wind turbine technology has improved and cohesive projects are being proposed, it is disheartening to see that a moratorium on wind farm development is taking place. 6-12 months is a substantial amount of time, and introduces extra uncertainty to projects being developed.

I care deeply about the state of our environment and spend a lot of time outdoors enjoying nature. Besides subjective views on aesthetic pleasure, the impacts of wind farm installations to recreation and eco-tourism is unclear and may even be a net benefit. Any impacts from potential noise or shadow flicker can be easily mitigated by appropriate setbacks to homes. I hope that the Council will be able to focus on the larger picture of reducing carbon emissions and objectively judge the impact of wind farm development.

One of the major concerns is the impact of wind turbines to the landscape, recreation and tourism. I would like to express that I have been to Ski Wentworth and Wentworth Valley multiple times, and would have loved to see more wind turbines making good use of the high winds in the area. As there is no clear impact of wind turbines in these respects, such subjective concerns should not be used to halt further wind development!

The support for wind projects is strong within the Dalhousie community. We have numerous student societies, as well as research labs that are passionately devoted to the promotion of clean energy within Nova Scotia. I sincerely hope that wind energy adaptation receives renewed support and priority from our elected officials in Cumberland County.

Sincerely,
Eniko Zsoldos

A Concerned Dalhousie 2nd Year PhD Student

From: Kate Fitzgibbons
Sent: Mon, 28 Feb 2022 17:52:27 -0400
To: Planning
Subject: Signed document Cumberland sample letter.pdf attached.
Attachments: Cumberland sample letter.pdf

This document was signed using Adobe Fill & Sign.
Get the app for [iOS](#) or [Android](#) .

Want to send documents for signature and track responses? [Learn more](#) about Adobe Sign.

From: David Fitzpatrick
Sent: Thu, 24 Feb 2022 00:18:38 +0000
To: Planning
Subject: WIND

I am in support of a full review of wind energy regulations to an anticipated five year interim review of the Land Use Bylaw. A closer examination of decommissioning requirements and the use of up front bonding for wind farm owners needs to take place.

David Fitzpatrick
72 Frosty Hollow Lane
Wentworth, NS
B0M 1Z0

Sent from my iPad

From: Barbara Jack
Sent: Wed, 2 Mar 2022 11:43:32 -0400
To: Planning
Subject: Wind Energy Consultation
Attachments: Wind energy letter.odt

Please see the attached letter.
Thanks,
Barbara

From: James Edwards
Sent: Wed, 2 Mar 2022 11:31:17 -0400
To: Planning
Subject: Wind - Higgins Mountain - Feedback

Good morning to the Cumberland County Planning Department.

I'm writing as a landowner in the Wentworth Valley (Lot 1B, Miller Court) and as an active skier at Ski Wentworth with input for the municipality regarding the wind by-law review. I want to begin by expressing my thanks to your Planning Department both for soliciting feedback for this policy, and as your department has been very helpful with any questions I have had in the past regarding our property in Wentworth.

I have 3 main concerns:

1: Acoustics / setbacks

I have good hearing for my age (mid-40's) and do not wish to hear any low to mid frequency "whoosh whoosh" noise from the turbines as they would impede enjoyment of the property for us. I feel this would reduce the future value of the property. I have experienced this kind of noise from wind turbines in various places in Nova Scotia, and would not build a recreational or primary residential property if this were at all a possibility. I feel that significant setbacks and regulations regarding acoustics would alleviate this concern.

2: Decommissioning

At worst case scenario, the wind farm owners might become insolvent and leave the turbines standing without maintenance, leaving potentially dangerous and/or eyesores standing. I know of some turbines still standing in NS that are acoustically loud, not generating electricity, and not being removed - becoming a perpetual disturbance to neighboring residences. There needs, in my opinion, to be some binding regulatory mechanisms to ensure that wind turbines that are non-functioning and/or acoustically polluting require removal, especially as this would be at very significant cost. Perhaps an owner-paid bond in the same vein as the orphan oil well programs could be considered.

3: Wentworth Valley Natural Wilderness Area:

Great efforts have been made in establishing the Wentworth Valley as a pristine wilderness area used for outdoor recreation and enjoyment. This has included significant efforts by valley landowners to develop trail systems especially for the use of non-motorized pursuits (Skiing, Cross-Country Skiing, Snowshoeing, Walking, Hiking, Mountain Biking), of which the natural beauty, tranquility, and peacefulness of the valley are key features. My concern is that by placing an extremely large-scale industrial wind farm on or beside this wilderness area, the enjoyment of the natural beauty will be diminished and that tourism operators may have a more difficult time selling the natural beauty experience if it becomes overshadowed by an industrial energy installation. There are currently efforts to make Ski Wentworth into a 4-season destination, which frankly is a relief as anything to make the ski hill more economically viable and sustainable is a benefit to all who reside, recreate, or are employed in the Wentworth Valley.

Finally, I should point out that Ski Wentworth and the associated tourism likely brings more direct economic benefit to Cumberland county and local residents than this wind farm ever will.

Should you have any questions please feel free to contact me anytime.

Sincerely,

James Edwards, P. Eng.

(Residence) : 23 Foxberry Hill, Glen Haven, NS

(Property Owner): Lot 1B, Miller Court, Wentworth NS

902.233.7553

From: Kate Sherren
Sent: Mon, 28 Feb 2022 21:39:50 +0000
To: Planning
Subject: Submission about wind turbine regulations
Attachments: Chappell2020lurp.pdf, Chappell2021jepp.pdf, 2016erss.pdf, cumberlandwind_SherrenLH.doc.pdf

Dear Cumberland County Planning Department,
I've attached a letter and a few attachments to inform your consideration of new wind turbine regulations.

Warm regards,
Kate

Kate Sherren
School for Resource and Environmental Studies, Dalhousie University
<http://katesherren.org>

From: Murray Scott
Sent: Wed, 2 Mar 2022 22:45:59 +0000
To: Nelson Bezanson
Subject: Fwd: Wind Farm in Wentworth

Sent from my Bell Samsung device over Canada's largest network.

From: David Cudmore <dcudmore@mediplex.ca>
Sent: Tuesday, March 1, 2022 9:47:03 PM
To: Murray Scott <msscott@cumberlandcounty.ns.ca>
Cc: Kathy Redmond <kredmond@cumberlandcounty.ns.ca>; vlomond@colchester.ca
<vlomond@colchester.ca>; toryrushtonmla@bellaliant.com <toryrushtonmla@bellaliant.com>
Subject: Wind Farm in Wentworth

I would like to commend the county of Cumberland for putting a pause on windfarm development.

My family and I value the beautiful outdoors here. We spend a lot of time here skiing, snowshoeing and hiking. We have a year round 2nd home in Wentworth, about a kilometer from the Ski hill.

We are very concerned that the windmills would forever taint the natural beauty and enjoyment of this area.

We are strongly opposed to this out of province development, designed to meet the needs of out of province customers at our expense.

Sincerely

David Cudmore
49 Mountain View Lane
Wentworth NS
B0M 1Z0

From: Frame, Nancy
Sent: Tue, 1 Mar 2022 21:06:32 +0000
To: Planning
Subject: Wind turbine Bylaws

Dear Cumberland County Planning Department,

We understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

In drafting changes to the bylaws, We request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

We would like the setbacks to be at least **5,000 meters** to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

We also request that the issue of decommissioning be addressed by the requirement for a **Decommissioning Bond**. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary of the Bond in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. Given the magnitude and impact of these projects and in the interest of accountability to the community, there should be a **Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval** to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a **Community Protection Bond** established by the proponent and held by the municipality . This component of the updated requirements is critical to provide for the **security and protection of our communities** . The bond should be in place and held by the municipality prior to the beginning of project construction and should be a minimum of 10% of the budgeted project cost. Upon completion of the project the proponent

would be required to provide to the Municipality an audited statement of total actual project cost . The proponent would be required to make an additional contribution to the Community Protection Bond if actual cost were more than budget to increase the Bond to 10% of the actual project cost. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment. Proponents need to be held responsible and provide remediation where the actual impact of the Wind Turbines constructed provide unanticipated actual results related to sound, flicker, light etc that differ from those committed during the assessment/approval process. These structures are massive and if the community is negatively impacted because geographies, wind affect, water issues etc are different than the modelling which estimates pre construction are based on then those most affected community residents need to have a process to mitigate losses. The Community Protection Bond should be held by the Municipality and policies developed related to eligible applications and use of these funds to respond to those negatively impacted by Industrial Wind Turbine projects . The interest earned on the Bond invested by the Municipality would be distributed by application via an approved process to fund initiatives and projects to benefit the communities affected by the Industrial Wind Turbine project . At the end of the Wind Turbine project life and upon successful decommissioning the balance remaining of the Community Protection Bond would returned to the Proponent.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater **then 25 dB(A)** as measured at existing residences. WHO recommends 30dB but for rural settings we are recommending 25 dB(A).

With respect o Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the **Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism** area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The recommendations above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process.

Howard and Nancy Frame
1344 Highway 4
Folly Mountain
Nova Scotia
B0M 1M0

902-662-2900

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From: Liam Johnston
Sent: Mon, 28 Feb 2022 21:24:59 +0000
To: Planning;info@protectwentworthvalley.com
Subject: WIND
Attachments: Cumberland By-Law Letter - Liam Johnston.pdf

Hello,

Please see attached for my letter of concern with regard to the by-laws and proposed windmill project coming to Wentworth Valley.

Thank you,

Liam Johnston

Sent from my iPhone

From: Garfield Moffatt
Sent: Sat, 19 Feb 2022 22:12:59 +0000
To: Planning
Subject: Wind

Good afternoon,

Please allow me to present to council as one who has familiarized himself with the issues surrounding wind energy production for 15 yrs and what it is likely to do to Cumberland County and particularly the Cobiquids over the next decade.

The push to find alternatives to using fossil fuels for energy production is undeniable .

The Cobiquids are square in the middle of ground zero where this battle will take place due to the wind potential but more importantly a willing landowner in Nothern Pulp and thier desire to maximize profit, none of which will stay in Cumberland County.

The Provincial Government in its haste to find more renewable energy through this RFP will cause multiple bidders to bid based on projects in Cumberland County. The County has a once in a generation opportunity to create a framework for better projects should they go forward. Proponents will work within those frameworks regardless how difficult they might seem .

Currently proponents profit from weak bylaws and they count on cash starved municipalities with little ability to judge , hold to a higher standard and enforce rigorous regulations.

We have already seen what poor planning and weak regs have done. We need only look at failed projects in Cumberland County and wrecked lives of those living near projects in Colchester County.

The pause Council has put in place is just and right until staff has had the opportunity to research craft and present to Council and citizens need a say. We have not given a social licence to municipalities to have projects ruin lives in the quest for tax revenue .

The following items need real consideration in this pause:

Zoning areas where wind development should not be allowed due to residential, tourism, socioeconomic, historical or cultural or indigenous reasons.

World class setbacks of 3-5 km from receptors. Not local averages. Seek best in class. Think Europe where experience is more fulsome and lessons from the failures of mixing humans and wind energy production are abundant. Distance will solve many issues such as sound and flicker which are much harder to judge.

Rigorous decommissioning strategies using 3rd party bonds. Real rules and teeth in the bylaws for decommissioning.

Should residents find that all the best planning still results in harm either in health, general well-being, or loss of property values that the county has recourse including premature decommissioning.

In closing , I am a dyed in the wool believer in the movement toward reducing emissions. I am an early adaptor of geothermal heat, residential solar energy production and electric vehicle transportation. I use them all. I'm also very opposed to selling out our region to Halifax's desire for renewables after all these wind turbines won't be installed in Point Pleasant Park.

Don't simply tweak your rules. Instead create a higher ground whereby if projects are built they do not divide us by failure but rather then unite us in success.

I am happy to volunteer in whatever capacity you wish.

Gar Moffatt
902 893 0962

Sent from my Galaxy

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:51:03 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: tristan.barran@gmail.com@mailgun.voxadvocacy.com
<tristan.barran@gmail.com@mailgun.voxadvocacy.com> on behalf of tristan.barran@gmail.com
<tristan.barran@gmail.com>
Sent: Tuesday, March 1, 2022 8:54:20 PM
To: Jennifer Houghtaling <jhoughtaling@cumberlandcounty.ns.ca>
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy

development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Tristan Barran

B3H

From: Carol Hyslop
Sent: Fri, 25 Feb 2022 21:34:59 +0000
To: Nelson Bezanson
Subject: Re: Review of Cumberland Municipal Wind Turbine Regulations

Nelson:

Just a few comments re wind farms for your information. I speak from my life experience. I have spent most of my life in Wentworth. It pleases me to hear people talk about how my home is unspoiled and renowned for its natural beauty. I would like to tell them that it was once far more so. There was a time when the forests were not under siege, when the brooks ran clear enough to drink and the nights were quiet...really quiet.

During my life here we have been subjected to noise pollution, air pollution, and the destruction of animal and plant habitat. All in the name of 'progress'.

For people who have chosen to make their homes in places such as Wentworth because they wish to live a quiet, country life, it is always somewhat of a surprise to find that other people see the same area only as a resource for profit. These people are willing - and eager - to destroy the very attributes that the locals value for the purpose of making money. In the process, they will try to convince people that what they propose is a good thing and will not impact their lives in a negative way. I have seen this happen time and time again. Cumberland County has lost most of its forests because it was a 'good thing' to cut down trees to make paper; the bait was jobs. Our valley was bisected by the Trans-Canada Highway because it was a 'good thing' to provide a road for the travelling public; the bait was a paved road. There were other projects which, thankfully, local people were able to stop, but it seems in my lifetime it has been a constant battle to protect this valley.

I am not anti wind power, it would seem this manner of producing power is one option we have to combat climate change. That's a point your committee should consider...there are other options, and we no doubt will need to make use of them all. I see the info put on Facebook by the companies proposing wind farms. They make it seem that wind farms are the only way to combat climate change, that these projects are absolutely necessary and need to be done immediately. They imply that anyone who does not agree is not doing their part to save the earth. I regard this as this bullying.

Obviously, wind farms will be built, the important thing is to situate them where they will not cause harm.

When considering your land use bylaws, I hope you will consider the life style and wishes of the people living in the area of any proposals. I hope you will believe the people who tell you about their experience with the noise and flicker produced by turbines. I hope you will make clean air and clean water priorities. I hope you will

critically study any impact on animal and plant habitat and what used to be known as the 'balance of nature'. I hope you will not be taken in by what these companies will say about how harmless their project is and the benefits you will reap in return for allowing them to do as they wish.

I would like to thank the Council for doing a review of the bylaws and for listening seriously to what the citizens of Cumberland have to say.

Carol Hyslop

On Friday, February 25, 2022, 02:59:32 p.m. AST, Nelson Bezanson <nbezanson@cumberlandcounty.ns.ca> wrote:

This email is being sent to all those who provided comments for the Public Hearing when Council considered whether to put hold on new wind turbines while the current regulations are reviewed.

If you've already provided comments to this request then you have my thanks.

A reminder that March 2 is the last day for comments on our review of wind turbine regulations in Cumberland

More information on the review can be found on the [plancumberland.ca](https://www.plancumberland.ca) website where you can find the latest information and any relevant reports etc.

<https://www.plancumberland.ca/wind>

There is no survey or questionnaire and I invite people to simply share what they have on their minds whether that's hopes, concerns, or additional information they would like to see etc. This applies to wind turbine developers as well as members of the public. I would also remind you that this review is not related to any particular wind project but the regulations for domestic, small and large-scale wind turbines throughout the Municipality.

Please don't link other pages or attach long documents, I'm a team of one and have limited time available. This stage of the review looks to identify what the public and stakeholder concerns are in general, not debate one side or the other.

As you can see in the work plan I hope to have a first draft prepared in May followed by a second review period and first reading in June.

Its currently too early to know whether we will be able to have public meetings in communities, we'll continue to evaluate this.

Feel free to share this information and ask questions and provide feedback.

Regards,

Nelson M. Bezanson

Municipal Planner

Municipality of Cumberland,

Upper Nappan Service Center

Phone 902-667-3304

From: Rau, Gerry
Sent: Mon, 28 Feb 2022 21:39:19 +0000
To: Planning
Subject: Protect Wentworth Valley

Good afternoon.

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc.

Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A). Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process.

Best regards,

Gerald Rau

GERRY RAU | FINANCIAL ADVISOR | ASSANTE CAPITAL MANAGEMENT LTD.

18 WILLOW STREET, SUITE 201C, TRURO, NS, B2N 4Z4
TELEPHONE/FAX 902-920-0138 | grau@assante.com



complete
financial advice



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From: RC H
Sent: Fri, 25 Feb 2022 15:19:53 +0000
To: Planning;Murray Scott;Victoria Lomond;cblair@colchester.ca;Kathy Redmond;ea@gov.ns.ca;toryrushtonmla@bellaliant.com;taggartmla@gmail.com;mindnr@novascotia.ca;Minister.environment@novascotia.ca
Cc: Protect Wentworth Valley;PREMIER@novascotia.ca
Subject: WIND turbines in Wentworth Valley

Good morning

I am writing today to ensure my concerns with the proposed wind turbine farm in the Wentworth Valley are heard, considered and acted upon by the Municipalities of Colchester and Cumberland and the Provincial Government of Nova Scotia.

My name is Craig Harris and I live with my family on Folly lake in Colchester county. We are an active part of the community and enjoy all the Valley has to offer, including the peace and tranquility of our chosen lifestyle in rural NS. I have had the privilege of enjoying this area of the Province my whole life as our property has been in my family since the early 1900s. There is nothing better than the feeling of peace and contentment one gets from observing nature, including the magnificent sunsets, quietness, seeing natures creatures thrive and knowing your neighbours share in the same - all which contribute to mental wellbeing and happiness.

As I learn more about the industrial sized wind turbine proposal for Higgins Mountain West of HWY 4, and more recently the one for Stevens Mountain East of HWY 4 and north of Debert, I am more convinced than ever they will do irreparable harm to things that are very important to the residents and users of the Valley - both current and future generations. This has compelled me to educate Myself on the project, impacts, benefits, others' experiences with Turbines, experts' opinions, connect with my community, voluntarily sit on the Higgins Community Liaison Committee and connect with Government and the elected representatives when I have something to bring forward.

My concerns are similar to those raised and shared by many individuals, the PROTECT WENTWORTH VALLEY volunteer organization representing residents and users, and others who have experienced installed turbines and their effects.

These concerns include, but not limited to:

1. resident/user lifestyle change
 - a. visuals
 - b. health concerns
 - c. noise (effects of spinning blades and site work/maintenance-ex. blasting)
 - d. shadow flicker

- e. internet/telecommunication disruptions
- f. increased traffic, construction
- g. property values

2. Climate and ecological

- a. damage to the Mainland Moose habitat and the possible loss of the species
- b. Water contamination (lakes, streams/pond, wells)
- c. damage inflicted through site preparation (de-forestation)
- d. impact to migration/travel patterns of all wildlife
- e. While not in Municipalities direct control, it is interesting to note the NSPI request for Proposal is based on a point system up to 100, and Climate/Environmental is only given a 5pt weighted rating and cost is given 40. it is therefore very important other groups such as the residents, Municipalities and Province take the climate/environmental impacts very seriously.
- f. there are Wilderness areas on both sides of the proposed site, and it seems logical this corridor and the creatures that use it would benefit from a similar designation

3. Financial

- a. concern with the single landowner lease agreement (Northern Pulp) receiving substantial revenue that will go out of the province/out of Canada
 - i. Northern Pulp is currently in creditor protection and I believe the lands are leased from the NS government, and ownership/stewardship may change at any time. This did occur with the Bowater lands in 2015 when the Brooklyn NS mill went out of business and the NS government purchased back the lands
- b. Proponents of the project are not local, and all but one is from out of province. the main financial partner is from BC. Once again, revenue would flow out of the local economy.
- c. Municipality short term revenue gain will be eroded by slowed growth in the area
 - i. fewer people moving to/experiencing the Valley's important and unique Lifestyle
 - ii. tourism impact
- d. Cleanup/decommissioning costs
 - i. unfortunately, we are already experiencing this situation with the 3 in operable turbines on Higgins Mountain, that have no plan to remove after many years. These are owned by one of the partners in the current Higgins Mtn proposal

There are many other concerns shared by the residents, and once installed, there will be no turning back. This is why the Municipality and Provincial levels of government must listen to the residents' concerns, take the necessary time to amend by laws and regulations to protect what is unique, special and sought after by so many others. We are at a crossroads, and decisions

made will have lasting impacts, that each of us will need to take responsibility and accountability for, for the rest of our lives knowing it will affect so many.

what I am asking:

1. listen to the residents' concerns
2. introduce and extend a moratorium on wind turbines in the Valley
3. amend the Municipality By Laws to prevent Wind Turbines installation in the Valley
4. work to designate this area as a protected Wilderness area for all future generations to enjoy
5. Province to consider purchasing the lands
6. protect the creatures such as the moose so they can re-establish, be protected and thrive
7. deny the exploitation of our province by non-local companies
8. be proud to say in the future you were part of the decision makers that stood up for Nova Scotians including those in the Wentworth Valley

If you have any questions, or would like more details, please feel free to contact me.

Craig Harris
902 921 1243

a.

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:52:37 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: debbiesurette60@gmail.com@mailgun.voxadvocacy.com
<debbiesurette60@gmail.com@mailgun.voxadvocacy.com> on behalf of
debbiesurette60@gmail.com <debbiesurette60@gmail.com>
Sent: Monday, February 28, 2022, 9:08 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Debbie Surette

B5A 4G2

From: Kirstie Creighton
Sent: Tue, 1 Mar 2022 21:09:49 -0500
To: Planning
Subject: Wind Turbine

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond.

Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for your consideration of these very important issues. I look forward to hearing how future bylaws will protect the Wentworth Valley for both people and the mainland moose to enjoy for years to come, Take care,

Kirstie Creighton

From: Peter Bigelow
Sent: Wed, 2 Mar 2022 14:44:33 +0000
To: Planning
Cc: Peter Bigelow
Subject: Cumberland Land Use By-law Review - Letter - Peter Bigelow

Cumberland Mayor and Council
March 1, 2022

First, thank you for taking the step to review the land use by-law pertaining to wind turbines and wind farms in Cumberland County. While the use of renewables to offset our dependence on carbon is necessary, the alternatives to carbon-based energy are not without implications. Wind farms constitute some of the largest industrial installations in the county and therefore must be sited with care. Just because it is renewable energy production does not mean it should be unequivocally rubber stamped without proper scrutiny and controls to prevent unintended impacts and consequences. You clearly agree with this rationale as evidenced by your review of the land use By-law pertaining to wind turbines.

Secondly, the catalyst for my letter is the proposed wind farm installations (three that I am aware of) in the Wentworth Valley. While many of the regulations associated with your review of the by-law are for the entire county, I feel it is proper to register my strong opposition to wind farms and turbine siting that will negatively affect the values of the Wentworth Valley. This includes impacts to the scenic values of the Cobequid Hills, the valley and its associated outdoor recreational opportunities. These assets represent the largest factor in why my family, and I have been in the area for five generations. We and hundreds of families are evidence of how the economic well-being of the valley and area is either directly or indirectly connected to these values. And now, with the ability for a large segment of the population to work anywhere through the internet, the valley is seeing even more residential and recreational development with more people able to spend time in this preferred place. It is not just wishful thinking that the economics of rural areas are changing owing to technology and the, pandemic spawned, trend of widespread remote work from home. I have direct experience with this as our family has been able to work from here during the pandemic while enjoying the amazing four season lifestyle offered by the valley and surrounding communities. My brother and sister-in-law also came here to live in the past year and have been working from the valley as a voice actor and the VP of a multimillion-dollar company in Ontario. For them it is all about a lifestyle and a sense of place that they cannot find in Toronto. All around us our neighbors are participating in the same trend resulting in a fuller community and economic well-being for the area. This represents the front end of significant growth that will continue to benefit the county and area for decades. However these attractive factors, wilderness, natural landscape and topography and outdoor recreation, only come with careful stewardship and care. This care is a shared responsibility between large landowners, elected government and area residents. To that end I am asking that Cumberland Council make it clear to the Province of Nova Scotia, Emera and

wind producers that this area has other values and uses which need to be protected and is not the place for large scale industrial wind turbines.

In relation to the land use by-law review, I know that you would be aware of the problems and concerns of wind turbines in populated areas. Despite wind industry sponsored studies and promises that say that the installations are benign, real people come forward with clear evidence of being negatively affected. Seeing and hearing their stories is heartbreaking as they are affected in the most personal of places, their homes. What is terrifying is that this could happen to me and my family in the place that matters the most to us. We feel that we have little to no control over outcomes or judgement of adequate safeguards to protect personal and community interests as the wind farms stem from high level public policies, large scale multi-national business and to this point best guesses about what works and what does not for communities.

Wind turbines in Europe, which has 20 years more experience than we have, are being dismantled at a rapid rate owing to the problems of noise, visual blight, flicker and other disturbances to populated areas. The industry has failed to deliver on the promised "turbines will be a tourist attraction" "they will become a community asset that will blend in" and the promise that "turbines bring local jobs and economic well-being to the communities that they are placed". These were part of their persuasion and justification for closer proximity a decade ago. Instead they are clearly industrial business ventures which need cheap access to lands and whose capital costs and profits leave the community and most often the country. In Europe the solution has been to be honest about these industrial installations and mitigate the impact by building fewer but larger turbines (5mw) well away from populated areas and not impacting high value landscapes and places. A good deal of the focus is on even larger turbines (10mw) that are well out to sea where factors of larger mills, constant winds and no community impacts can all be achieved.

Recommendations

Setbacks

Cumberland Council should apply an adequate setback of 4-5 km from residential buildings to turbines as a safeguard against the negative impacts of turbines.

Visual Impact Analysis

Cumberland County should require its own visual impact evaluation and develop a similar system to those that are employed in Europe. There the impact of the installations on the surrounding landscape is clearly evaluated and the negative impact on high value landscapes is made part of the. Currently, the North American wind industry has a very simple approach to visual analysis consisting of looking at turbine placement on the basis of;

- 1) can I see it/can I not see it
- 2) does it look big/or small

3) photographs with turbines added through photoshop. These images are challenged to properly represent what will actually be seen once built, owing to the inability of cameras to mimic the human eye.

The visual impact analysis should employ the concept of visual weight of the turbines in its methodology, taking into consideration proximity, movement, height, clustering, contrast, colour and other factors affecting visual dominance of the turbine in the landscape. A visual impact assessment also inherently factors in the number and size of turbines. An example of one evaluation approach can be found at https://www.researchgate.net/publication/314633851_VISUAL_IMPACT_ASSESSMENT_OF_WIND_TURBINES_ON_LANDSCAPE_IN_SILALE_REGION. The generation of a 3D terrain model is a valuable tool to explore the visual implications along these lines. With technology these are a very easy and low cost tool for the proponent to provide to the municipality.

Development Agreement Process/Community Participation

The Province of Nova Scotia Environmental Impact process while incorporating a section on social and community impacts is only lip service to the impacts on communities. This was recognized in the election platform of the current provincial government when they committed to an overhaul of the Dept of Environment to restore public faith in its processes. The EA process for wind developers suggests community engagement and participation in planning for Wind Farms but it is a) not a requirement and b) no standard of consultation is established. Further the EA process itself is woeful in terms of avenues and process for citizen participation to inform the ministerial decision.

When challenged on community issues, the provincial response is that much of what communities are concerned about are land use issues delegated to the municipalities while municipalities, unfairly, are forced to point to the EA process as the place for community concerns regarding wind installations which they do not know much about. Clearly a catch 22 for concerned communities.

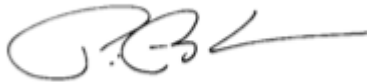
To address the requirement of public participation and good community planning the County should not allow these larger installations to be as-of-right under the by-law. Instead, the by-law should take a development agreement approach towards wind farms and large turbine installations. This can be structured to require the wind proponent to work directly with the community to develop an appropriate approach for a wind farm, addressing issues of concern and mining out benefits and solutions. This would then be delivered to the municipal council for consideration and approval. What we have seen in terms of community consultation when left up to the industry (simple drop-in open house sessions) is dismal, disappointing and frustrating. A development agreement approach allows Cumberland County to require a higher level of community engagement and discussion and to be a leader in effective land-use planning when it comes to wind turbines. All the by-law requirements and land-development concerns recommended above, or any others brought forward by the public as part of this land-use by-law review process can be part of the development agreement process.

While these may seem like impositions on the industry it is something that is required in other jurisdictions and certainly is used with other types of land development within Nova Scotia.

The county should be concerned that a development agreement process would require the resources and costs of scarce municipal staff to oversee and evaluate the process and make a recommendation to council. It also would require specialized skills and technical knowledge that are often not held by municipal staff. Given the infrequency of these types of developments the municipality should enable itself to hire an expert consultant, on a case-by-case basis, to guide and evaluate the public development agreement process. Acting on the municipality's behalf this consultant should be paid for through a fee from the developer to the municipality to ensure that the general taxpayer does not have to foot the bill.

I know there are other issues that I would like to highlight and propose solutions for, however I have taken up too much of your time already. I know being a Council is a tough job and the issue of how to do wind without detriment is a challenge. I am happy to discuss further if you wish.

Sincerely

A handwritten signature in black ink, appearing to read 'P. Bigelow', with a long horizontal stroke extending to the right.

Peter Bigelow FCSLA

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:51:52 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: cpj1974@gmail.com@mailgun.voxadvocacy.com
<cpj1974@gmail.com@mailgun.voxadvocacy.com> on behalf of cpj1974@gmail.com
<cpj1974@gmail.com>
Sent: Tuesday, March 1, 2022, 5:21 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Chris Johnson

B2X 3S6

From: Debi atkinson
Sent: Mon, 28 Feb 2022 03:55:59 +0000
To: Planning
Subject: Wentworth wind turbines

My husband and I retired to Wentworth Valley because we love nature, hiking , biking , skiing and for the peace and tranquillity. Wind turbines in the valley is of utmost concern . The valley acts as an amphitheater.... We can be hiking kilometres away and a lawn tractor engine is easily heard. Over the past 12 years of living here full time and 15 years previously having a cottage, numerous times we have seen moose tracks, droppings and on a couple occasions ... a moose. The government is suppose to protect mainland moose and its habitat... this will not be accomplished with allowing wind turbines in Wentworth Valley. If you drive through the valley after a major rainstorm, there are numerous streams that flow into what becomes the Wallace River. It runs through our backyard. With the blasting to build these turbines and the displacement of soil, we are worried about not only the quality of river water but also of our drinking water. Most people in the Valley have crocks as their source of water, so any impurities from blasting, digging , clear cutting , will affect our water. We have more tourists than Keji, so please protect our valley. There are lots of locations that these huge turbines would not make such an impact, but Wentworth Valley is not that place. We still have a few windmills that have not been functioning the last few years... why have they not been disassembled? Please do the right thing and keep these turbines out of the valley.
Debi and Gerald Atkinson
Sent from my iPhone

From: Dianne Powell
Sent: Wed, 23 Feb 2022 09:38:05 -0400
To: Planning
Cc: Protect Wentworth Valley
Subject: wind
Importance: Normal

Re: Request for public input on regulations concerning small and large wind turbines

Thank you to Cumberland council for seeking input on this extremely controversial issue.

One concern of mine is that the time frame for this input and review is short – only 6 months designated starting in December, 2021 when Xmas, school breaks, possible holiday travel is the major concern for many people. Furthermore, the ever-present and ever-changing restrictions related to COVID 19 should be considered as a limiting factor for this narrow time frame. Please do not rush this process simply because you have set a schedule; take the time necessary to make a fully informed decision.

By now, I am sure Council is aware of the history of wind projects in this area; someone/some company (always from some other part of Canada) has been trying to establish a commercial wind farm in this area since 2004 – always against the wishes of a majority of residents. Only the determined push back from community groups of volunteers has saved the area from this gross intrusion. Now the communities are under threat again, again from “outsiders” who have little understanding of the area or affinity for it apart from the money they think they can make. Wisely, Council has paused and taken time to consider the ramifications of such projects on small rural communities.

As a long-time resident of Wentworth, I have been active over the years in trying to preserve this area from massive power lines, four-lane highways, clear cutting, school closures.. You need only spend a few minutes on the website of the Protect Wentworth Valley association to gain an understanding of the importance and value of preserving this area. It is one of beauty-fall colours, for example; sanctuary – mainland moose habitat, for example; recreation – skiing, hiking, biking, for example; and a community that values nature and rural living.

Taking all of those into account it would seem unconscionable that Council would allow a commercial wind farm to be established here. Although the short term financial allurements of a proponent may seem significant, Council would do well to consider the long term, permanent tax benefits of an expanding community of people establishing homes here for recreational benefits and life style – a community that is growing yearly and significantly. The folks buying land and building homes are looking to the long term benefits of being part of this community in the near future.

Although my immediate concern is, of course, this very area where I have made my life and my desire to protect its integrity, I would ask Council to be very wary of any future proponent for commercial wind farms and the supposed benefits of such. Wentworth is not the only area in the province struggling to maintain its identity and you have provided some important information in your document "Memo on current wind farm regulations of 2021".

Wind is but one source of alternate power and we are all aware of the necessity of alternate energy supplies. But destroying communities for short term gain simply cannot be part of a plan for the future. It is Council's duty to think and plan long term. And, long term, the benefits of a vibrant, active, productive, desirable living space in a community like Wentworth far outweighs any short term benefit of a commercial wind farm. So, while it is necessary to establish setbacks, noise and light allowances, other technical aspects for projects, if a community is opposed to the project and can prove why it is, just say no.

Please listen to the residents – full and part time – of this wonderful, beautiful area and make it impossible for such commercial ventures to destroy our environment.

Thank you.

Dianne Powell
Wentworth Station, NS
BOM 120

From: Kim Lilly
Sent: Tue, 1 Mar 2022 08:38:29 -0500
To: Planning
Subject: Wentworth Valley

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond.

Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process. Best regards,

Kim Lilly

From: Marc Cormier
Sent: Wed, 2 Mar 2022 15:36:26 -0400
To: Planning
Subject: Wind

To whom it may concern,

As a PhD candidate in Physics and Atmospheric Science at Dalhousie University, with thesis research in the field of Li-ion batteries, I care deeply and understand well the pressing importance of renewable energy sources. There is only 8 years left in the NS Power promise to eliminate coal as a source of electricity; energy from wind turbines is critical to accomplish this goal. Pausing wind energy developments, even for 6 months, is a step backwards in a forward moving society. Claims that wildlife are affected by wind turbines have been shown to be unfounded. Perhaps it is that better programs are needed to educate the public.

Thanks you for your time and consideration. Sincerely,
-Marc

From: Lily Barraclough
Sent: Wed, 2 Mar 2022 14:04:44 +0000
To: Planning
Subject: Wind

Hello,

As a Dalhousie student, I am very concerned about the imminent impacts of climate change. I feel increasingly concerned about my future as a young adult and this matter weighs heavily on my mind. I am terrified about what the impacts of the climate crisis will bring to Nova Scotia, such that I am unsure if it is morally right to bring children into this world. I am relieved to hear that Nova Scotia has set a target for 80% of our electricity to be generated from renewable energy sources such as wind energy by 2030 in an effort to reduce our carbon emissions as a province. Rapid transition to clean energy is what we urgently need!

However, it worries me to see that Cumberland County is pausing wind energy development permits for 6 months to a year to review its bylaws. Any further delays or roadblocks to renewable energy adaptation will potentially cause the provincial target to slip away, and it is of utmost importance to ensure that good wind energy projects can still proceed. Covid 19 should not be cause for delay as time is not on our side.

Besides subjective views on aesthetic pleasure, the impacts of wind farm installations to recreation and ecotourism is unclear and may even be a net benefit. Any impacts from potential noise or shadow flicker can be easily mitigated by appropriate setbacks to homes. Given that the relationship between wind turbines and human health has little to no correlation, other concerns that have been brought up include effects on local biodiversity and community living. However, the land area needed to install wind turbines is minimal compared to the large patches of land that has already been clear-cut for pulp and paper operations. Furthermore, this also reduces the need to destroy more forests to mine for coal in Nova Scotia.

The benefits that come with installing wind projects that lead to cutting of emissions helps the larger problem at hand. Climate change has been linked to extreme temperatures and increasing forest fires that will cause much more destruction to local biodiversity than the installation of wind turbines. The benefits to the local community also cannot be understated. The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

As a Resource and Environmental Studies student, we are made aware of the importance of good policy to the decarbonization of energy production. However, when the province has set clear regulations to move towards a cleaner future, it is disheartening to see that a moratorium on wind farm development is taking place and cohesive wind projects are being discredited. 6-12 months is a substantial amount of time, given that Nova Scotia's target for reduction needs to be met by 2030. We don't have the time to wait 6-12 months. To avoid the worst possible impacts of the climate crisis we must act now and transition to renewable energy. Waiting 6-12 months endangers young people and all who live on this land.

I strongly urge Council to focus on the larger picture of reducing carbon emissions and objectively judge the impact of wind farm development. The support for wind projects is strong within the

Dalhousie community. We have numerous student societies, as well as research labs that are passionately devoted to the promotion of clean energy within Nova Scotia. I sincerely hope that wind energy adaptation receives renewed support and priority from our elected officials in Cumberland County.

Sincerely,

Lilian Barraclough

A Concerned Dalhousie 2nd Year Master of Environmental Studies Student

Lilian Barraclough (she/her), BSc. Honours.

MES Candidate; School for Resource and Environmental Studies

Kjipuktuk, Mi'kma'ki

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:55:09 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: garthlowther22@gmail.com@mailgun.voxadvocacy.com
<garthlowther22@gmail.com@mailgun.voxadvocacy.com> on behalf of garthlowther22@gmail.com
<garthlowther22@gmail.com>
Sent: Saturday, February 26, 2022, 11:52 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Garth Lowther

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:54:32 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: ggamble=eastlink.ca@mailgun.voxadvocacy.com
<ggamble=eastlink.ca@mailgun.voxadvocacy.com> on behalf of ggamble@eastlink.ca
<ggamble@eastlink.ca>
Sent: Sunday, February 27, 2022, 7:55 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

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Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Kim Gamble

B2W 6J2

From: Sarah Moses
Sent: Fri, 18 Feb 2022 13:13:45 -0400
To: Planning
Subject: Wind

Hello,

I am writing in support of the Higgins Mountain Wind Farm in Wentworth, Nova Scotia.

About four years ago my husband and I completed construction of our home at 62 Weathebee Way, Wentworth. My husband, I and our four boys have made a significant investment in the Wentworth Valley, not least because of the natural beauty of the valley, but also because of the community we found there.

I do not feel that a wind farm project is incompatible with this natural beauty. I believe that we must invest in projects like wind farms in order to ensure the future of our environment. I am honestly tired of the "not in my backyard" voices who support environmental causes as long as they are not visible to them. The Wentworth Valley is a natural fit for a project like this. I hope to see this project proceed.

I feel that the company has done a good job in reaching out to the community, and I am happy with their response to community concerns about the visual impact of the farm.

Please feel free to contact me if you have any questions. My address is 62 Weatherbee Way, Wentworth, NS, B0M1Z0, and my cell is 902-579-1701.

Thank you,

Sarah Karountzos & Family

From: paul firminger
Sent: Fri, 25 Feb 2022 17:34:35 -0400
To: Planning
Subject: Concerned citizen, Trail builder and local guide

Hello,

I am a landowner, trail builder, local guide and advocate for wilderness maintenance.

I am currently the lead hand in Victoria park, board member of the Wentworth Mountain Bike Association, Head of Mountain Safety at ski Wentworth and a local wilderness and trail guide to friends and family.

I am very opposed to the turbines that have been proposed for the Wentworth area and have been vocal about the impact I feel it will have on the area and the precedent it sets. Putting windmills in environmentally sensitive areas without consideration of what we are doing to our immediate surroundings seems shortsighted. I feel we need to hear more from community members, the local community should have a better feel for the impact that a windmill in their backyard may have than a regulating body with less association to the land.

Please feel free to add me as a consult or advisor if you are looking for eligible members of the community that have advanced knowledge of the wilderness.

Thanks,

Paul Firminger

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:01:50 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: tjohnson=colchester.ca@mailgun.voxadvocacy.com
<tjohnson=colchester.ca@mailgun.voxadvocacy.com> on behalf of tjohnson@colchester.ca
<tjohnson@colchester.ca>
Sent: Sunday, February 20, 2022, 5:39 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Tim Johnson

B6L 4C8

From: Debi atkinson
Sent: Mon, 28 Feb 2022 20:32:27 +0000
To: Planning
Subject: Wind

To planning department, Cumberland County

We feel setbacks for proposed windfarms should be 5000 METERS, minimum, to the nearest property. In Wentworth Valley that distance is still not adequate because it acting as an amphitheatre. PROPER SETBACKS will eliminate many issues people are experiencing worldwide from wind turbines

In Wentworth we have 3 windturbines that have not been in service for several years. There must be a decommission bond in place , before any turbine is approved. The taxpayer should not be responsible to decommission, damage done to roadways,lands or waterways caused by the construction and maintenance of any wind turbine

In the interest of accountability,there should be a review committee made up of a development officer,the planning dept.,and the publicbefore granting approval of any wind turbine project. There should be site inspections done by qualified surveyors and engineers to ensure that each wind turbine conforms to the approved site plan.these should be done several times throughout the project and the public should be informed of the progress.

A protection fund should be established ahead of construction, perhaps a percentage of the project cost, in case of suffering or damage by residents as a result ofthe turbines failing to meet the standards set by the new bylaws.

Prohibit more than one wind farm project in an area, in close proximity of 5 or more residences where the homes are within 1 km. Of each other. This is to reduce negative and cumulative impacts on residents.

As stated earlier, accoustics is another concern. Noise standard no greater than25 dB(A), measured at all existing residences.

In the WentworthValley, we should have a wind turbine restricted overlay for recreation and tourism.Presently there is no Community Tourism Plan in place though residents have been asking for this for several years .

We have one chance to get things done right. Once these turbines are built, there is no going back. Wentworth Valley is booming with tourism and this will only increase with Ski Wentworth adding a new ski lift, the new mountain bike trails, all the beautiful hiking trails, waterfalls, our incredible Wentworth Park and spectacular fall color events. We also have to consider the mainland moose in the Cobequid Mountains. We have to ensure there is a corridor and Higgins Mountain has been identified as important core habitat and needs to be part of the recovery plan proposed by our minister Tory Rushton and the Provincial Government.

I hope this input will help the Planning Committee to make proper by-laws so residents of Cumberland County do not suffer consequences from proposed windfarms

Sincerely,

Deborah deHaan Atkinson and Butch Atkinson

32 Miller Ct., Wentworth
B0M1Z0

Sent from my Galaxy Tab A (2016)

From: Alan Brydie
Sent: Tue, 1 Mar 2022 18:29:55 -0400
To: Planning
Subject: Wind Turbine Regulations - Public Comments

Dear Sir/Madam

I am writing with comments regarding the Wind Turbine Regulation Bylaws which are currently under review. My understanding is based on the memorandum dated June 15, 2021 from Nelson Bezanson, Municipal Planner, to the Bylaw Committee.

1. In my opinion the current bylaws do not go far enough in considering the proposed site of a wind turbine installation. The environmental impact of a wind turbine installation, both from a human perspective and wildlife perspective, will vary depending on location. I understand that Policy 4-53 allows for consideration of this in locations where there is a tourism plan in place: "*Council may consider amending the Wind Turbine Restricted Overlay to add locations where a local tourism plan concludes that small- and large-scale wind turbines are not compatible with the goals of the tourism plan*". I would argue that a tourism plan should not be the only reason for restricting the locations that wind turbines could be erected. The impact that a wind turbine installation would have on residents is every bit as important as the impact it could have on a tourism plan. If tourists do not want to come to an area with a wind turbine installation it would be fair to assume that residents would not want to be living next to one. Consideration must also be taken as to the impact on wildlife on land, air and in water. Our desire to move away from fossil fuels is driven by a desire to preserve the environment. It makes no sense if we destroy the environment in the process of capturing energy from an alternative source. I would therefore support a zonal restriction such that approval would only be given within a certain predefined area. There is a big difference between permission being granted within a certain area only, versus permission being granted by right provided the development is outside a specified "no wind turbine zone" as in the overlay document.

2. I would like to see greater setback requirements than currently exist. As I read the current bylaws, if I owned property with a 100m radius I would be permitted to erect a 190m wind turbine provided my neighbour's nearest habitable dwelling was 500m from the property line. Or if I had a property with a radius of 601m I could erect a 190m wind turbine on my property irrespective of where my neighbour's dwelling was sited. That seems absolutely crazy.

3. The decommissioning responsibility of any turbine installation has to be legislated and guaranteed before any installation commences. We simply cannot trust that industry will do the morally and ethically correct thing if it going to cost money.

However this is achieved decommissioning requirements have to be enshrined in law with huge penalties for defaulting.

Thank you for seeking this public input. Cumberland county is our “environment”. We care about it more than any company who will apply to install wind turbines. We must ensure that we protect it as we strive to move to greener energy sources.

Yours sincerely

Alan Brydie
301 Point Branch Road
Mattatall Lake
Wentworth
B0M 1Z0

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:02:54 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: maryjanebalcom.pb@gmail.com@mailgun.voxadvocacy.com
<maryjanebalcom.pb@gmail.com@mailgun.voxadvocacy.com> on behalf of
maryjanebalcom.pb@gmail.com <maryjanebalcom.pb@gmail.com>
Sent: Sunday, February 20, 2022, 2:43 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Patricia Balcom.

Patricia Balcom

B0J 3B0

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:58:49 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: ehay1961@gmail.com@mailgun.voxadvocacy.com
<ehay1961@gmail.com@mailgun.voxadvocacy.com> on behalf of ehay1961@gmail.com
<ehay1961@gmail.com>
Sent: Wednesday, February 23, 2022, 7:39 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Edna Hay.

Edna Hay

T0A 2C1

From: Jennifer Houghtaling
Sent: Fri, 4 Mar 2022 17:38:32 +0000
To: Nelson Bezanson
Subject: Fw: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
Municipal Councillor
District 3
902-297-1298

jhoughtaling@cumberlandcounty.ns.ca

From: maryellenseale@hotmail.com@mailgun.voxadvocacy.com

<maryellenseale@hotmail.com@mailgun.voxadvocacy.com> on behalf of maryellenseale@hotmail.com
<maryellenseale@hotmail.com>

Sent: Friday, March 4, 2022 1:19 PM

To: Jennifer Houghtaling <jhoughtaling@cumberlandcounty.ns.ca>

Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

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I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Maryellen Seale

B0N 2R0

From: Leslie MacLaren
Sent: Wed, 2 Mar 2022 20:12:06 -0400
To: Planning
Subject: Wind Regulations Review

Dear Cumberland County Council Members,

I am writing to express my thoughts regarding the development of large wind farms in the Wentworth Area. My perspective is as a Nova Scotian concerned about the province's future and as a homeowner in the Wentworth Valley and in Truro who splits their time evenly between those locations.

My understanding is that at least two projects are being proposed: A 100MW site on Higgins Mountain / Stevens Mountain, on the high ridge from the top of Folly Mountain west of Highway 4 along the top and backsides of the ridge to the south of the Wentworth Valley. A second 100MW industrial wind turbine project is being proposed on property approximately 6kms Northwest of Debert including 16 to 20 industrial wind turbines. This project affects property from the Folly /Hart Lake area southeast of Highway 4, bordered by East Folly Mountain and moving back towards Central and East New Annan.

It is important for Nova Scotia to become more self-sufficient in energy and to develop renewable energy sources, and windfarms appear to be a good option for some of larger tracts of remote, unoccupied land. The Wentworth valley and lakes adjacent to the proposed wind projects are neither remote nor unoccupied land, and would be negatively affected by the proposals as they now exist.

I attended the Higgins Mountain Wind Project Community Meeting held on October 5, 2021 and understand that many of my neighbours are opposed to the project. While some objections appear to be rationalized on a "NIMBY" background, there is considerable merit to the concern regarding the impact of these projects on future tourism and community development. Over the past 10 years and especially over the past two years during the Covid pandemic, the number of hikers, cyclists and other tourists coming to the Wentworth Valley has grown rapidly. The valley is unique on the Nova Scotia as a 'mountainous' area that is home to the highest peak in mainland NS and close enough to main arteries and the bulk of the province's population to be a real ecotourist destination if developed thoughtfully over the next few years. (Nova Scotia has always been known as a great tourism destination for drivers, but we do have to work on more active vacation options if we are to attract younger generations – however, that is another topic).

Visual sightlines are a recognised area of concern in an Environmental Assessment for wind projects in Nova Scotia. While wind farms are not unattractive from a distance – indeed they can be quite graceful and mesmerizing – it does make sense to keep them set back at least two whole ‘ridges’ from any areas where outdoor activities occur, and traffic associated with their construction should be routed to avoid tourists on Hwy 4. In the plans discussed by the Higgins Mountain proponents at the community meeting, the turbines would be very close to the main south ridge across from Folly Lake and along the Wentworth valley. Given how ugly and visible the clear-cut section is on that ridge, it is hard to believe the proposed wind development will not mar the landscape and cause light flicker and background noise. The initial plans that have been circulated for the Folly/Hart Lake area also seem rather close to the lakes, which are clearly recreational areas as well. Forty decibels for background noise outside a home is quieter than traffic, but is not low enough to prevent a perpetual disturbance that will be additive with other noises in the environment. Similarly, light flicker as sun sets over the hills seems likely to be disturbing to residents and recreational visitors; it is not clear how much testing of these potential impacts has actually been completed for these very large turbines.

We need to preserve the special areas we have and develop wind farms in remote and less used areas where the human and environmental impacts can be minimized. The placement on the marshes near Amherst seem ideal, and it is not clear why more development in those uninhabited areas are not being considered, including on the ocean floor in areas distant from cottages, residential and commercial activity. As Cumberland County revises its wind farm regulations, it should actively set out zoning that distinguishes requirements for industrial wind developments vs smaller wind turbine initiatives (such as might be put in by a single farm or other small business, or resident).

The job opportunities presented by these developments are important. Unfortunately there appears to be a cloud of controversy associated with the land owners for the proposed WW area projects, and it would seem ridiculous to support initiatives that benefit Northern Pulp, which already owes the province a huge amount of money and is busy suing for more. Surely there is other suitable land more distant from significant tourist areas that might support our local landowners or crown land rather than a foreign corporation.

Presently there is no requirement for decommissioning bonds to ensure the area is returned to its previous state at end of life. The current 3 turbines in this area linked to one of the proponents have not turned a blade in 3 years and despite being non-conforming to municipal bylaws the tear down or decommission is yet to happen. Not a good sign for the future. How will decommissioning at end of life of the equipment be addressed? It should be before any approvals are given.

In summary, I do not support the proposed developments on Northern Pulp land as they are presented.

I think that industrial scale wind projects should meet the following conditions:

- Setbacks from lakes, the Wentworth Valley and other community residential or vacation properties that ensure turbine noise levels less than 30 db and visibility of less than 25% of each tower's height;
- Financial arrangements that ensure benefit to the taxpayers of Nova Scotia, and preferably Cumberland County, beyond the provision of energy itself. This may be long-term employment for some residents, or a royalty, and a tax structure that compensates for the detrimental effect of such developments on potential income from future residential development.
- Sensible decommissioning plan
- Adhere to a transparent zoning plan for Cumberland that designates potential industrial development areas (perhaps by scale) so that the county is seen as a welcoming place for new business development

Thank you for the opportunity to present my views.

Sincerely,

Leslie MacLaren

Resident, 42 Hampstead Ct, Truro and 46 Miller Ct, Wentworth.

From: A J B Johnston
Sent: Sun, 27 Feb 2022 12:18:04 +0000
To: Planning
Cc: wind.info@novascotia.ca;PREMIER@novascotia.ca;mindnr@novascotia.ca;Minister.environment@novascotia.ca;ea@gov.ns.ca
Subject: Opposed to Wind Turbines in the Wentworth Corridor

Dear Concerned Nova Scotians,

I would like to register my opposition to the proposal to erect 18 mammoth industrial wind turbines in the Wentworth corridor.

Turbines of the proposed height and scale will not be a green project. To deforest the many areas that would be required for this project will be a huge mistake. We need more trees not less, and the roads and other cleared areas necessary to build these giant turbines will turn what is currently a beautiful and environmentally sensitive woodland into an industrial wasteland. The project will harm the plan to protect the mainland moose; it will harm the economic interests of tourism and other businesses in the area; it will irrevocably damage the local ecosystem; and it will harm the health and wellness of the area's rapidly growing seasonal and year-round residents.

Moreover, the RFP process itself is seriously flawed. Far more points should be accorded to the environment and to the interests and wishes of the area's residents. The many detailed points made by the Protect Wentworth community-based group should be heard.

Finally, it is absurd that the only entity to benefit from the project, through fees paid to landowners where the turbines would go, would be foreign-owned Northern Pulp.

Please reject this project for wind turbines anywhere near Higgins Mountain and the Wentworth corridor. Instead, let's protect that area by making it a provincial park or other category of protected space.

Sincerely,

Andrew Johnston
3170 Hemlock Street
Halifax, NS
B3L4B6

Sent from [Mail](#) for Windows

From: Gordon Allen
Sent: Mon, 28 Feb 2022 16:51:17 -0400
To: Planning
Subject: higgins - wentworth wind project

I am writing to express my supposed for reevaluating the bylaws applicable to this project. I think it is appropriate they are updated to consider its scope.

I am also concerned about this project, I know for the landowner it would be a source of revenue but at what cost to the county and province? I do not know why a similar project could not be 2000 or more meters back away from the picturesque valley? This is a burgeoning tourist area. I fail to see how placing 600 foot high windmills on top of 800-foot hills is proper stewardship of this resource.

Kind Regards,

Gordon Allen

J Gordon Allen

ALLEN LAW INC

Due to volume, emails are checked daily at 11 am and 4 pm, if the matter is urgent, please call us, or email linda@allenlawinc.com

“The referral of your friends and family is the greatest compliment you can give me. Thank you for your trust.”

Direct: 902 492 3434 **Main:** 902 407 3434 **Fax:** 902 407 3370

Address: 50 Eileen Stubbs Ave. Suite 130, Dartmouth, Nova Scotia B3B 0M7

Email allen@allenlawinc.com

Web www.allenlawinc.com

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From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:03:12 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: mukti=eastlink.ca@mailgun.voxadvocacy.com
<mukti=eastlink.ca@mailgun.voxadvocacy.com> on behalf of mukti@eastlink.ca
<mukti@eastlink.ca>
Sent: Sunday, February 20, 2022, 12:55 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Marilyn MacDonald.

Marilyn MacDonald

B0N 1Y0

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:04:26 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: heyoka9@gmail.com@mailgun.voxadvocacy.com
<heyoka9@gmail.com@mailgun.voxadvocacy.com> on behalf of heyoka9@gmail.com
<heyoka9@gmail.com>
Sent: Saturday, February 19, 2022, 4:11 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Diane Kerr.

Diane Kerr

B0M 1L0

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:01:09 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: haliflats=gmail.com@mailgun.voxadvocacy.com
<haliflats=gmail.com@mailgun.voxadvocacy.com> on behalf of haliflats@gmail.com
<haliflats@gmail.com>
Sent: Monday, February 21, 2022, 1:21 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Robin Stewart.

Robin Stewart

B3K 1H3

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:56:18 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: nancy.read@hotmail.ca@mailgun.voxadvocacy.com
<nancy.read@hotmail.ca@mailgun.voxadvocacy.com> on behalf of nancy.read@hotmail.ca
<nancy.read@hotmail.ca>
Sent: Friday, February 25, 2022, 2:34 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

nancy read

B4H 4M4

From: Tracey MacKenzie
Sent: Wed, 2 Mar 2022 18:41:51 +0000
To: Planning
Subject: Wind
Attachments: Wind.pdf

Please accept the attached letter for consideration during the review of municipal regulations controlling small and large wind turbines in your municipality.

Respectfully submitted,

Tracey MacKenzie

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:55:26 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: alexandragouthro@gmail.com@mailgun.voxadvocacy.com
<alexandragouthro@gmail.com@mailgun.voxadvocacy.com> on behalf of
alexandragouthro@gmail.com <alexandragouthro@gmail.com>
Sent: Saturday, February 26, 2022, 10:02 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Alexandra Gouthro

B1H 4H1

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:55:45 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: jeffreyhrmn7@gmail.com@mailgun.voxadvocacy.com
<jeffreyhrmn7@gmail.com@mailgun.voxadvocacy.com> on behalf of jeffreyhrmn7@gmail.com
<jeffreyhrmn7@gmail.com>
Sent: Saturday, February 26, 2022, 9:07 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

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I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Jeffrey Herman.

jeffrey herman

B3T 1N5

From: Planning
Sent: Wed, 2 Mar 2022 13:22:34 +0000
To: Audrey Conroy
Subject: RE: Wind

Audrey,

Not a problem.

There is a more recent noise guideline document by the WHO released in 2018 as well.

Regards and thanks for the feedback.

Nelson Bezanson

-----Original Message-----

From: Audrey Conroy <conroyaudrey@gmail.com>
Sent: March 2, 2022 1:09 AM
To: Planning <planning@cumberlandcounty.ns.ca>
Subject: Wind

>

> Dear Nelson

>

> It is important for Protect Wentworth Valley to provide accurate information for input into the bylaws.

>

> For our followers, we provided a template for them to use and to adjust for their own personal recommendations.

>

> For clarification, we want to note that the template letter made the following statement:

> “WHO recommends 30 dB “.

> The reference for this was in the WHO document on the Guidelines for Community Noise which is the outcome of the WHO expert task force that met in London, United Kingdom in April 1999.

>

> After further research this recommendation of 30 dB should have indicated that it was a measurement for inside (bedrooms). We indicated that it was for measurements outside residences.

>

> We apologize for this error.

Audrey Conroy

Bylaw Subcommittee Protect Wentworth Valley

>

>

>

From: phildon phildon
Sent: Wed, 2 Mar 2022 17:52:19 -0500
To: Planning
Subject: Fwd: WIND
Attachments: ListOfAttachments.docx

Planning Department Staff,

Below are links to two videos which should have been attached to my submission e-mailed yesterday re Wind Turbine Regulations in Land Use Bylaw.

The videos show how important it is to get the appropriate regulations for siting and setback. The present 600m setback regulation in Cumberland is not adequate especially now with the bigger turbines. Many reports recommend a 2km setback. This fall we saw a turbine blade near Shelburne, Ontario, that had fallen off a huge turbine and stuck in the ground near the highway.

Thank you again!

Marilyn Donaldson

81 Reid Drive, Gulf Shore, Pugwash

From: Amy MacLellan
Sent: Tue, 1 Mar 2022 11:54:23 -0400
To: Planning
Subject: Wentworth

I know you are getting lots of letters regarding this issue so I will keep mine brief.

Protect areas for recreation and wildlife. Keep industry out. Find other areas for industrial wind energy (*note* not against wind energy).

Technology monopolizes our lives. Now more than ever, we need to preserve sacred natural resources and prioritize our health and the ability to access the environment.

Please please please - Reconsider this project. For this and future generations.

Wentworth valley is my happy place. Please dont take this away.

Amy MacLellan
Resident of folly lake.

From: Murray Scott
Sent: Thu, 3 Mar 2022 12:55:10 +0000
To: Nelson Bezanson
Subject: FW: Higgins Mountain Wind Farm - letter of support

From: Cassandra Gautreau <cass.gautreau@gmail.com>
Sent: March 2, 2022 11:39 PM
To: Planning <planning@cumberlandcounty.ns.ca>
Cc: Jennifer Houghtaling <jhoughtaling@cumberlandcounty.ns.ca>; Fred Gould <fgould@cumberlandcounty.ns.ca>; Dale Porter <dporter@cumberlandcounty.ns.ca>; Rod Gilroy <rgilroy@cumberlandcounty.ns.ca>; Kathy Redmond <kredmond@cumberlandcounty.ns.ca>; Angela McCormick <angmccormick@cumberlandcounty.ns.ca>; Mark Joseph <mjoseph@cumberlandcounty.ns.ca>; Carrie Goodwin <cgoodwin@cumberlandcounty.ns.ca>; Greg Herrett <gherrett@cumberlandcounty.ns.ca>; Murray Scott <mscott@cumberlandcounty.ns.ca>
Subject: Higgins Mountain Wind Farm - letter of support

Dear Cumberland County Councillors,

I would like to acknowledge that I am writing this letter from within Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people. I would also like to recognize that my opinions matter, but that indigenous consultation is required and is of vital importance for the resolution of the Higgins Mountain Wind Farm project.

I am writing to showcase my support for the Higgins Mountain Wind Farm and any further wind farm developments in Cumberland County. These developments, along with lifting the moratorium, have my **full** support.

The IPCC *Climate Change 2022: Impacts, Adaptation and Vulnerability* report states, with **very high confidence**, “Any further delay in concerted anticipatory global action on adaptation and mitigation will miss a brief and rapidly closing window of opportunity to secure a liveable and sustainable future for all.” This statement can be found in the Summary for Policymakers (report), released February 27th, 2022. It is the very last sentence.

I have been snowboarding at Ski Wentworth for 20 years and I've held season passes during multiple seasons. It would be an understatement to say I do not revolve my life around snowboarding at Ski Wentworth. I have hiked the area's many waterfalls and have experienced their brilliance in all four seasons. Now, 30 years of age, Wentworth marks the midway point between my partner and I. We have taken advantage of this because of our busy schedules and have met to camp at Horse Pasture falls

throughout the week or have gone for hikes or picnics within the Wentworth Hills. We celebrated our anniversary there.

When I wasn't spending time in Wentworth, I was completing two degrees that had focusses on climate change and how to adapt to the impacts. I have been lucky enough to be employed in the climate change industry, which has given me the knowledge of climate change projections and has secured my understanding and stance on renewable energy. I have also been fortunate working within the agriculture sector in both Cumberland and Colchester counties, learning the impacts climate change has on agriculture and seeing firsthand the damaging impacts, which are only just a warning.

Regarding the Higgins Mountain Wind Farm, I have heard and read from both the proponent, specifically Daniel Eaton and Maryam Baksh from Elemental Energy, and the Protect Wentworth Valley group. It is important to acknowledge that I am a specialist in my own field of environmental science and climate change and that as a scientist, I trust and respect other scientists or specialists that have working knowledge on their chosen subject matter.

Protect Wentworth Valley has, for the most part, three concerns: the impact on nearby residences; tourism, specifically at Ski Wentworth; and Moose recovery. I will address these concerns. Regarding impacts on nearby residences, it is recommended that there be setbacks. This is agreeable and setbacks have been put in place for this development. Setbacks should be a provincial (not municipal) matter. The Higgins Mountain Wind Project includes suitable setbacks. Furthermore, there is no hard evidence on the human health impacts as they only occur randomly, but I do support research on this subject. Protect Wentworth Valley's second concern, tourism, is a weak argument. Eco-tourism is a booming industry. Wind farms have a role to play in increasing eco-tourism, if acted upon. For example, Cape Jourmain Nature Centre leads in showcasing their use of renewable energy and vermicompost toilets. Protect Wentworth Valley's third concern, moose recovery, is their strongest argument. This was apparent from them boasting about it being their strongest argument during their virtual presentation February 24th, 2022. If moose recovery was a legitimate concern, they would have been fighting against clear cutting when these practices occur, since it is these forestry practices that negatively impact moose populations. Additionally, this group did not consult with the Indigenous community, as Gregor Wilson stated within the virtual presentation on the evening of February 24th, 2022, when questioned about Indigenous inclusivity. Regarding moose populations, it is important to have Indigenous people and hunters at the table. Protect Wentworth Valley did not have these individuals at their table. Furthermore, the overall impression I received from Protect Wentworth Valley was one of immaturity, manipulation tactics, and uncited information.

Higgins Mountain Wind Farm project coordinators were transparent, and their information based on science. They were open about their relationship with Northern Pulp in that the land lease costs are average and also that there needs to be accountability regarding turbine decommissioning. I have trust in their assessment, the EA and the entirety of the project process. Northern Pulp are the landowners,

they are the ones practicing clearcutting and the ones receiving financial benefits. The issues presented by Protect Wentworth Valley should be directed at Northern Pulp, not at the proponent.

Living in Cumberland, I have experience living around wind farms. The Tantramar windmills are the landmark that identifies entrance into Nova Scotia and enhances the beauty of the sunset. This is not firsthand experience, but I have two friends living in apartments on the marsh, I consulted with them, and they responded that they enjoy the windmills and have not endured any ill effects, such as those presented by Protect Wentworth Valley. In the beginning, community members were skeptical of these windmills. They no longer feel this way.

No one likes change – I understand that. As humans, for the most part, we resist it, even when all signs point to change as the best choice. You are our leaders, **we are relying on you** to make the best choice, even if some of us don't see it – yet. We will all see the impacts if we do not *change*.

Thank you for your consideration.

Sincerely,

Cassandra Gautreau

--

Cassandra Gautreau (she/her)

MRM Coastal and Marine Management

BSc Environmental Science

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: Svena Yu
Sent: Wed, 2 Mar 2022 17:58:47 +0000
To: Planning
Subject: Wind

Hello,

As a Dalhousie student, I am very concerned about the imminent impacts of climate change. I feel increasingly concerned about my future as a young adult and this matter weighs heavily on my mind. I am relieved to hear that Nova Scotia has set a target for 80% of our electricity to be generated from renewable energy sources such as wind energy by 2030 in an effort to reduce our carbon emissions as a province. Rapid transition to clean energy is what we urgently need!

However, it worries me to see that Cumberland County is pausing wind energy development permits for 6 months to a year to review its bylaws. Any further delays or roadblocks to renewable energy adaptation will potentially cause the provincial target to slip away, and it is of utmost importance to ensure that good wind energy projects can still proceed. Covid 19 should not be cause for delay as time is not on our side.

Besides subjective views on aesthetic pleasure, the impacts of wind farm installations to recreation and ecotourism is unclear and may even be a net benefit. Any impacts from potential noise or shadow flicker can be easily mitigated by appropriate setbacks to homes. Given that the relationship between wind turbines and human health has little to no correlation, other concerns that have been brought up include effects on local biodiversity and community living. However, the land area needed to install wind turbines is minimal compared to the large patches of land that has already been clear-cut for pulp and paper operations. Furthermore, this also reduces the need to destroy more forests to mine for coal in Nova Scotia.

The benefits that come with installing wind projects that lead to cutting of emissions helps the larger problem at hand. Climate change has been linked to extreme temperatures and increasing forest fires that will cause much more destruction to local biodiversity than the installation of wind turbines. The benefits to the local community also cannot be understated. The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

As a student researching lithium ion batteries that are crucial to the renewable energy industry, it is incredibly frustrating to see clean technology being discredited and deployments that we desperately need delayed due to unfounded concerns that echo selfish not-in-my-backyard sentiments. As far as I have observed, the companies involved have been doing their due diligence engaging with the community and have made changes that accommodate the residents' concerns. Any energy production will have some amount of environmental impact, but wind energy is one of the most innocuous and low impact way of generating electricity. Nova Scotia has an amazing geographical advantage that could make us the leading wind energy producers in the country and it is going by the wayside before our eyes!

I strongly urge Council to focus on the larger picture of reducing carbon emissions and objectively judge the impact of wind farm development. The support for wind projects is strong within the Dalhousie community. We have numerous student societies, as well as research labs that are passionately devoted to the promotion of clean energy within Nova Scotia. I sincerely hope that wind energy adaptation receives renewed support and priority from our elected officials in Cumberland County.

Sincerely,

Svena Yu

A Concerned Dalhousie Engineering Graduate Student/

Sent from [Mail](#) for Windows

From: Mark and Alexandria Nunn
Sent: Mon, 28 Feb 2022 20:33:27 +0000
To: Planning
Cc: info@protectwentworthvalley.com;wind.info@novascotia.ca
Subject: Wind Turbines in Wentworth and area

From: Mark (Stephen) and Alexandria Nunn
1111 Highway 246, New Annan Road
Wentworth, Nova Scotia
B0M 1Z0

Dear Cumberland County Planning Department,

We understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input. In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund. I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

We also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities. Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to

any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record. The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment. Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land). Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A). Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley. There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

We confirm that we are householders at the above address.

In closing, thank you for the opportunity to be part of the process.

Yours sincerely,

Mark and Alexandria Nunn

From: Adam Wyllie
Sent: Wed, 2 Mar 2022 02:42:47 +0000
To: Planning
Subject: RE: Cumberland County Council request for input on Windmill Bylaws
Importance: High

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input. In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

- I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

- I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

- Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

- The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

- Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land). Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A). Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider

amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process. Lets protect the citizens, land & air with solid common sense By-laws.

Best regards,

Adam Wyllie, CAIB | President

Fulton Insurance Agencies Ltd

38 Young Street | Truro | NS | B2N 3W4

T+1 902 895 3917 | **F**+1 902 893 1768 | **C**+1 902 890 6336

adam@fultonins.ca | www.fultoninsurance.ns.ca | **SkypeName** fultoninsurance



From: Lloyd Purdy
Sent: Tue, 1 Mar 2022 20:38:31 -0400
To: Planning
Cc: info@protectwentworthvalley.com;wind.info@novascotia.ca
Subject: Cumberland wind farm review
Attachments: Cumberland wind by-law review comments.pdf

Dear Cumberland county planning committee ;

Please receive my written comments regarding proposed wind farm projects in Cumberland County , and accompanying copy of bylaw review

comments by local citizens group.

Yours truly, Lloyd Purdy
27 Black Spruce Lane . Wentworth NS
Tatamagoucheproperty@gmail.com
March 1, 2022

From: Jennifer Houghtaling
Sent: Thu, 3 Mar 2022 20:19:48 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: ron.lucy=northnovacable.ca@mailgun.voxadvocacy.com
<ron.lucy=northnovacable.ca@mailgun.voxadvocacy.com> on behalf of
ron.lucy@northnovacable.ca <ron.lucy@northnovacable.ca>
Sent: Wednesday, March 2, 2022, 4:56 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

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I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Ron Wells

B0K 1L0

From: Barbara MacKinnon
Sent: Mon, 28 Feb 2022 16:04:34 -0700
To: Planning
Subject: Wind

Dear Cumberland County Planning Department,

We own a home at Mattatall Lake, and are very concerned with the proposed wind projects for the Wentworth Valley area. This is an area that is growing, and becoming a major tourist destination. The proposed wind project would essentially irrevocably change this area forever. We hope that Council takes this opportunity to have a long term vision for this area.

We understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input. In drafting changes to the bylaws, We request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

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Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A). Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy.

Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland. In closing, thank you for the opportunity to be part of the process.

In closing, thank you for the opportunity to be part of the process.

Sincerely,

Jamie Rogers, MD, FRCSC
Barbara MacKinnon, CA, CPA

From: Matthew Garayt
Sent: Mon, 28 Feb 2022 21:49:44 +0000
To: Planning
Subject: Wind Energy Generation in Cumberland County
Attachments: WindPowerProposal.docx

Hello,

I am a Dalhousie University graduate student writing to you regarding the wind energy proposal in your county. Please find attached a document I have prepared regarding this.

Thank you,
Matthew

Matthew Garayt (he/him)

MSc. Physics & Atmospheric Science Candidate, BSc.
Department of Physics and Atmospheric Science
Dalhousie University | Halifax, NS Canada
Cell: +1 (604) 785-6841 Email: Matthew.Garayt@dal.ca



From: Sarah Macdonald
Sent: Wed, 2 Mar 2022 16:00:40 -0400
To: Planning
Cc: info@protectwentworthvalley.com
Subject: Wind
Attachments: Bylaw recommendations to Cumberland general.docx

Attached please find a letter regarding the proposed wind turbines in Wentworth Valley. I completely support Protect Wentworth Valley and enjoy spending as much time as possible in this beautiful, pristine area. I strongly believe that bringing in large turbines would have a very negative effect on the valley.

Thank you for your consideration of this matter.

Sarah Macdonald

Sent from my iPad

From: Murray Scott
Sent: Mon, 21 Mar 2022 14:55:59 +0000
To: Nelson Bezanson
Cc: Murray Scott
Subject: FW: Wind Turbine Project Wentworth Valley

From: Alan Brydie <alanbrydie@mac.com>
Sent: March 20, 2022 9:50 PM
To: Murray Scott <mscott@cumberlandcounty.ns.ca>
Subject: Wind Turbine Project Wentworth Valley

Dear Mayor Scott

I am writing to voice my opposition to the proposed wind turbine installation in Wentworth Valley. I firmly believe that the use of fossil fuels has a huge negative impact on the environment and support the drive towards using other energy sources. However it makes no sense to me to allow a project to go ahead that will erect at least 18 wind turbines 200 meters in height in the Wentworth valley. This would change Wentworth Valley for ever, replacing forest and wildlife with clearcut and enormous turbines. It makes no sense to destroy our environment in the name of protecting the environment!!

There is no other recreation area in mainland Nova Scotia that offers what the Wentworth Valley does. Nova Scotians and tourists from out of province visit, vacation or live in the Wentworth Valley in order to be outdoors in nature on the hiking trails, snowshoeing, cross country skiing, downhill skiing, snowmobiling, kayaking, mountain biking or fishing. We need to preserve special areas such as the Wentworth Valley and develop wind turbines in remote and less used areas where the human and environmental impacts can be minimized.

Irrespective of the locations that are chosen for wind turbine installations I feel it is important to have strict legislation in place to minimise the negative environmental impact and ensure responsible operation and ultimately decommissioning. The proposed installations in Wentworth are by companies that are not Nova Scotian. Their interests are in making money and it would be understandable from their perspective for that to take precedence over our environment. Northern Pulp, who owns the land where the proposed Higgins Mountain installation would take place, can hardly be regarded as willing good stewards of the Nova Scotia environment.

My wife and I are both physicians who came to Nova Scotia with our two young sons for a one-year job 19 years ago. We chose to make Nova Scotia our home in part because of the natural beauty of the province and the opportunities that gave for us to raise our family in a healthy outdoors environment. I do not doubt that the more recent immigrants have similar reasons for choosing Nova Scotia. As a province we need to be careful that we preserve what makes Nova Scotia unique.

Yours sincerely
Dr Alan Brydie
301 Point Branch Road
Mattatall lake
Wentworth
B0M 1Z0

From: Squarespace
Sent: Mon, 7 Feb 2022 19:39:49 +0000
To: Nelson Bezanson
Subject: Form Submission - Contact Us

Sent via form submission from [Plan Cumberland](#)

Your Email: dave72589@gmail.com

Your Name: Dave Murray

Your Comments: I would like to take the opportunity to express comments regarding the Wind turbine Moratorium proposal currently under review by county officials. In doing so I would first like to express my support for the development of green energy initiatives in Cumberland County. I strongly feel said initiatives are a critical component in achieving our dependency on fossil fuel consumption in electrical power production. Having said that, I would further like to express my thoughts and opinions regarding the development of said initiatives from a first hand personal perspective. In perspective, I do believe, not many residents of Cumberland County can claim as having experienced. I am a multi decades rural resident of Cumberland county and one who resides in very close proximity to one of the first of two commercial wind turbines constructed in our county. Said turbine initiative I might add was developed, constructed and installed in absence of any real or meaningful consultation with the residents of our fine community. Basically we (said residents) were informed subsequent to the fact and thus the turbines were erected. As a side note , it is interesting to note the company responsible for this project was (should memory serve) headquartered out of Germany, erected by non local employees, and managed by out of province representatives. In fact, on of the very substantial components of said initiative , the all important infrastructure, was installed by a private company operating out of Newfoundland. So much for local jobs, development opportunities and such. Howev, I digress. Within a matter of weeks subsequent to the tart up of the turbines we, my wife children and I experienced significant noise issues with the turbines , particularly prevalent during certain weather and atmospheric conditions. The noise intrusion by times was relentless, disconcerting and extremely annoying resulting in sleep and other health issues. Over time and subsequent to many conversations with a never ending rotation of company representatives it was agreed that we were in fact subject to not only significant blade noise but also (Persmoacoustic) interference. Perhaps today's lager and more technologically advanced turbines have remedied these issues I can not speak to that. Eventually the forgoing negative experiences came to an end over time. As it turns out the turbines never performed as anticipated and were plagued with operational issues resulting in their eventual ceasing of operation and green power production some two and one half years ago. Consequently, the company, companies, representatives, operators or whomever responsible for the decommissioning of said turbines and subsequent site remediation have in my opinion, not lived up to the contractual agreements regarding same and agreed upon by Cumberland county. In view of this circumstance it begs the question, what now? Who is responsible to dismantle the turbines, under what supervision, at what financial cost to the land owner or county should the turbine company dissolve and walk away. For me , it would seem that government of all stripes in their haste to garner rich financial return and I in meeting poorly developed green initiatives to meet government sanctioned

mandates have lfailed miserably in doing the due diligence. In closing , and in view of the forgoing I for one strongly support and applaud this current Cumberland County Council in recognizing the potential problems and costly financial liabilities that entering into said initiatives may represent. I believe, contrary to some opinion that said moratorium will stymie the growth and development of these initiatives in our county I believe otherwise. It would seem to me that companies who are seeking out these developments would embrace clear , updated realistic guidelines for all to understand and view same as a great place to conduct and development green business activity. Lastly, whatever the final outcome of the proposed bylaw moratorium and should same be enacted any bylaw can only be as sound as the ENFORCEMENT of said guidelines and therein for me is the crux of the matter. Respectfully submitted for you perusal and consideration.

Does this submission look like spam? [Report it here.](#)

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:05:15 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: mukti=eastlink.ca@mailgun.voxadvocacy.com
<mukti=eastlink.ca@mailgun.voxadvocacy.com> on behalf of mukti@eastlink.ca
<mukti@eastlink.ca>
Sent: Wednesday, March 2, 2022, 11:58 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Marilyn MacDonald.

Marilyn MacDonald

B0N 1Y0

From: Margaret - NCS Managed Services Inc
Sent: Mon, 28 Feb 2022 14:29:03 +0000
To: Planning
Subject: Wind

As someone who enjoys Wentworth Valley- we hope that Cumberland Council strongly considers the following items when reviewing its Wind Turbine Bylaws-

1. Turbine setbacks should be at least 5,000 meters to the nearest property line or residence to help lessen the impact of noise, flicker, visual impact, ice throw, and structural failure.
2. Issues of decommissioning should be addressed by the requirement for a Decommissioning Bond. Decommissioning and construction damage to roads, lands and waterways should not be the responsibility of the tax payer.
3. There should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.
4. There should be site inspections done by a qualified surveyor or engineer to ensure that each approved wind turbine conforms to the approved site plan. Inspection reports should be posted for the public record.
5. Require proponents to establish Community Protection Funds to pay out claimants who have suffered damage as a result of failing to meet the stringent bylaw standards put forth regarding setback, flicker, noise etc.

6. Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences.

7. Prohibit two or more Wind Turbine Projects (one proponent with multiple turbines in one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other.

8. Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

Best regards,
Margaret
NCS Managed Services Inc
margaret@ncsnetwork.net
www.ncsnetwork.net
1-877-473-3660 Option 102

From: Morgan Rau
Sent: Tue, 1 Mar 2022 12:31:10 +0000
To: Planning
Attachments: Cumberland sample letter.pdf

Morgan Rau (She/Her)
Administrative Assistant for Student Services
Cobequid Educational Centre
34 Lorne Street
Truro, NS
B2N 3K3
902-896-5712 (PHONE)
902-896-5713 (FAX)

Cobequid Educational Centre sits on the ancestral and unceded territory of the Mi'kmaq.
We are all Treaty people.

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:04:40 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: hinesigns=eastlink.ca@mailgun.voxadvocacy.com
<hinesigns=eastlink.ca@mailgun.voxadvocacy.com> on behalf of hinesigns@eastlink.ca
<hinesigns@eastlink.ca>
Sent: Saturday, February 19, 2022, 3:27 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

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bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

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The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Robert Hines.

Robert Hines

B0K 1B0

From: anne malick
Sent: Wed, 2 Mar 2022 18:31:58 +0000
To: Planning
Cc: anne malick
Subject: Land Use Bylaws
Attachments: WINDCUMBERLAND.docx

Sent from [Mail](#) for Windows

From: Dan Cress
Sent: Thu, 3 Feb 2022 09:24:41 -0400
To: Planning
Subject: Wind

How can Cumberland County put a hold on wind development when the province and other counties come out with full support? It's the sad story of not in my back by a few well placed residents which makes the whole county look bad.

Dan Cress
Sent from my iPad

From: Helen MacPhee
Sent: Tue, 1 Mar 2022 11:01:58 -0400
To: Planning

To whom it may concern,

I am writing to you to let you know I am opposed to windmills in the Wentworth Valley. I am concerned about the loss of habitat for the mainland mainland. The area is also a very popular and beautiful and natural environment that many, many people enjoy. I feel the turbines would have more of a negative impact than a positive impact.

Thank you,
Helen Mac Helen

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:57:17 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: pelicanbob29@gmail.com@mailgun.voxadvocacy.com
<pelicanbob29@gmail.com@mailgun.voxadvocacy.com> on behalf of pelicanbob29@gmail.com
<pelicanbob29@gmail.com>
Sent: Thursday, February 24, 2022, 9:32 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Bob Johnson

B2R 1B5

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:50:50 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: lindavlewis28@gmail.com@mailgun.voxadvocacy.com
<lindavlewis28@gmail.com@mailgun.voxadvocacy.com> on behalf of lindavlewis28@gmail.com
<lindavlewis28@gmail.com>
Sent: Wednesday, March 2, 2022 9:25:36 AM
To: Jennifer Houghtaling <jhoughtaling@cumberlandcounty.ns.ca>
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy

development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Linda Lewis.

Linda Lewis

B3H 2T5

From: Clarence Felderhof
Sent: Sun, 13 Feb 2022 16:53:50 -0400
To: Planning
Subject: Wind

Dear Sir/Madam,

It has come to my attention that you are re-evaluating the criteria for industrial wind turbine installations.

The Gulf Shore community previously opposed any industrial wind turbine installation within a 2.0 km radius of a private property line. This was based upon the fact that within a shorter radius there was a significant decline in real estate value of the affected property.

Although the wind turbine industry will quote studies done on real estate valuation impact, which showed no significant decline, their conclusions are based on a visual radius of 7.0 Km. Closer examination of these studies showed that within a radius of 1.5 Km there was a negative impact of a 33% valuation decline. This decline was obscured by the much larger number of homes in the area included by the 7.0 km radius area. This might be expected, considering the calculation of the areas mentioned being directly correlated to the square of the radius....1.5 km square vs. 7.0 km square (x pie). These studies calculated the average values of all the homes within the area of 7.0 Km, overriding the small number of homes in the small area of 1.5 Km radius.

Clarence Felderhof,
3135 Cape Cliff Road,
Fox Harbour, B0K 1L0

From: Murray Scott
Sent: Thu, 3 Mar 2022 12:51:22 +0000
To: Nelson Bezanson
Subject: FW: Wind

From: Michael Healy <michael.healy367@gmail.com>
Sent: March 3, 2022 2:46 AM
To: Murray Scott <msscott@cumberlandcounty.ns.ca>; Kathy Redmond <kredmond@cumberlandcounty.ns.ca>; Fred Gould <fgould@cumberlandcounty.ns.ca>
Subject: Fwd: Wind

----- Forwarded message -----

From: **Michael Healy** <michael.healy367@gmail.com>
Date: Thu, Mar 3, 2022 at 2:27 AM
Subject: Wind
To: <Planning@cumberlandcounty.ns.ca>

I understand that a Review of Wind Turbine Regulations is underway. I believe that virtually all Nova Scotians value the transition to sustainable sources of energy, however I am writing to express concern that regulations be adjusted to ensure that the industrial wind turbine complexes not be located so that they cause negative impacts on residents, through noise, visible impact from flicker and strobe lighting, and negative impact on the environment and wildlife.

I have owned property in the Wentworth Valley for over 18 years. Our property is on Timberline Trail, on the upslope of Higgins Mountain. We originally came to Wentworth to enjoy skiing at Ski Wentworth, however have come to enjoy the use of our property through all seasons, and are active members of the community who enjoy the beauty of the natural environment and the community of people who share the love of the outdoor activities. We regularly enjoy hiking, snowshoeing and cross country skiing on the trails on Higgins Mountain.

I am aware of the proposal to build an Industrial Wind Turbine Complex on Higgins Mountain in the Wentworth Valley area. I have attended sessions put on by the proponents. I have found the information provided by the proponents to be vague and it would appear to be intentionally incomplete. There is significant concern about the impact of a proposed development in this scenic tourism and recreation area. Development of an industrial wind farm complex on Higgins Mountain will result in the destruction of huge areas of natural terrain to create roads necessary to deliver and build the turbines, cause visible impacts, and unacceptable noise impacts to residents.

I am a Civil Engineer, and a former Vice President, Planning & Infrastructure of the Halifax Stanfield International Airport. I have experience in the development of noise contours related to air traffic at the Airport, The development of noise contours in the area of a wind turbine complex is an analogous

situation. The transmission of noise is a function of the strength of the source of the noise, the duration of the sound, the harmonics, and the terrain over which the sound travels. Evidence from existing developments indicate that a separation of 5000 metres from the wind turbine location to the nearest residence is necessary to minimize harmful noise impacts. Our home is located within a proximity to the proposed wind turbine complex that would result in unacceptable noise levels. I understand that acceptable noise levels require an Ambient Degradation Noise Standard no greater than 25 dB(A) at existing residences.

I would request that the 5000 metre separation and 25dB(A) noise degradation level be included in the updated Wind Turbine Regulations.

Upgraded Wind Turbine Regulations should include provisions for removing wind turbines at the end of their life, and make good the environment, removing bases and roads and replanting native vegetation. This type of regulation is in place in Western Canada related to hydrocarbon exploration. Sustainable developments should include the same level of environmental protection. Security to cover these costs should be required in any project approvals. As an example of the need for this regulation, non operating turbines have been left on Higgins Mountain for multiple years.

I believe that the Wentworth Valley is one of the beautiful natural areas of Nova Scotia that should continue to be developed for recreation and tourism. I would request that the Wentworth Valley / Higgins Mountain / Folly Lake area be designated a Tourism / Recreation, so that no future industrial wind farm complexes could be located in these areas.

In recent years there has been a significant growth in the community, resulting in increased tax revenues for the County. I believe that imposing an industrial wind farm on this natural area will make the area less attractive as a destination, will dampen further growth of the community, and will result in diminished property values, and resulting lower tax revenues.

Please take this input into consideration in developing new Wind Turbine Regulations.

Regards,

Michael Healy P. Eng.
(902) 292-8606

From: Klaine Johnson
Sent: Mon, 28 Feb 2022 10:13:21 -0400
To: Planning;info.wind@novascotia.ca
Subject: Wind

My wife has previously wrote about our concerns with any proposed wind farms in Cumberland County. I implore on you to please review your bylaws carefully and remember your constituents above a from away companies needs. Please look very carefully at the points Protect Wentworth Valley has singled out and adjust accordingly!

1. Turbine setbacks should be at least 5,000 meters to the nearest property line or residence to help lessen the impact of noise, flicker, visual impact, ice throw, and structural failure.
2. Issues of decommissioning should be addressed by the requirement for a Decommissioning Bond. Decommissioning and construction damage to roads, lands and waterways should not be the responsibility of the tax payer.
3. There should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.
4. There should be site inspections done by a qualified surveyor or engineer to ensure that each approved wind turbine conforms to the approved site plan. Inspection reports should be posted for the public record.
5. Require proponents to establish Community Protection Funds to pay out claimants who have suffered damage as a result of failing to meet the stringent bylaw standards put forth regarding setback, flicker, noise etc.

6. Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences.

7. Prohibit two or more Wind Turbine Projects (one proponent with multiple turbines in one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other.

8. Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

Klaine Johnson- Third Generation Resident of Cumberland County

From: Lusby, Deborah A
Sent: Tue, 1 Mar 2022 15:30:25 +0000
To: Planning
Subject: Please Protect Wentworth Valley
Attachments: Letter re Wind Turbines from D Lusby.docx

Pls see my letter against wind turbines in wentworth valley.

I am a property owner and tax payer in the region. I am all for wind energy, but don't see this as the optimum location due to the damage it could cause to recreation and economic opportunities and development, and of course local wildlife.

Thank You,
Deborah

From: Cynthia McCarthy
Sent: Fri, 25 Feb 2022 19:58:44 -0400
To: Planning
Subject: Wind

Plan Cumberland,

Perhaps I am writing to the wrong department or have used an incorrect link, but hoping this finds the proper inbox for my comments.

I understand the municipality is receiving public input on the possibility of a wind power development at Higgins Mountain. With this email, I am registering my strong support for the proposal.

We need to make bold moves - and fast, in order to have a hope of minimizing future climate related calamity. The generation of green collar jobs is exactly the direction any forward-thinking constituency should be leaning into without hesitation.

The proposal appears to include due consideration for the environment and even takes care to preserve sight lines as much as possible.

Personally, I consider the sight of turbines a sign of hope, not a blight on the scenery.

We need to embrace this project and all the good that it stands for, for the sake of a cleaner future for Cumberland and the province.

Thank you
Cynthia McCarthy

1523 Fort Lawrence Rd
Fort Lawrence
Ns B4H3Y5

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:14:54 +0000
To: Nelson Bezanson
Cc: CAO
Subject: Fwd: Nova Scotia Needs Wind!

Hi Nelson,

Are you receiving these emails?

I have 49 of them sent to me, they were in my junk mail.

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: jessmackay1@gmail.com@mailgun.voxadvocacy.com
<jessmackay1@gmail.com@mailgun.voxadvocacy.com> on behalf of jessmackay1@gmail.com
<jessmackay1@gmail.com>
Sent: Tuesday, March 1, 2022, 3:19 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,



jessica mackay

B0M 1Z0

From: Leslie Wilson
Sent: Wed, 2 Mar 2022 16:07:00 +0000
To: Planning
Subject: wind turbine by-law committee
Attachments: Letter to Cumberland County 2022.pdf

Please find attached a letter from Ski Wentworth re: land bylaws.
Leslie Wilson



Leslie Wilson

Kerr Controls Limited

Kerr Smart Energy Limited

125 Polymer Road Truro NS B2N 5V2

d

S

T: 902-896-1209,3009

M: 902-897-8132

E: lwilson@kerrcontrols.ca

W: [kerrsmartenergy.c](http://kerrsmartenergy.ca) [kerrsmartstore.c](http://kerrsmartstore.ca)

a

a



This message is confidential. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone.

From: Margaretta Sander
Sent: Tue, 1 Mar 2022 12:31:21 -0400
To: Planning
Subject: No WIND Farm PLEASE

Hello,

As a frequent all-seasons visitor to the trails and also to ski at Wentworth, I'm horrified that Cumberland County would consider spoiling this pristine area with a commercial windfarm the scale of which destroys woods, wild life and tourism as well as the well being of the residents who have to endure the constant vibrations, lights and sounds of a huge wind farm.

I live within 1km, including a hill barrier, of several windmills located on Spiddle Hill Road and can hear them and feel their vibrations as well as being disturbed by the blinking red light when walking in the adjacent forest..

There are other ways to assist us with reducing carbon consumption and provide electricity as well. We don't need large corporations who invest their profits outside our area to take advantage of us.

We need to keep the money circulating locally and have control over environmental preservation. Wind Farms are a « get green quick » trick that do not take into consideration the damage caused by construction & transport of the turbines themselves, damage to the forest and all who live in them - especially the bird migrations and Moose corridor contained in the proposed area, damage to the health of those who live near these giant 'farms', and damage to the growing tourism industry for the County.

Who will clean up this mess after it reaches it's end - as is the problem with the current legacy turbines dormant since 2017?

There are other ways to generate electricity besides giant wind farms. How about encouraging more local solar projects? Just imagine if everyone, including businesses, produced their own power and the excess was centrally stored to be used in stormy or cloudy times by everyone. This would also provide more jobs for local residents.

Tatamagouche used to have it's own generating station using water power and turbines on the Waugh River - this small scale type of station could also be used if done correctly.

We don't need corporations coming to us with a 'fix - it' plan - we can do this ourselves which also enlivens the community when we work together for mutual benefit.

How about investing in tourism? How about investing in maple syrup product production? These kinds of enterprises bring in the cash and benefit many more people.

Please do not allow this project to happen,

thanks,

Margaretta Sander

902-657-0406
Earlton, Nova Scotia B0K 1V0
Canada

From: Joanna Zed
Sent: Mon, 28 Feb 2022 01:33:24 +0000
To: Planning
Subject: WIND- Bylaw feedback
Attachments: Dr Joanna ZedFINAL TMEPLATED LETTER TO PLANNING RE BYLAWS.docx

Hello

Thank you for the opportunity to offer feedback on wind turbine development and the development of updated wind turbine bylaws. Please see attached letter with my recommendations for consideration.

Sincerely,

Dr. Joanna Zed CCFP, FCFP

email: joanna.zed@dal.ca

From: Léa Truel
Sent: Tue, 1 Mar 2022 22:05:57 +0000
To: Planning
Cc: info@protectwentworthvalley.com
Subject: WIND
Attachments: Bylaw recommendations to Cumberland general.docx

Hello,

As a frequent visitor to the Wentworth Valley, please find attached a letter to express concerns and to support review of land use bylaws concerning the wind turbine projects on Wentworth Valley and surrounding areas.

Thank you.

Léa Truel
(437)-988-1611

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:01:28 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: enikozsoldos1@gmail.com@mailgun.voxadvocacy.com
<enikozsoldos1@gmail.com@mailgun.voxadvocacy.com> on behalf of enikozsoldos1@gmail.com
<enikozsoldos1@gmail.com>
Sent: Monday, February 21, 2022, 9:31 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Eniko Zsoldos

B3T 1X2

From: John Perkins
Sent: Thu, 3 Mar 2022 07:43:26 -0400
To: Planning
Cc: John Perkins
Subject: Wind

Dear Cumberland County Planning Department,

I wish to present input for the Municipality of Cumberland County wind by-law review.

Please listen to all the input you have received about the negative impacts of a cluster of giant wind farms and take the time to revise the regulations to address all those concerns. Please take this opportunity to shift Cumberland from an extractive economy mindset with all its plunder and destruction to a regenerative economy that emphasizes social and economic vibrancy, advances ecological restoration, and builds a thriving local community.

Getting this decision right will determine your legacy and how your actions will be judged. Please don't be the council that caved to corporate interests to the detriment of local social, economic and environmental wellbeing. We will be watching.

Thankyou.

John Perkins (He/him/his)
1401 Matheson Brook Rd.
Earlton, NS B0K 1V0 Canada
Tel: 902-657-0406
Cel: 902-324-4646

From: Meghan Todd
Sent: Sat, 26 Feb 2022 11:59:35 -0400
To: Planning
Subject: Wind

Dear Cumberland County Planning Department,

As residents of Wentworth Valley, we have many concerns of the proposed wind development. We fully believe **we are not** the location for this, and do not support the construction of said development. We are one of the most untouched, beautiful spots in this province and are only beginning to see the development of recreation options here in a more organized state. More and more property owners are investing in this community as residents, and spending even more time here. Not just for skiing. Property values are rising, more builds are being permitted and the future opportunity for this to be a hub of recreation and more full time residents is only beginning.

We urge you to discontinue this as a viable option. The impacts on our community are ONLY negative. There are no positive outcomes. There are far more beneficial projects that would improve the economic landscape here that do not include degrading the quality of the forest and nature. We know this will harm the natural habitat and have a long term effect on the animals and community.

We love this community and know what a special place this is. It is only the start. Please do not take the beauty and natural value away by forever changing the landscape that cannot be recovered.

In addition:

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc.

Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process.

Best regards,

Meghan and Mike Todd

From: Ronnie Noonan
Sent: Tue, 1 Mar 2022 18:38:18 +0000
To: Planning
Subject: Wind

Hello,

As a Dalhousie student, I am very concerned about the imminent impacts of climate change. I feel increasingly concerned about my future as a young adult and this matter weighs heavily on my mind. I am relieved to hear that Nova Scotia has set a target for 80% of our electricity to be generated from renewable energy sources such as wind energy by 2030 in an effort to reduce our carbon emissions as a province. Rapid transition to clean energy is what we urgently need!

However, it worries me to see that Cumberland County is pausing wind energy development permits for 6 months to a year to review its bylaws. Any further delays or roadblocks to renewable energy adaptation will potentially cause the provincial target to slip away, and it is of utmost importance to ensure that good wind energy projects can still proceed. Covid 19 should not be cause for delay as time is not on our side.

Besides subjective views on aesthetic pleasure, the impacts of wind farm installations to recreation and ecotourism is unclear and may even be a net benefit. Any impacts from potential noise or shadow flicker can be easily mitigated by appropriate setbacks to homes. Given that the relationship between wind turbines and human health has little to no correlation, other concerns that have been brought up include effects on local biodiversity and community living. However, the land area needed to install wind turbines is minimal compared to the large patches of land that has already been clear-cut for pulp and paper operations. Furthermore, this also reduces the need to destroy more forests to mine for coal in Nova Scotia.

The benefits that come with installing wind projects that lead to cutting of emissions helps the larger problem at hand. Climate change has been linked to extreme temperatures and increasing forest fires that will cause much more destruction to local biodiversity than the installation of wind turbines. The benefits to the local community also cannot be understated. The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

As a Resource and Environmental Studies student, we are made aware of the importance of good policy to the decarbonization of energy production. However, when the province has set clear regulations to move towards a cleaner future, it is disheartening to see that a moratorium on wind farm development is taking place and cohesive wind projects are being discredited. 6-12 months is a substantial amount of time, given that Nova Scotia's target for reduction needs to be met by 2030.

I strongly urge Council to focus on the larger picture of reducing carbon emissions and objectively judge the impact of wind farm development. The support for wind projects is strong within the Dalhousie community. We have numerous student societies, as well as research labs that are passionately devoted to the promotion of clean energy within Nova Scotia. I sincerely hope that wind energy adaptation receives renewed support and priority from our elected officials in Cumberland County.

Sincerely,

Ronnie Noonan-Birch

A Concerned Dalhousie Student

From: Sheila Blair-Reid
Sent: Sat, 26 Feb 2022 19:37:35 +0000
To: Planning
Subject: wind project

Hello

I would like to add my voice urging further consultation and assessment of the wind project. I am 100% in favour of wind power but I think we have to be careful where we build the infrastructure. We have owned a property in Wentworth for decades and will retire there. There has been steady growth in the population and the creation of year round out door activity. It is a perfect spot to actually designate it as an outdoor area for Nova Scotians and increasingly a tourism destination.

I am not confident that enough study has taken place to determine how this project affects the future outdoor enjoyment of the area and what the negative environmental impacts, such as habitat loss, effects on human health, and degradation of the natural landscape and watersheds are. Hiking and mountain biking, skiing and snow shoeing are popular activities in the proposed area. There are also a variety of wildlife in the proposed turbine site - bears, fishers, white weasels, owls, bats, and eagles. I am told there is evidence of moose in the winter months which the province has committed to help raise numbers in Nova Scotia. These species will have their habitat fractured. I am concerned about the impacted of noise, reflections, and shadows for the residence and the outdoor enthusiasts who drive hours to come to the valley. The clear cutting in the area has already taken a chunk out of the wild hill scapes and I fear this development would just further degrade the natural landscape and its captivating views.

My hope for Wentworth Valley is that it become a mountain town of Nova Scotia and that we look carefully at any project that can negatively affect its natural beauty and the enjoyment of the area.

Sheila

Sheila Blair-Reid (she/her)



902.494.6591 | 902.222.0004 (Mobile)

From: Connor Aiken
Sent: Thu, 24 Feb 2022 23:04:08 +0000
To: Planning
Subject: Wind

Hello,

As a Dalhousie University Graduate Student and a native Nova Scotian, I am very concerned about the imminent impacts of climate change, both globally and in our province. I feel increasingly concerned about the future within my lifetime and the future that will be passed along to all subsequent generations of Nova Scotians. This matter weighs heavily on my mind. The fact that Nova Scotia has set a target for 80% of our electricity to be generated from renewable energy sources, such as wind energy, by 2030, in an effort to reduce our carbon emissions as a province, is a good start. Rapid transition to clean energy is what we, as a province and as members of the global community, urgently need!

However, it worries me to see that Cumberland County is pausing wind energy development permits for 6 months to a year to review its bylaws. Any further delays or roadblocks to renewable energy adaptation will potentially cause the provincial target to slip away, and it is of utmost importance to ensure that good wind energy projects can still proceed. Successful completion of projects like these ensure that Nova Scotia will be able to economically and independently generate renewable energy without requiring the purchase of electricity from other provinces and without reliance on consumable resources which are necessarily obtained out-of-province, such as our current reliance on foreign coal.

My graduate work at Dalhousie is on the study of rechargeable lithium ion batteries. It is frustrating to be part of a group that researches a technology essential to realizing the clean energy transition, yet witness tangible and viable clean energy projects being potentially delayed, in my own community, due to concerns that pale in comparison to the alternative of continued reliance on coal fire generation. Having been born and raised in Nova Scotia and to proudly identify as Nova Scotian today, it is frustrating to learn that there are potential barriers being erected from within which stand to prevent our province from achieving a sustainable and independent energy future.

The support for wind projects is strong within the Dalhousie community. We have numerous student societies, as well as research labs that are passionately devoted to the promotion of clean energy within Nova Scotia. I sincerely hope that wind energy adaptation receives renewed support and priority from elected officials in Cumberland County.

Sincerely,
Connor Aiken

A concerned Dalhousie University Graduate Student

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:54:17 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: acwoods86@gmail.com@mailgun.voxadvocacy.com
<acwoods86@gmail.com@mailgun.voxadvocacy.com> on behalf of acwoods86@gmail.com
<acwoods86@gmail.com>
Sent: Monday, February 28, 2022, 7:19 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Andrew Woods.

Andrew Woods

B6L 5J1

From: djmedwards56@gmail.com
Sent: Mon, 28 Feb 2022 16:23:21 -0400
To: Planning
Cc: info@protectwentworthvalley.com;wind.info@novascotia.ca
Subject: Cumberland County wind by-law review.

Dear Sirs,

I wish to give input for the Municipality of Cumberland County wind by-law review.

While there are many concerns of the various projects proposed for the Wentworth region, I now feel the need to respond to wind municipal by-law issues.

I was recently appalled to find out about a large scale industrial wind turbine project scheduled for development in the Wentworth Valley of Cumberland and Colchester. As a landowner of Cumberland County I am in opposition of this type of project. I see it as despoiling the pristine natural environment that caused my late husband and I to invest in and retire to Cumberland County. Please amend your bylaws to restrict this type of development from areas that should be protected.

Thanks
Deb Edwards

From: Colin van Vulpen
Sent: Wed, 2 Mar 2022 19:02:32 -0400
To: Planning
Cc: info@protectwentworthvalley.com;wind.info@novascotia.ca
Subject: WIND

My name is Colin van Vulpen. I grew up in Wentworth, NS. Today I live elsewhere in Nova Scotia but still return to visit family, friends, and of course to ski. Recently I have heard of two large wind turbine projects proposed near the Wentworth Valley. I am not opposed to green energy but I feel strongly that wind projects should be placed as strategically far away from populations as possible. I do not know first hand of the sonic vibrations concerns but I am not willing to dismiss them out of hand. I am also concerned about the visual impact on the landscape. Can we not place our turbine projects strategically so as to render them as inconspicuous to local residents, and vacationers as possible? Large industrial scale wind parks staring out from the edge of the Cobequid hills near New Anan down over the Northumberland lowlands, or hugging the edge of the beautiful Wentworth Valley (recently designated a provincially protected area) will be detrimental to ecotourism, property value, and overall enjoyment of our outdoor space.

Lastly, I am very concerned that wherever turbines are placed that our municipal regulations lack the teeth to force companies who erect them to tear down these turbines on their own dime once their working life has been completed.

I hope we can find ways to tread carefully into our green future.

Thank you,

Colin

From: John
Sent: Mon, 28 Feb 2022 15:24:54 -0400
To: Planning
Cc: info@protectwentworthvalley.com;wind.info@novascotia.ca;wentworthvalleytrailrunners@gmail.com
Subject: Wind Turbine Project

Cumberland Wind By-law review & moratorium

Dear Cumberland County Planning Department,
I wish to present input for the Municipality of Cumberland County wind by-law review.

My wife, brother and I own a piece of land in Wentworth Center where we currently have a cottage, and will be building our homes in the next two years.

I am a Paramedic working for Medavie Health Services and my wife works for the Health Authority. We also run a Non-Profit, Wentworth Valley Trail Runners. We host organized foot trail runs on the many trails in the Valley, and this year are hosting two Trail Races in the Valley.

The first is a 24 hour run at the Wentworth Provincial Park, and the second will utilize some of the wonderful trails on Ski Wentworth, the Protected Area, Nature Trust as well as some private land. These runs will be attended by people from all over the Maritimes.

Wentworth Valley is an absolutely beautiful area which attracts countless people to enjoy it's wonders all months of the year. We worry about what damage would occur, immediate and long term from placing wind turbines in the area.

We spend hundreds of hours each year in the woods doing Trail running, hiking, snowshoeing, downhill and cross country skiing. Anytime the area is altered IE a road placed or a field cleared, it's very obvious how it affects the local wildlife, and can affect the direction of streams etc too.

We don't feel like there is enough information about the impact to our health and well being, the wildlife, and the environment. The Wentworth Valley is a sacred area to many citizens, local and those visiting.

We kindly ask that these projects not move forward and these concerns be addressed.

There are many concerns which I would like to bring to your attention below.

Other Concerns;

1. setback distances
2. decommissioning
3. accountability

4. regulatory & construction monitoring
5. Community Protection Fund
6. Multiple wind projects proximity restriction
7. Accoustics
8. Wind Turbine Restricted Overlay

1.Setbacks. 5,000 meters or more to the nearest property line or residence. This distance should reduce some impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. Noise concerns from industrial scale turbines are a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the many of the issues county residents are now experiencing from wind turbines.

2.Decommissioning. Implement requirement for a Decommissioning Bond. Currently, there are four to five wind turbines in Cumberland County which have not been functioning since 2017. All proponents should be required bonds to cover the costs of decommissioning wind turbines. This should not be the responsibility of the taxpayer. Nor should the taxpayer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

3.Accountability. Project approval lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

4.Regulatory and Construction monitoring. Site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

5.Community Protection Fund. The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

6.Prohibit multiple projects in close proximity. Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

7.Accoustics. Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

8. Wind Turbine Restricted Overlay for the Wentworth Valley Area

The tourism and recreational zone around Wentworth needs a Wind Turbine Restricted Overlay as provided in county by-laws that would prohibit industrial projects such as the Higgins Mountain Wind Farm & likely the SWEB project.

There is no Community Tourism Plan for Wentworth even though residents of the area have been asking for municipal administrative and coordination help for such a process for several years.

Various other tourism plans and research exist for the Wentworth Valley and together warrants a Wind Turbine Restricted Overlay in absence of a community tourism plan.

ExploreCumberland.ca was born from a thorough Cumberland County tourism planning strategy. It highlights the Wentworth Valley as one of Cumberland's three tourism regions. This is based on Ski Wentworth's popularity and the outstanding quality of trails surrounded by natural wonders of waterfalls, old forests, scenic views in a wilderness setting.

Local tourism operators conservatively estimate more than 100,000 visitors come to the Wentworth Valley area per year.

Ski Wentworth recently announced installing a new chairlift in Spring 2022 as they shift to four-season tourism model.

The recently created Wentworth Mountain Bike Association built one of the best new downhill mountain bike trails in Canada in 2021. It wasn't unusual to see forty cars parked on weekends at the trailhead.

NS Environment oversaw a study of the *Commercial Benefits of Nova Scotia's Wilderness Areas* including several sections related to the Wentworth Valley Wilderness Area, Ski Wentworth and community. NS Environment, Ski Wentworth, various land owners and trail stakeholders are currently working towards sanctioning an integrated trail network between Ski Wentworth, the WVWA, Wentworth Provincial Park, NS Nature Trust properties and the popular Wentworth (Higgins Brook) Falls.

Bike Nova Scotia's Blue Route first designated route was the Wentworth route and is one of the most spectacular in the province.

Any given day during the pandemic it is not unusual to see 10-30 cars parked at each of the five established trailheads around the Wentworth Valley.

And the SANS trails in the area are some Nova Scotia's most popular and most reliable trails that connect communities of Sutherland Lake – Folly Lake – Warwick Mountain snowmobile clubs.

Thank you for your time,

John and Deb Collicott
(902) 664 1069

From: Murray Scott
Sent: Mon, 28 Feb 2022 19:20:14 +0000
To: Nelson Bezanson
Subject: FW: Opposition to Wentworth Valley Turbines

From: J. Cyne Johnston <cyneandmark@shaw.ca>
Sent: February 27, 2022 1:21 PM
To: Murray Scott <msscott@cumberlandcounty.ns.ca>; Kathy Redmond <kredmond@cumberlandcounty.ns.ca>; Fred Gould <fgould@cumberlandcounty.ns.ca>; Rod Gilroy <rgilroy@cumberlandcounty.ns.ca>; Jennifer Houghtaling <jhoughtaling@cumberlandcounty.ns.ca>; Angela McCormick <angmccormick@cumberlandcounty.ns.ca>; Mark Joseph <mjoseph@cumberlandcounty.ns.ca>; Dale Porter <dporter@cumberlandcounty.ns.ca>; Carrie Goodwin <cgoodwin@cumberlandcounty.ns.ca>; Municipal Clerk's Office <clerk@cumberlandcounty.ns.ca>; Greg Herrett <gherrett@cumberlandcounty.ns.ca>
Cc: ea@gov.ns.ca; wind.info@novascotia.ca; info@protectwentworthvalley.com
Subject: Opposition to Wentworth Valley Turbines

Dear Cumberland County Council,

We are writing to express our concern with respect to the proposed international industrial wind development projects in the Wentworth Valley Area. This is not the right place for wind turbines. The impact on the Wentworth Valley Area would be catastrophic and irreversible. While we are highly supportive of clean energy development in Nova Scotia, we are concerned that the project developers have not adequately engaged stakeholders, nor capable of meeting the minimum standards of environmental protection that are required. We have noted a number of concerns regarding this project that we would like to bring to your attention as you proceed with your decision-making. There are many implications with these massive turbines for everything from wildlife degradation, endangered species encroachment, and general disregard for the citizens and visitors in this area who enjoy the peace of the land. I urge you to please consider the following in your review of land use bylaws in Cumberland County and in your approvals for these projects.

1. **Size and scale of the projects.** One of the projects is a 100MW site on Higgins Mountain / Stevens Mountain, on the high ridge from the top of Folly Mountain west of Highway 4 down into the Wentworth Valley. This development would consist of 18 industrial wind turbines that are 190 m (623 ft) high to the tip of the blade. They are twice the height of the tallest building in Halifax, Fenwick Tower; giants compared to those currently operating in our province and each is as high as a 57-story building. A second 100MW industrial wind turbine project is being proposed on property approximately 6kms Northwest of Debert including 16 to 20 industrial wind turbines. This project affects property from the Folly /Hart Lake area southeast of Highway 4, bordered by East Folly Mountain and moving back towards Central and East New Annan. The scale of these 100MW turbine projects is the largest that has ever been installed in Nova Scotia and not tested yet in environments such as the Wentworth Valley areas with amphitheatre-like characteristics. How can projects of this magnitude be developed in a small narrow valley like Wentworth without proper testing? The testing does not involve actual industrial wind turbines on our unique terrain. Other wind turbine projects in NS gave assurances to residents that the turbines were properly tested and residents would not hear noise and see flicker. We know this not to be true. Some residents near wind turbine projects in NS have had to move and sell their property at a loss to escape the loud noises and flickering. Others, who have stayed, live with migraines, nausea, and anxiety daily due to no recourse through their county. Set backs for noise and flickering through By-Laws were not appropriate for the size of the turbines to prevent these noise and sight issues. Why would Nova Scotians want to be guinea pigs to projects of this scale? Who bears the result if the impacts are severely detrimental to species, health, etc.?

2. Loss of habitat, fragmentation, and challenges to biodiversity. Due to 18+ (623 ft tall) turbines, and the new power lines, widened roads, new roads, blasting, gravel pits, concrete foundations, and substations will have a huge impact on all creatures living in that wilderness. Conservation scientists recognise the wind project area as a critical bio-diversity connectivity area in NS to connect species with the rest of North America. As such the area should be protected and not clear cut for new roads and turbines. Nova Scotia's endangered mainland moose frequent the area seasonally and travel through the project area as they connect between the Wentworth Valley Wilderness Area and the Portapique Wilderness Area. In late November the NS government released a recovery plan for the mainland moose. Mainland moose are at a critical juncture of species recovery and one of the key challenges in these efforts is lack of natural habitat. The wind project areas provide essential core moose habitat. Projects of this size could be a direct threat to the survival of mainland moose

3. Future tourism-based development. Wentworth is a rare gem for outdoor mountain recreation and enjoyed by about 100,000 visitors annually from across the Maritimes. Covid-19 pandemic has proven people need to get outdoors for mental and physical health. There is no other recreation area in mainland NS that offers what the Wentworth Valley does. This turbine project could seriously impact future nature-based tourism development in an area that is known for its outdoors.... quiet hiking trails, snowshoeing, cross country skiing, downhill skiing, snowmobiling, kayaking, mountain biking and fishing. We need to preserve the special areas we have and develop wind farms in remote and less used areas where the human and environmental impacts could be dramatically minimized.

4. Local context and economic benefit. The land lease benefits of both projects go to the Indonesian- based owners of Northern Pulp, who inherited a \$75,000,000 NS taxpayer loan that purchased the property, and who is now suing NS taxpayers. The 3-year construction phase could possibly bring a few local benefits but there would very little long-term economic opportunity to local stakeholders. Tax revenues would be attractive to cash strapped municipalities but there are thousands of hectares in those same municipalities with excellent wind regime that do not threaten the significant local tourism industry. Wentworth area tourism and outdoor recreation has driven a flurry of homes to be built in the area in the past twenty years that brings significant tax revenue to the local governments. This is desirable tax revenue as well to the counties by land users who demand little to no services. These projects could limit future land development for outdoor recreational activities and home development. Wind turbine projects have an end date and wind energy trends appear to be moving offshore.

5. Health & mental health effects. Engaging in the natural environment and being in nature has been recognized as being a valid tool to managing stress, anxiety, and maintaining good mental health. There has been exponential growth in people pursuing the outdoors, particularly natural areas that allow for reflection, meditation and exercise. Wentworth has long been a hotspot in the Maritimes for getting people outside in fresh air for exercise, relaxation and immersion in deep nature. The proponents have done little to ensure no ill health effects will be cast on the residents and thousands of visitors of Wentworth and the surrounding communities. Without testing of such large turbines close to residential homes and businesses, how can we be provided with assurance? Studies confirm more research is required into health and mental effects of industrial wind farms from noise, ruined scenic views, and flicker. Light pollution impacts on natural areas include; stress, anxiety, sleep disturbance, nausea and dizziness.

What are the cumulative effects of 18+ untested towers in this unique amphitheater like area so close to population density? Wind turbines in the proposed location have the potential to contribute negatively to mental health and the burden of mental illness in Nova Scotia, issues that already weigh heavily on Nova Scotians, their health care providers and health care system.

6. End of use. Presently there is no requirement for decommissioning bonds to ensure the area is returned to its previous state at end of life. The current 3 turbines in this area linked to one of the proponents have not turned a blade in 3 years and despite being non-conforming to municipal bylaws, the tear down or decommission is yet to happen. How will decommissioning at end of life of the equipment be addressed?

7. Concerns about the developer's competency for the Higgins mountain windmill project. The project leads held a community meeting in Wentworth on Tuesday October 5, 2021, to provide information to the people living in the community who would be most affected by this project. It was very apparent from the meeting that they were not well prepared. There were 3 maps that were presented and all three were different. Questions about the placement, number of turbines, and site lines were not able to be answered by the project partners. The consortium partners did not seem to understand nor explain the processes except that an Environmental Impact Study was required and is being done. On December 4, 2021 Higgins Mountain Wind Proponent held a second community meeting. It was quite evident from the meeting that there is little community support for the Higgins Mountain project. Their 10-minute allocated question period expanded into 2 hours with multiple concerns on this project. The development team's public engagement material was wholly inadequate to assess the project and raises

serious concerns about the developer's competency in conducting community meetings and in completing the project in general. Their open house was amateurish and the technical documents were utterly vague. This does not instil confidence in their capacity to deliver a quality project.

There has not yet been a community meeting with the other proponent.

Our family and the members of Protect Wentworth Valley ASK of the Nova Scotia Government:

- **Prohibit industrial wind turbines** in areas of important moose habitat and connectivity in Colchester/Cumberland, which includes Higgins Mountain and Stevens Mountain. Wentworth Valley is not the right place for industrial wind turbines.
- **Enact Protection of the mainland moose core habitat** designated in Colchester/Cumberland, which includes Higgins Mountain and Stevens Mountain, in the Nova Scotia Mainland Moose Recovery Plan.
- **Designate** the Colchester/Cumberland core habitat area of the endangered mainland moose, which includes Higgins Mountain and Stevens Mountain, **as wilderness area under Nova Scotia's Wilderness Areas Protection Act**, to connect to the Portapique River and Wentworth Valley Wilderness Areas. This will help the Nova Scotia Government meet its **mandate to protect at least 20% of the total land and water mass of Nova Scotia** for nature conservation by 2030.

Thank you so much for taking the time to consider this important issue. The above implications to the Wentworth Valley need extensive research and consideration. We hope that after considering the impacts to the Valley you will agree that this project should not be in the location proposed. Wentworth Valley is a treasure to be protected now as wilderness by the province of Nova Scotia.

Best,

Cyne Johnston and Mark Illing

61 Folly Station Rd.

Folly Lake NS. B0M 1M0

From: Peggy Ainslie
Sent: Sat, 26 Feb 2022 10:55:32 -0400
To: Planning
Subject: Windmills

Hi I grew up in Westchester a small village close to Wentworth where they also are looking to install windmills. I totally disagree with placing them in either place, there are 3 non-functional ones on Higgens Mtn which are ugly and haven't worked in years and now just falling apart with no plan to remove.

We are hikers, skiers and live here year round and the windmills would have a huge impact on the beauty of the area and economy, we are encouraging 4 season enjoyment of these areas . The wildlife , environmental impact and beauty wouldn't all be adversely affected.

If they are looking for a place to install maybe assess next to the toll area of the hwy, there is plenty of wind, no blueberry fields who's bees would be affected and no activity in that area.

Please do not ruin the beauty of our area, Peggy Ainslie

Sent from my iPhone

From: vivian jeremy
Sent: Wed, 2 Mar 2022 09:58:06 -0400
To: Planning
Cc: Jennifer Houghtaling
Subject: Support Wind-Power in Cumberland County

Support Wind-Power in Cumberland County

Climate change will bring more extreme weather events, rising sea levels, and damage to the natural environment. These serious events will be costly and traumatic.

Canada has pledged to a net zero target by 2050, and at least a 40% reduction of greenhouse gases by 2030. Therefore action to move away from fossil fuels must be taken soon. This involves alternative energy such as wind-power.

Cumberland County should encourage the development of wind-power, and become part of the solution.

Please move quickly to lift the moratorium on wind farms, and establish reasonable regulations in line with the province and other counties. Delays and onerous regulations will drive away wind development in Cumberland County.

There is a lot of misinformation on the internet about wind-power, which is feeding some people's fear of the unknown and their resistance to change. This is unfortunate. The county should take notice of environmental assessments which are conducted by professionals, rather than be persuaded by the perceived fears of some of the public.

Sincerely
Vivian Godfree
1169 Pugwash River Road
Pugwash River NS B0K 1L0

From: Karen Henderson
Sent: Wed, 2 Mar 2022 13:24:03 -0400
To: Planning
Subject: Setbacks
Attachments: KH Letter to Cumberland County Planning Department.pdf

Many thanks for the opportunity to provide feedback on this important matter. My letter is attached.

Karen Henderson

From: evanworsley@live.ca
Sent: Mon, 28 Feb 2022 14:45:49 +0000
To: Planning
Subject: Wind

Hello,

As a Dalhousie student, I am very concerned about the imminent impacts of climate change. I feel increasingly concerned about my future as a young adult and this matter weighs heavily on my mind. I am relieved to hear that Nova Scotia has set a target for 80% of our electricity to be generated from renewable energy sources such as wind energy by 2030 in an effort to reduce our carbon emissions as a province. Rapid transition to clean energy is what we urgently need!

However, it worries me to see that Cumberland County is pausing wind energy development permits for 6 months to a year to review its bylaws. Any further delays or roadblocks to renewable energy adaptation will potentially cause the provincial target to slip away, and it is of utmost importance to ensure that good wind energy projects can still proceed. Covid 19 should not be cause for delay as time is not on our side.

Besides subjective views on aesthetic pleasure, the impacts of wind farm installations to recreation and ecotourism is unclear and may even be a net benefit. Any impacts from potential noise or shadow flicker can be easily mitigated by appropriate setbacks to homes. Given that the relationship between wind turbines and human health has little to no correlation, other concerns that have been brought up include effects on local biodiversity and community living. However, the land area needed to install wind turbines is minimal compared to the large patches of land that has already been clear-cut for pulp and paper operations. Furthermore, this also reduces the need to destroy more forests to mine for coal in Nova Scotia.

The benefits that come with installing wind projects that lead to cutting of emissions helps the larger problem at hand. Climate change has been linked to extreme temperatures and increasing forest fires that will cause much more destruction to local biodiversity than the installation of wind turbines. The benefits to the local community also cannot be understated. The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

As an Environmental Law student, we are made aware of the importance of good policy to the decarbonization of energy production. However, when the province has set clear regulations to move towards a cleaner future, it is disheartening to see that a moratorium on wind farm development is taking place and cohesive wind projects are being discredited. 6-12 months is a substantial amount of time, given that Nova Scotia's target for reduction needs to be met by 2030.

I strongly urge Council to focus on the larger picture of reducing carbon emissions and objectively judge the impact of wind farm development. The support for wind projects is strong

within the Dalhousie community. We have numerous student societies, as well as research labs that are passionately devoted to the promotion of clean energy within Nova Scotia. I sincerely hope that wind energy adaptation receives renewed support and priority from our elected officials in Cumberland County.

Sincerely,

Nicholas E. Worsley
A Concerned Dalhousie Law Student

From: Daniel MacLellan
Sent: Sat, 26 Feb 2022 14:30:14 +0000
To: Planning
Subject: Proposed Wind Farms

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects.

This letter is in response to the Municipality of Cumberland's request for public input. In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund. I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us. I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities. Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan.

These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record. The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate protectwentworthvalley.com | info@protectwentworthvalley.com and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment. Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land). Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A). Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland. In closing, thank you for the opportunity to be part of the process.

Daniel MacLellan, BRM, CHS
President, MacLellan & Moffatt Health Insurance Ltd.
Toll Free 1-866-710-2586
Office (902) 431-2586
Fax (902) 431-2586
dmaclellan@mmfi.ca



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Please consider the environment before printing this e-mail

From: Brian Todd
Sent: Tue, 1 Mar 2022 21:04:56 -0400
To: Planning
Subject: Wind

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input. In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe.

Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us. I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the taxpayer. Nor should the taxpayer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines.

The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities. Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee composed of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record. The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land). Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A). Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley. There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland. In closing, thank you for the opportunity to be part of the process.

Regards,
Brian Todd
992 New Annan Road
Wentworth NS
B0M1Z0
sailski@eastlink.ca
902-401-6446

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:00:49 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: jonathan.willigar=ceharrison.com@mailgun.voxadvocacy.com
<jonathan.willigar=ceharrison.com@mailgun.voxadvocacy.com> on behalf of
jonathan.willigar@ceharrison.com <jonathan.willigar@ceharrison.com>
Sent: Tuesday, February 22, 2022, 2:24 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Jonathan Willigar.

Jonathan Willigar

B4H 3Y4

From: Jordan Willett
Sent: Wed, 2 Mar 2022 23:53:45 -0400
To: Planning
Subject: Wind in Wentworth

Dear all,

I am writing to express my concern with respect to the proposed international industrial wind development projects in the Wentworth Valley Area. This is not the right place for wind turbines.

One of the projects is a 100MW site on Higgins Mountain / Stevens Mountain, on the high ridge from the top of Folly Mountain west of Highway 4 down into the Wentworth Valley. This development would consist of 18 industrial wind turbines that are 190 m (623 ft) high to the tip of the blade. They are twice the height of the tallest building in Halifax, Fenwick Tower; giants compared to those currently operating in our province and each is as high as a 57-story building. A second 100MW industrial wind turbine project is being proposed on property approximately 6kms Northwest of Debert including 16 to 20 industrial wind turbines. This project affects property from the Folly /Hart Lake area southeast of Highway 4, bordered by East Folly Mountain and moving back towards Central and East New Annan. These are projects currently proposed and do not reflect future proposals that would further the risk to the environment and quality of life in our communities.

Many residents of Londonderry, Folly, Wentworth, Westchester, and surrounding areas from Cumberland and Colchester counties support renewable energy and its importance for the environment. However, there are implications with these massive turbines for everything from wildlife degradation, endangered species, interference with all aspects of telecommunication services, huge environmental concerns, and general disregard for the citizens and visitors in this area for the peace and enjoyment of the land, and economic development.

The impact on the Wentworth Valley area would be catastrophic and irreversible.

1. Loss of habitat and fragmentation. Due to 18+ (623 ft tall) turbines, and the new power lines, widened roads, new roads, blasting, gravel pits, concrete foundations, and substations will have a huge impact on all creatures living in that wilderness.

2. Biodiversity. Conservation scientists recognise the wind project area as a critical bio-diversity connectivity area in NS to connect species with the rest of North America. As such the area should be protected and not developed with new roads and clear-cuts for turbines. Nova Scotia's endangered mainland moose frequent the area seasonally and travel through the project area as they connect between the Wentworth Valley Wilderness Area and the Portapique Wilderness Area. In late November the NS government released a long-delayed recovery plan for the mainland moose. Mainland moose are at a critical juncture of species recovery and one of the key challenges in these efforts is lack of

natural habitat. There is very little good core moose habitat in NS. However, the wind project areas are on essential core moose habitat. Projects of this size could be a direct threat to the survival of mainland moose.

3. Future Tourism based development. Wentworth is a rare gem for outdoor mountain recreation and enjoyed by about 100,000 visitors annually from across the Maritimes. Covid-19 pandemic has proven people need to get outdoors for mental and physical health. There is no other recreation area in mainland NS that offers what the Wentworth Valley does. This turbine project could seriously impact future nature-based tourism development in an area that is known for its outdoors.... quiet hiking trails, snowshoeing, cross country skiing, downhill skiing, snowmobiling, kayaking, mountain biking and fishing. We need to preserve the special areas we have and develop wind farms in remote and less used areas where the human and environmental impacts could be dramatically minimized.

Jordan Willett (Pugwash)

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:51:20 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: w0469729=campus.nsc.ca@mailgun.voxadvocacy.com
<w0469729=campus.nsc.ca@mailgun.voxadvocacy.com> on behalf of
w0469729@campus.nsc.ca <w0469729@campus.nsc.ca>
Sent: Tuesday, March 1, 2022, 5:56 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Andrew Haley.

Andrew Haley

B0N 1E0

From: Chris Topping
Sent: Tue, 1 Mar 2022 16:14:11 +0000
To: Planning;Murray Scott;Kathy Redmond
Subject: RE: Cumberland Review of Wind Turbine By-laws

I'd like to add to my previous comments that I have been at community meetings hosted by the group of locals making up Protect Wentworth Valley and I support them and their recommendations. I believe they have done a good job in researching both best practices and outstanding in other places

Chris Topping

From: Chris Topping
Sent: Monday, February 28, 2022 3:34 PM
To: Planning@cumberlandcounty.ns.ca; mscott@cumberlandcounty.ns.ca; kredmond@cumberlandcounty.ns.ca
Subject: Cumberland Review of Wind Turbine By-laws

To Mayor Scott, Councilor Redmond and the Cumberland Municipal Council

My name is Chris Topping and I live in Wentworth Valley.

I have a passion for walking in the forests here. I have been glad to see Wentworth become an ever more popular all season natural get away for so many Nova Scotians recently. I see a great opportunity for economic growth to go beyond the success of Ski Wentworth which we have always relied on and the continuing boom in home building. The Cobequid Highlands more widely, from here to Cape Chignecto is a natural treasure worth protecting. Placing one or even more large scale industrial wind turbine facilities right on top of the section of them right here just as it has been identified as core habitat for mainland moose would be a glaring mistake.

For all of these reasons and more I believe this is an area that needs to be excluded from consideration for wind turbines. Once approved those 200 metre structures will change the nature of the forest forever and destroy or severely suppress the local green economy opportunities . There will be lots of companies making proposals in lots of areas of the province to satisfy this next wave of new wind power and excluding this section of the Cobequid Highlands in no way threatens those green energy goals.

The current Cumberland policy:

Policy 4-53: Council may consider amending the Wind Turbine Restricted Overlay to add locations where a local tourism plan concludes that small- and large-scale wind turbines are not compatible with the goals of the tourism plan."

Is a good one and I would like to see that put in place. A major concern regarding that is that we need some quick solutions. In the time required for the municipal bylaws to be in place and possibly the further time required for a formal local tourism plan in this specific area NSP, the Proponents and the large foreign land owner of that area will have signed their agreements and the ship will have left the harbour.

There are a number of other issues regarding wind turbine by-laws and regulations and at the risk of mixing municipal responsibilities with provincial ones here are a couple that concern me.

-Turbine setbacks are current inadequate

-Looking out the window I have a view to where the sun sets in the winter directly over the Higgins Mountain section of the Cobequid Highlands. I have experienced the strobe effect of the sun through the blades of a wind turbine and it is awful. I find it hard to believe that there is not a requirement for all individual turbines to be placed to prevent any exiting residence from experiencing that, including verified simulations or such prior to approvals. I also suspect that skiers at on the hill at that time of day will experience it as well.

-Related to that is the general issue of recourse. Turbines that cause residents to experience either strobe effects or noise disturbances currently have no recourse. Something needs to be in place to address this.

-The night sky in natural places at the very least is worth protecting too. If my car headlights can do it then aircraft warning lights should be required to be smart enough to only light up when needed. Although I do find it curious that fishermen are expected to be safe without lighthouses but pilots of aircraft need flashing lights to avoid hitting things.

-Neither the provinces environmental assessment guidelines for wind turbine projects, nor the evaluation weights of the wind turbine RFP adequately consider the impact on nor concerns of local communities.

Thanks for your consideration
Chris Topping

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:00:31 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: jasonblanch70@gmail.com@mailgun.voxadvocacy.com
<jasonblanch70@gmail.com@mailgun.voxadvocacy.com> on behalf of jasonblanch70@gmail.com
<jasonblanch70@gmail.com>
Sent: Tuesday, February 22, 2022, 2:36 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Jason Blanch.

Jason Blanch

B4H 3Y4

From: Rick Parker
Sent: Mon, 28 Feb 2022 17:27:36 -0400
To: Planning
Cc: info@protectwentworthvalley.com
Subject: Wind
Attachments: Letter Cumberland County Planning Department Wind Bylaw .pdf

Please accept the attached letter as our input to the public consultation for an appropriate wind bylaw for our County. Also, please acknowledge receipt of our letter.

Thanks,

Rick and Donna Parker

From: Janelle Frail
Sent: Thu, 17 Feb 2022 21:20:45 +0000
To: Planning
Cc: Janelle Frail
Subject: Wind - To the Planning Department

Planning Dept., Upper Nappan Service Centre
1395 Blair Lake Road
Upper Nappan, NS, B4H 3Y4
Planning@cumberlandcounty.ns.ca

Dear Planning department,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see roadblocks put up that discourage good projects from being built.

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I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter. All Nova Scotians need to do their part to achieve our environmental goals.

Sincerely,

Janelle Frail

Upper Rawdon, NS

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:53:45 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: clarkamackay@gmail.com@mailgun.voxadvocacy.com
<clarkamackay@gmail.com@mailgun.voxadvocacy.com> on behalf of clarkamackay@gmail.com
<clarkamackay@gmail.com>
Sent: Monday, February 28, 2022, 9:27 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

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I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Clark MacKay.

Clark MacKay

B3M 4N3

From: Bigelow, Jane
Sent: Tue, 22 Mar 2022 08:30:03 -0300
To: Nelson Bezanson
Subject: Re: Wind

Yes, I can.

So sorry, I am just back from March Break and only seeing this now.

Have a great day!

Jane Bigelow

Dear Cumberland County Planning Department,

I am happy to hear that Cumberland County has recently placed a moratorium on wind development until it can address and change its current by laws to better reflect the changing technology being employed by recent wind energy projects.

However, before I address what I believe those changes need to be, I want to register my strong opposition to any wind farm development in the Wentworth Valley. Large industrial turbines will negatively affect Wentworth valley's liveability and scenic value, as well as denigrate its recreational and economic potential. They will essentially destroy the peace and tranquillity that people have sought out by choosing to live in this area.

As a resident and user of the area, I have been shocked and surprised at the number of attempts made to install large industrial wind farms in such a beautiful unspoiled area of the province. The energy provided would have to be very green in order to justify destroying one of Nova Scotia's beautiful green valleys in the process. There would be no overall environmental gain and Wentworth valley would pay the price forever.

In drafting changes to the bylaws, I ask that your main considerations involve setback distances, ambient degradation noise standard and number of turbines permitted in any area.

To ensure the turbines do not interfere with the residents enjoyment of their homes or their physical or mental health, setbacks should be at least 5 km to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us. Once the roads are constructed, the countless acres of lands are cleared and the turbines the size of a 60 story building are in place, it will not be possible to move them if it's discovered they are too close and causing irreparable harm. Always employ the precautionary principle.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

I implore the municipality to seriously consider protecting the Wentworth Valley from any large scale wind projects that would forever alter the beauty and tranquility of the area. Short of that, please do all you can to ensure the bylaws you adopt protect the land and people under your care.

In closing, thank you for the opportunity to be part of the process.

Best regards,

Jane Bigelow

On Wed, Mar 16, 2022 at 9:54 AM Nelson Bezanson <nbezanson@cumberlandcounty.ns.ca> wrote:

Jane,

I'm not able to open the attachment. Could you possibly copy your message into the body of an email and resend it?

Regards,

Nelson M. Bezanson

Municipal Planner

Municipality of Cumberland,

Upper Nappan Service Centre

Phone 902-667-3304

From: Bigelow, Jane <jbigelow@armbrae.ns.ca>
Sent: March 1, 2022 11:00 PM
To: Planning <planning@cumberlandcounty.ns.ca>
Subject: Wind

Input to the wind turbine bylaw review

March 1, 2022

Jane Bigelow

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:52:20 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: tracey.falconer@gmail.com@mailgun.voxadvocacy.com
<tracey.falconer@gmail.com@mailgun.voxadvocacy.com> on behalf of tracey.falconer@gmail.com
<tracey.falconer@gmail.com>
Sent: Tuesday, March 1, 2022, 2:03 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Tracey Falconer.

Tracey Falconer

B3G 0E6

From: Ben Surette
Sent: Tue, 1 Mar 2022 15:33:20 -0400
To: Planning
Cc: Kim Langille
Subject: Planning considerations for Wind farming in Wentworth, NS

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the

Municipality of the County of Cumberland.

We purchased land in the spring of 2021 with the intention of building our future, long-term retirement home this summer. We will no longer be relocating to Cumberland county if these Windfarm projects proceed.

In closing, thank you for the opportunity to be part of the process.

Best regards,

Ben Surette
Kim Langille
Havelock Lane, Wentworth, NS

From: Karen Dwyer
Sent: Tue, 22 Feb 2022 09:02:35 -0400
To: Planning
Subject: Wind

Hello!

I own property on Timberridge Road off Valley Road in Cumberland County. While I am very grateful for the improvements to Valley Road last year (thank you!) I am very dismayed about the potential installation of wind farms in Wentworth Valley.

The Wentworth Valley and surrounding area offers so many year round outdoor recreational opportunities such as fishing, skiing, hiking and mountain biking with nearby beaches and golf courses. Industrial development such as the installation of a substantial windfarm is completely contradictory to this.

There is so much potential to further develop this area as a recreational destination and advance the government's interest in encouraging healthy active lifestyles. This potential is evidenced by the fact that this area already draws some of the top airbnb rates in the province as well as the recent increase in new property development, and Ski Wentworth's announcement of investment in a new chairlift. It would be nice to see Cumberland County support this potential.

Given the vast area of Cumberland County, there must be other areas less impactful to communities that would be conducive to the installation of a wind farm.

Please do not approve the wind farm development application.

-Karen Dwyer
35 Timberridge Road

From: mary ellen stevenson
Sent: Tue, 1 Mar 2022 15:50:07 +0000
To: Planning
Subject: Wind
Attachments: 2022-03-01 CumCoWind.docx

Please see attached

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:54:48 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: don=bartlett6.ca@mailgun.voxadvocacy.com <don=bartlett6.ca@mailgun.voxadvocacy.com>
on behalf of don@bartlett6.ca <don@bartlett6.ca>
Sent: Sunday, February 27, 2022, 2:34 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy

development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Donald Bartlett.

Donald Bartlett

B0K 1Y0

From: John Pattillo
Sent: Mon, 28 Feb 2022 12:50:59 -0500
To: Planning
Cc: Murray Scott;cblair@colchester.ca;wind.info@novascotia.ca
Subject: Wind Turbine Regulation in Land Use Bylaw

Dear Cumberland County Planning Department

I understand from my colleagues at Protect Wentworth Valley that Cumberland County had placed a moratorium on wind development until your bylaws better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality's request for public input.

Following a review with Protect Wentworth Valley, I would like to highlight the following for your consideration in your assessment of existing and the potential development of new, revised or expanded bylaws:

- To help lessen the impact of noise, flicker, visual impact, ice throw and structural failure, consider a minimum set back of 5,000 meters.
- To address the concerns of what happens after the useful life of a turbine, consider a requirement for the proponents to put in place a Decommissioning Bond.
- To expand the interest and protection of your community with very large projects like Wind turbines, Consider the creation of a Development Review committee comprised of the Development officer, selected members of council, planning department and the public to expand accountability, reduce any potential liability from undue influence and transparency on project reviews, inspections and project completion follow-up.
- Consider the creation of a Community Protection fund established by the proponents as a percent of the project revenues to ensure the project is deployed safely. It could be used to help adjudicate and pay out any legal challenges as a result of the proponent failing to meet your bylaw standards.
- Establish a Standard for Ambient Degradation Noise standard at 25dB (A).

I would add sharing best practices with your neighboring community of Colchester County as part of your review processes. I understand they are also reviewing their Wind Project bylaws. They have an existing wind farm on Nutby Mountain and I suspect are taking their lessons learned into their revisions, expansion or creation of new bylaws.

I appreciate that these are just a few of the many issues that must be considered in your process and thank you for the opportunity to be part of it.

Regards

John Pattillo

From: Lisa J Betts
Sent: Sun, 27 Feb 2022 14:55:00 -0400
To: Planning
Subject: Wind turbine setbacks
Attachments: 2022 setbacks.pdf

Greetings,

Please find my correspondence concerning wind turbine setbacks attached.

Have a great day,
Lisa Betts
Gulf Shore

--

The learning curve never ends ...



Virus-free. www.avast.com

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:52:51 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: miriammaclellan=outlook.com@mailgun.voxadvocacy.com
<miriammaclellan=outlook.com@mailgun.voxadvocacy.com> on behalf of
miriammaclellan@outlook.com <miriammaclellan@outlook.com>
Sent: Monday, February 28, 2022, 5:50 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

mIRIAM MAC LELLAN

B1E 1E7

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:57:53 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: marc.b.macdonald@gmail.com@mailgun.voxadvocacy.com
<marc.b.macdonald@gmail.com@mailgun.voxadvocacy.com> on behalf of
marc.b.macdonald@gmail.com <marc.b.macdonald@gmail.com>
Sent: Thursday, February 24, 2022, 8:50 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Marc MacDonald.

Marc MacDonald

B0N 2T0

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:56:01 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: maine.johns@gmail.com@mailgun.voxadvocacy.com
<maine.johns@gmail.com@mailgun.voxadvocacy.com> on behalf of maine.johns@gmail.com
<maine.johns@gmail.com>
Sent: Friday, February 25, 2022, 4:25 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

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Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Frank John.

Frank John

B0P 1H0

From: Mike & Fiona
Sent: Mon, 28 Feb 2022 14:38:26 -0400
To: Planning
Subject: Proposed Wind Project in Wentworth Valley

Dear Cumberland County Planning Department,

I am a resident of Colchester County, a devotee of Nova Scotia's scenic attractions and a frequent hiker, and I am writing to express my opposition to the proposed Wind Project in the Wentworth Valley which straddles both Cumberland and Colchester counties.

Wentworth Valley is a discrete area of outstanding natural beauty and a recreational resource of great provincial value. While I am very much in support of the continued transition to sustainable and renewal energy sources, I view Wentworth Valley alongside other provincial sites, such as Peggy's Cove, Kejimkujik and the Cabot Trail, that need to be preserved in the most natural state possible, and the addition of an industrial wind turbine development would be an open wound on a treasured provincial asset.

I do not own property in the Wentworth Valley, I am not a skier, but Wentworth is an area I visit regularly and hike in, from the Wentworth River Park to High Head, to the Hostel look-off, Horse Pasture and Hart Lake Falls. It is an area of wonderful topography, stunning views, and great tranquility, that can be accessed throughout the year.

I have observed over the years Wentworth Valley's growing popularity as a recreational destination. Where many years ago I would walk through the many trails in the valley, mostly during the week, and rarely meet anyone else, now I generally encounter multiple other visitors and that can only continue to grow unless we allow developments such as the proposed wind project to become a "blot on the landscape".

My understanding is that Council is going to review their land use bylaws concerning wind farms. At the end of that review period, it is my expectation that you and your colleagues will reflect the wishes of our communities at large, act appropriately as stewards of our natural environment, and not allow Wentworth Valley to be despoiled by such an unsightly and narrowly conceived project.

Your sincerely,

Mike Scott
55 Somerset Drive
Bible Hill, NS
B6L 4J3

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 16:02:15 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: larryweatherby@hotmail.com@mailgun.voxadvocacy.com
<larryweatherby@hotmail.com@mailgun.voxadvocacy.com> on behalf of
larryweatherby@hotmail.com <larryweatherby@hotmail.com>
Sent: Sunday, February 20, 2022, 5:02 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Larry Weatherby.

Larry Weatherby

B6L 3S4

From: Jason Blanch
Sent: Wed, 2 Mar 2022 13:28:34 -0400
To: Planning;Fred Gould;Rod Gilroy;Jennifer Houghtaling;Kathy Redmond;Angela McCormick;Mark Joseph;Dale Porter;Carrie Goodwin;Greg Herrett
Subject: Wind Development

Cumberland County Municipal Councillors

To whom it may concern,

I am writing regarding the current situation with wind development in Cumberland County. In short I am very much in support of wind development and I am disappointed and concerned that the county has voted in favor of a moratorium on the development of wind projects. We are facing a climate emergency as has been declared by Cumberland County, Amherst as well as Halifax and hundreds of other municipalities across North America. Recent weather events globally and locally (last week's extensive flooding and road closures) should leave no doubt that Climate Change is a real and growing emergency for our county. An emergency is a time of action when we accept that imperfect situations are unavoidable and we make difficult decisions that are for the benefit of society and the benefit of future generations. An emergency is a time when leaders take responsibility for their citizens and lead.

It is this leadership that I ask you as a Cumberland County Councilor to embrace. We can not afford to postpone the development of wind energy projects in our county as it is all of our responsibility to encourage the transition from fossil fuel to renewable energy. I am speaking both generally about all wind development projects and specifically about the wind development projects that are currently under development and are threatened by the current moratorium. I support a review of the current bylaws regarding wind development in the county and I feel it is wise to consider current best practices regarding setbacks. Ideally, setbacks should be on par with the regulations in other Nova Scotia municipalities. I believe the idea of having a security deposit for decommissioning of wind turbines is a great idea and I would encourage the municipality to advocate for this to be developed at a provincial level by working with the Federation of Nova Scotia Municipalities. This regulation should be developed provincially and should be enough to ensure that landowners or municipalities will not be saddled with the costs of decommissioning old turbines in the future. Until the province agrees to provincial regulation this should be addressed in municipal bylaws. The moratorium should end immediately. I believe that the bylaws can be reviewed and updated while the existing developments are allowed to continue through permitting and the Environmental Assessment process.

The provincial Environmental Assessment process is rigorous and effective and has already stopped the development of several wind development projects both in our county and across the Province. Knowing that the process has stopped developments in sensitive areas gives me faith in the process. We should put our faith in the professionals, provincial biologists who have

made a career of understanding and trying to protect Nova Scotia's sacred spaces and species. How can any of us suppose that we know better than the experts?

I want to speak specifically about the Higgins Mountain Wind Development. I believe that the Wentworth based group opposed to this development has had some influence for the county's decision to review the bylaws and to institute the moratorium (they are definitely taking credit for such successful lobbying). I have had the opportunity to review the information provided by the proponent of the Higgins Mountain Wind Development as well as the information provided by the Protect Wentworth Valley group (I have attended information sessions by both groups and I have read the material presented on-line by both groups). My assessment is that the developer is much more scientifically based and direct in their messaging. The developer has made many changes and concessions to appease the concerns of the community including decreasing the size of the development (also done do to the size requirements of the NSP RFP) and repositioning the majority of the turbines in order to reduce visibility to Ski Wentworth and the Folley Lake Cottage area. The Protect Wentworth group presents out of date research and offers hyperbole but gives very little real science or facts. I found the presentation of the Protect Wentworth Valley group heavy in scare tactics and lacking real information probably due to the fact that the Higgins Mountain location is actually a very good location. It is far from residential development and sited in a large parcel of land owned by a forestry company which has been and will continue to be clear cut. The greatest threat to mainland moose in the Wentworth Valley is Clearcutting, increased residential development and recreation activities of ATV users, not Wind Development. I believe that an environmental assessment will find that this is a very suitable place for wind development and I feel that the municipality should not stop the assessment from taking place. If it is in fact a poor location, the Environmental Assessment will identify the problems and stop the project from taking place.

It is certainly true that Wind Development can not take place without some disturbance. We have to always remember we are comparing a relatively mild disturbance against fossil fuel development. If we compare Wind Development to untouched virgin forest, it would seem gastly to build roads and cut 2-3 acres of trees for each turbine. It is less of a concern when we realize that, on Higgins Mountain for example, we are not building roads so much as widening existing logging roads and when we realize that the areas that have to be cleared for turbines have in many cases already been clear cut for pulp and paper. We must compare Wind Development to burning coal and oil for energy and the impacts that mining, drilling and finally burning these fossil fuels have on the environment. It is these very reasons that we declared a climate emergency in the first place. When put in the correct context, wind development is actually a

very good choice and something which we can be proud of, something that will bring hope to our children.

I have neglected until now to talk about revenue but as a past Town Councillor I understand how important the tax revenue from these projects will be to the municipality. Imagine the services that you can offer to your citizens with an extra \$1,000,000 or more a year. I have many ideas I am happy to share but you sit in the seat and no doubt you have your own.

Please, end this moratorium, embrace your leadership position and make decisions for the generations to come. Support wind development, including the Higgins Mountain Wind Development.

Sincerely,

Jason Blanch

Jason Blanch

From: Heather Wood
Sent: Tue, 1 Mar 2022 13:37:40 -0400
To: Planning
Cc: PREMIER@novascotia.ca;mindnr@novascotia.ca;Minister.environment@novascotia.ca;ea@gov.ns.ca
Subject: Input into new bylaws for wind farms in Cumberland County

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project

cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc.

Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process.

Best regards,

Heather A. Wood

100 Sunset Cove Road, Folly lake

From: Greg Herrett
Sent: Mon, 28 Feb 2022 18:01:24 +0000
To: Nelson Bezanson
Subject: FW: Suggestions for new By-Laws Governing Wind Power Developments

fyi

From: Norah Topping <ntopping@hotmail.ca>
Sent: February 28, 2022 1:58 PM
To: Murray Scott <msscott@cumberlandcounty.ns.ca>; Kathy Redmond <kredmond@cumberlandcounty.ns.ca>; Fred Gould <fgould@cumberlandcounty.ns.ca>; Rod Gilroy <rgilroy@cumberlandcounty.ns.ca>; Jennifer Houghtaling <jhoughtaling@cumberlandcounty.ns.ca>; Angela McCormick <angmccormick@cumberlandcounty.ns.ca>; Mark Joseph <mjoseph@cumberlandcounty.ns.ca>; Dale Porter <dporter@cumberlandcounty.ns.ca>; Carrie Goodwin <cgoodwin@cumberlandcounty.ns.ca>; Murray Scott <msscott@cumberlandcounty.ns.ca>; Municipal Clerk's Office <clerk@cumberlandcounty.ns.ca>; Greg Herrett <gherrett@cumberlandcounty.ns.ca>; Planning <planning@cumberlandcounty.ns.ca>
Subject: Suggestions for new By-Laws Governing Wind Power Developments

Dear Cumberland County Council members and Planning Department,

I am very pleased to hear that Cumberland County has placed a moratorium on wind development until its bylaws can be revisited. This letter is in response to your request for public input. It is based on extensive research carried out locally and taken from knowledge gained around the globe.

I would like the **setbacks to be at least 5,000 meters** to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern already in Colchester County (Old Barns) and also around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a **Decommissioning Bond**. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a **Review Committee comprised of the Development Officer, members of Council, the planning department and the public** before granting approval to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done

throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a **Community Protection Fund** established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an **Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences**. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A). Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy.

Amend **the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area** and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

Thank you for the opportunity to provide input.

All the best,

Norah Topping, 14606 Highway 4, Wentworth 902 957-0630

Local Resident

From: phildon@bell.net
Sent: Mon, 28 Feb 2022 13:09:24 -0500
To: Planning
Cc: phildon@sympatico.ca; Cottage Phildon
Subject: Wind

Wind Turbine Regulations in Land Use Bylaw – Municipality of Cumberland

Thank you for the opportunity of addressing the very important issue of wind turbine regulations in the Municipality of Cumberland's land use bylaw. Wind turbines are an integral part of our energy infrastructure but it must be recognized wind turbine installations are industrial operations and the Municipality must treat them as such.

In this submission I would like to address issues that have been identified by many jurisdictions and should form a part of the Municipality's consideration. Reference is made to provisions adopted by other jurisdictions for example purposes (Mainly Ontario).

These include:

1. Minimum Setbacks from a single turbine
2. Criteria for requiring a minimum setback
 - a. Habitable Dwellings
 - b. Property Lines and Roads
 - c. Associated Transformer Substations
 - d. Planned Construction
 - e. Dwellings that are a part of the wind turbine project
 - f. Currently vacant lots
 - g. Public land
3. Multiple or Larger Turbine Projects
4. Additional Ambient Noise Criteria
5. Changes in dwelling location or Turbine locations through time
6. De-commissioning and surety requirements
7. Ensuring the ability to exercise Property Rights
8. Notice and Communication requirements.

Comments on These Considerations

1. Minimum Setbacks from a single turbine

These of course must be considered in any regulation but are not the only defining criterion. I would note that the current basic set back of 600m is consistent with those often cited by other jurisdictions as reflecting a reasonable balance of interests but I would personally consider larger setbacks to be more desirable. The critical challenge addressed is noise; especially noise in typically rural and recreational areas where the ambient noise levels are on the order of 40dBA during the day and 35dEB during the night. Ontario for example, establishes setbacks for noise in regulation for all land-based wind facilities generating $\geq 50\text{kW}$ and using one or more turbines

with a sound power level ≥ 102 dBA or the greatest height of any wind turbine that forms part of the facility, excluding the length of any blades, is ≥ 70 m (subsection 54 (1) of *O. Reg. 359/09*).

2. Criteria for requiring a minimum setback

The regulations must clearly establish reference points for setbacks from a wind turbine as a point source or wind turbines as point sources. Multiple turbine installations require further consideration because noise emanating from individual turbines may be amplified or dampened by proximal noise from nearby turbines.

a. Habitable Dwellings

Clearly habitable dwellings represent primary reference points. These include permanently occupied and transiently occupied buildings (eg. Institutional spaces such as hospitals; schools; churches; etc. or summer residences).

b. Property Lines and Roads

Notwithstanding other noise related considerations; to ensure safety on neighbouring properties all wind turbines must be sited a minimum distance from property lines. Wind Turbines do fail and must have adequate setbacks in recognition of this fact.

Wind Turbine Fails CAUGHT ON CAMERA (Windmill Fires & Crashes)

<https://www.youtube.com/watch?v=EdtF9UicJTg>

Too much Wind, Top 10 Wind Turbine fails

<https://www.youtube.com/watch?v=pDTJc1pz2rc>

c. Associated Substations

Transformer substations that are part of a wind facility also require siting considerations to avoid impacts from transformer noise. To mitigate noise impacts transformers are set back 1000 metres from the nearest noise receptor in Ontario for example.

d. Planned Construction

Buildings that are planned for construction which may have received a building permit or received site plan approval should be considered as habitable dwellings for the purposes of siting wind turbines.

e. Dwellings that are a part of the wind turbine project

Exceptions could be made for dwellings that are a part of the turbine project.

f. Currently vacant lots

Setbacks also protect future use of vacant land where that land is zoned to allow construction of potential dwellings (e.g. a future residence). For the purposes of defining the location of a future dwelling on vacant land the wind turbine project proposal must specify the position on the lot where a building would reasonably be expected to be located, having regard to the existing zoning by-laws and the typical building pattern of lots in the area.

Where a potential future building is expected to be institutional in nature (e.g. a hospital or a school), the presumed locations of vacant lot buildings should be considered at an early stage in the planning process.

g. Public land

In general, noise receptors shall be considered similarly whether they occur as permitted uses on Crown land or are located on privately owned land.

3. Multiple or Larger Turbine Projects

If there is more than one turbine in a particular project then consideration must be given to potential amplification of noise impacts. In Ontario for example, if there are more than 5 turbines within 3km of a dwelling or if any turbine has a sound power level of greater than 102dBA there is a requirement for greater setback distances and/or minimum setbacks based on a noise study.

For example, in Ontario the following setback distances for multiple turbines are required:

Table 1: Setback distances for multiple turbines and various turbine sound power levels

Sound power level	1 to 5 turbines within 3km	6 to 10 turbines within 3km	11 to 25 turbines within 3km	26+ turbines within 3km
106-107 dBA	950 m	1200 m	1500 m	Noise study required
	Noise study required	Noise study required	Noise study required	Noise study required

Table 1: Setback distances for multiple turbines and various turbine sound power levels

Sound power level	1 to 5 turbines within 3km	6 to 10 turbines within 3km	11 to 25 turbines within 3km	26+ turbines within 3km
102 dBA	550 m	650 m	750 m	Noise study required
103-104 dBA	600 m	700 m	850 m	Noise study required
105 dBA	850 m	1000 m	1250 m	Noise study required

4. Additional Ambient Noise Criteria

Setbacks based on noise studies which determine whether normal ambient noise levels in rural or recreational areas can be expected to be met are a useful additional regulatory requirement. In

these areas typical noise levels of 40dBA daytime and 35dBA nighttime are often cited as desired outcomes.

5. Changes in dwelling location or Turbine locations through time

The locations of existing or proposed turbines or dwellings can of course change over time. A landowner may for example, obtain a building permit to construct a residence on a previously vacant lot. Both the turbine proponents and the landowner need clarity with respect to whether and when minimum setbacks have been fixed and how these might change over time.

6. De-commissioning and surety requirements

The Municipality must insist that a plan for de-commissioning wind turbines is part of the development agreement and that the plan includes guaranteed provision of the funding required to do so. If other levels of government prohibit such provision than those levels of government must guarantee that funding will be available to the Municipality to undertake such de-commissioning in the event the owner of the wind turbine or the owner of the property upon which the turbine is sited is unable or unwilling to do so.

7. Ensuring the ability to exercise Property Rights

In order to publish a notice of a Draft Site Plan, the applicant must hold sufficient property rights/access in respect of the privately owned land to permit the construction of the proposed turbines. This can include land ownership, leases, or other legal agreements that provide the applicant rights to construct or install the proposed turbines identified on the site plans.

8. Notice and Communication requirements.

A clear issue in this particular consultation process and in consultations undertaken by the Municipality in general has been the propensity to call for consultation when seasonal residents are not in residence. Seasonal residents have significant investments and do pay taxes. Better consultation requirements and mechanisms must be established to ensure that seasonal residents have the opportunity to participate in discussions that affect their investments and the quite enjoyment of their properties.

In general, the consultation with respect to these projects which tend to be large and intrusive is of fundamental importance.

In Ontario for example the following notices and communication processes (in part) are required:

To issue a Draft Site Plan, an applicant must publish a public notice to inform the local public, Aboriginal communities and interested stakeholders. A Notice of Draft Site Plan template can be found in Appendix 3. The notice must contain the following required content:

- *The name of the person proposing to engage in the renewable energy project;*
- *A brief description of the renewable energy project;*
- *A map identifying the project location;*

- *If the project location is situated in a local municipality, the date the notice of the Draft Site Plan was first published (for instance, date first published in a newspaper);*
- *The locations in each local municipality and/or in each unorganized territory where members of the public can inspect paper copies of the Draft Site Plan; and*
- *A description of the legal effect of the publishing of the Draft Site Plan. This should include the legal effect with respect to the consideration of noise receptors and turbines proposed in other projects.*

If proponents wish to publish a separate larger map detailing all the noise receptors and wind turbines, they may do so provided that a small map of the project location is embedded in the notice itself. Both the notice with the embedded project location map and the separate larger map must be published together in the newspaper and made available online.

The notice of the issuance of a Draft Site Plan must be published in a number of locations and provided to a number of organizations/people as described below:

Publication

- *If the project location is situated in a local municipality, the notice must be published in a newspaper with general circulation in the local municipality.*
 - *If the project is located in more than one local municipality the notice should be posted in a newspaper or newspapers with circulation in each local municipality.*
- *If the project location is in unorganized territory, the notice must be published in a newspaper with general circulation within 25 kilometres (km) of the project location.*
 - *If no newspaper exists, the notice must be posted in at least six conspicuous locations within 25 km of the project location.*
- *If it is reasonable to do so, the notice must be published in a newspaper printed by each Aboriginal community on the Aboriginal Consultation List or if the list has not been received, each Aboriginal community with reserve land within or abutting the project location.*
 - *The publication in a newspaper in an Aboriginal community requires the publisher of the newspaper to agree to the notice's publication.*
- *If the applicant has a website, the notice must be posted on the applicant's website.*

Notice Provided To

- *Notices must also be provided to:*
 - *Every assessed owner of land within 550 m of the project location;*
 - *Every assessed owner of land abutting land on which the project is located (if not already caught by the 550 m requirement above);*

- *Every Aboriginal community on the applicant's Aboriginal Consultation List or if the List has not been received, each Aboriginal community with reserve land within or abutting the project location;*
- *The clerk of every local and upper-tier municipality in which the project is located;*
- *The secretary-treasurer of each local roads board of a local roads area in which the project location is situated;*
- *The secretary of each local services board of a board area in which the project location is situated;*
- *The secretary-treasurer of a planning board that has jurisdiction in an area in which the project location is situated;*
- *The chair of the Niagara Escarpment Commission, if the project location is in the area of the Niagara Escarpment Plan;*
- *The MOECC's Director as well as the ministry's district manager in each district in which the project location is situated;*
- *The secretary of every company operating an oil or natural gas pipeline if the pipeline right of way is within 200 metres of the project location;*
- *The land use office of NAV Canada; and*
- *Transport Canada's Regional Office for Ontario.*

Dissemination of the Draft Site Plan and Draft Noise Assessment Report

The Draft Site Plan and Draft Noise Assessment Report must be made available within 5 days of publishing or posting the notice described above. The locations where the Draft Site Plan and Draft Noise Assessment Report must be made available are:

- *On the applicant's website, if one exists.*
- *In paper copy at a public location within each local municipality or part of unorganized territory, as applicable.*
- *In each Aboriginal community on the applicant's Aboriginal Consultation List or if the list has not been received, each Aboriginal community with reserve land within or abutting the project location.*
 - *The Aboriginal community must agree to the applicant making this available in the community.*
- *To the MOECC's Director.*

Conclusion

In conclusion, I would note that I was not formally notified of this consultation and would note that seasonal residents are and important part of the Municipality's economy, tax base and community.

I would like to thank you for your considered review of these proposed elements for inclusion in regulations developed in reference to wind turbine projects in the Municipality of Cumberland.

Respectfully Submitted February 28, 2022

Gregory Phillips
81 Reid Dr.
Gulf Shore (Pugwash)
B0K 1L0
613-795-9908
phildon@bell.net

From: Jennifer Houghtaling
Sent: Thu, 3 Mar 2022 20:19:27 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: scotiawoman@yahoo.com@mailgun.voxadvocacy.com
<scotiawoman@yahoo.com@mailgun.voxadvocacy.com> on behalf of scotiawoman@yahoo.com
<scotiawoman@yahoo.com>
Sent: Wednesday, March 2, 2022, 3:33 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Cheryl Morrison.

Cheryl Morrison

B0N 1C0

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:59:48 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: rstarratt@gmail.com@mailgun.voxadvocacy.com
<rstarratt@gmail.com@mailgun.voxadvocacy.com> on behalf of rstarratt@gmail.com
<rstarratt@gmail.com>
Sent: Wednesday, February 23, 2022, 8:45 a.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of the sender.

Ray Starratt

B3T 1C2

From: Ryan Wood
Sent: Tue, 1 Mar 2022 10:15:52 -0700
To: Planning
Cc: PREMIER@novascotia.ca;mindnr@novascotia.ca;Minister.environment@novascotia.ca;ea@gov.ns.ca
Subject: Input into new bylaws for wind farms in Cumberland County

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project.

If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project

cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of the failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc.

Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland.

In closing, thank you for the opportunity to be part of the process.

Best regards,

J. Ryan Wood

100 Sunset Cove Road, Folly lake

From: julian green
Sent: Mon, 28 Feb 2022 12:09:51 -0400
To: Planning
Subject: Wind

Hello,

I write to the planning department today with my feelings of concern regarding the Higgins Mountain wind project.

I oppose this project because I spend much time in Wentworth Valley as a resident and specifically in the incredible forest of Higgins Mountain area. My family adores and enjoys the serene Wentworth Valley outdoors in all four seasons. The proposed windmills will destroy the environment for animals and humans alike. Tranquility in Wentworth valley will be finished - with the noise, chatter, blinking red lights and destruction of habitat.

Wentworth Valley is a flourishing outdoor community and many if not all residents would feel a toxic impact from the construction and operation of such wind power infrastructure. Please find an alternative location and preserve the Wentworth valley for all - those who reside in it, and all who will in the future.

Sincerely,

Julian Green
60 Old Station Road

From: Lynne Gaunce
Sent: Tue, 1 Mar 2022 19:42:21 -0400
To: Planning
Cc: info@protectwentworthvalley.com
Subject: WIND
Attachments: Bylaw recommendations to Cumberland general.docx

Please see the attached letter regarding concerns over the bylaws governing wind turbines.

Thank you for your consideration

Lynne Gaunce, resident of the Wentworth Valley Area

From: cathjohnston@eastlink.ca
Sent: Tue, 1 Mar 2022 19:47:12 -0400
To: Planning
Subject: Wind
Attachments: Bylaw recommendations to Cumberland J.docx

March 1, 2022

Planning department and Council of Cumberland:

We are residents of Wentworth Valley abutting Cumberland County and are writing to provide input into your bylaws on wind turbines.

We applaud your decision to put a moratorium on accepting any wind turbine projects until your staff has had the opportunity to research current practices in bylaws and modify them so that we are considered "best in class". We recognize that here are no internationally accepted standards for addressing some of the most controversial issues surrounding wind energy (including noise).

We have read copious documents on the detrimental effects to Resident's health and property enjoyment and the irrevocable change to the land and animals.

Currently Proponents benefit from weak bylaws. We are witnesses to the wind turbines already existing in Cumberland that have not turned a blade in years and are left standing with no regulation to enforce decommissioning. Residents' health and enjoyment of their property in many parts of NS including Colchester County have been severely affected by these Wind Turbines. There are many documented cases around the world that show that residents are severely impacted by massive wind turbine projects. Let's learn from their mistakes and develop a gold standard if wind turbine projects are approved in Cumberland county.

Cumberland Municipality should consider a special zoning bylaw to protect areas that are important to its residential, tourism, socioeconomic, and wilderness uniqueness. Wentworth Valley is such an area. There is no other like it on Mainland Nova Scotia. It needs to be protected for future generations. It will be destroyed forever because of a turbine development that may last 20 years.

We believe that the following needs serious consideration in formulating the bylaws:

Siting requirements/location conditions

Policies and regulations to mitigate issues with noise from wind turbines vary greatly across jurisdictions in Canada and internationally. The most common approach has been to introduce a prescribed setback, given that noise levels decrease with increasing distance. Establishing a setback distance that will be sufficient to mitigate noise issues in all instances is critical. World class setbacks will solve many issues that plague wind turbine developments in terms of noise, views, ice throw and flicker which are currently difficult to measure. The literature for massive turbines similar to the ones proposed in the projects in the Wentworth Valley suggest 5 km setbacks from the property line or residence.

Multiple wind projects in a small rural area with many residents, outdoor tourism and wilderness uniqueness should be prohibited. Bylaws should prohibit two or more Wind Turbine Projects (one proponent with multiple turbines) in close proximity to 5 or more residences where the residences are

within 1 km of each other. This will reduce the negative and **cumulative** impacts on residents (noise, flicker, health, environment, peace and enjoyment of the land). An example of this are the two wind turbine projects being proposed on both sides of Folly Lake and Hart Lake.

The Wind Turbine Noise bylaw will require extensive research and due diligence to properly protect residents. Acceptable ambient sound levels in rural areas can be quite low especially at night.

There is considerable variation in the acceptable decibel levels in various jurisdictions. The acceptable level is also influenced by the setting (if it is in an urban or rural area, with rural areas having lower levels of background sound) or the time of day (higher levels are more common during the day). Noise strength is affected by siting and environmental conditions at the site – the distance sound travels, air absorption (affected by weather conditions), reflection, screening (terrain), vegetation and ground.

A bylaw that ensures that the noise level from wind turbines not be at a level that disturbs resident's sleep is not too much to accept. This will protect residents but also ensures that the messy and costly process to address noise complaints after a project is developed is eliminated. We recommend that Wind Turbines have a Noise bylaw no greater than 25 dB(A) as measured at existing residences outside.

Decommissioning

Because decommissioning costs are typically incurred when the project is no longer generating revenue, securing funds ahead of time to cover these expenses is imperative and must be part of the project permit.

Prior to the approval of approval of any wind turbines, the proponent prepares a Decommissioning Plan that becomes part of the project permit.

The Decommissioning Plan should be updated every 5 years after the project begins operating and submitted to the Development Officer for review and approval.

The bylaw must include a Decommissioning Security (paid for by the proponent) to cover all decommissioning costs. If for any reason the Proponent is not able or willing to complete the prescribed decommissioning, the proceeds of the bond will instead be provided to the Municipality (or other appropriate and approved beneficiary) in which each turbine resides to fulfill the satisfactory decommissioning.

All above ground components of all wind turbines should be removed at the end of the project unless proof is provided that it is to be repowered.

Proof that the Decommissioning Security is in good standing (amount and payments) need to be submitted annually to the Development Officer.

Decommissioning should be enforced when the turbine stops producing power for 6 months or the project term is complete. Decommissioning should be completed within 12 months of both of these periods.

Accountability

Approved wind turbine projects must have a qualified surveyor or engineer inspect each turbine location to ensure it conforms to the site plan in the approved application and the bylaws prior to any concrete being poured. Once the concrete is poured, a second inspection is performed to confirm approved turbine pad locations.

Wind turbine Municipal bylaws must be reviewed at a minimum of every 5 years.

The residents of the Municipality of Cumberland should also be protected by a Community Protection Fund held by the Municipality in the event the proposed project fails to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Currently there is no practically viable way to hold any wind turbine proponents responsible for failed studies and incorrect project developments. This must be rectified so as to protect residents from Wind Turbine Development. A suggestion for the Fund value could be a % of the project costs.

Damages could take the form of negative impacts to health, diminished property values, and environmental. It is noted that science is evolving on the negative impacts on health from infra and audible noise, shadow and flicker. Compensation for those affected when new evidence is found to account for people's illness should be include in definition of damages.

All project developers should also hold Liability Insurance in which the Municipality of Cumberland and its residents are protected.

In the interest of accountability to the community there needs to be a Review Committee comprised of members from Council, Development Officer and public before an application is approved. Currently the Development Officer has the final word for the go ahead on the applications received.

An annual report to the Municipality indicating the performance of each turbine's MW's produced versus MW's sold to NSPI as proof that the turbines are still functioning.

Taxpayers should not be required to fund any incidental damage done to roads, lands or waterways caused by the construction of the turbines. The bylaws need to hold the proponent responsible and have all repairs completed in a timely manner (timely should be defined).

Applicants should be required to provide evidence of notification to existing Telecommunication Companies in their application submission and any response to such notice.

In 2016 the CRTC declared telecommunications services as "essential". Development of green energy wind turbine projects cannot be detrimental to these services. Wind Turbine Project applications to the Municipality for development should include proof of EMI/RF testing in conjunction with all telecommunications providers within a 20 km radius of all turbines. This letter of proof should be accompanied with a letter from the telecommunications provider with their acceptance of the planned locations of the windmills as non-detrimental to telecommunications services. This is similar to any Environmental Assessment plans – acceptance is given only if both parties are in agreement there will be no detrimental results to current operations.

We hope that agreement can be reached through a fair, participatory process for accessing public concerns and working to minimize them. Regulations and policies further improve this process when formal mechanisms for vetting concerns are clearly laid out.

There is currently a call for more clarity of bylaws in wind developments both from communities and developers. Communities want to ensure that their interests and their properties are protected. Developers want clarity in what they can and cannot do and they too have an interest in ensuring that communities are protected and satisfied so as to prevent a backlash to this fairly new industry. Please put rigorous bylaws in place to protect local residents. Proponents will work within the bylaws that are developed. Respectfully, the proponents do not have a vested current interest in our community nor will they after they leave in 20 years. We do.

There are already people talking about selling their homes and others who are not prepared to invest in the Wentworth community if wind turbines are developed in the Wentworth Valley. Please protect this area with a zoning bylaw that prohibits wind turbine development.

Respectfully submitted,

Catherine and Brian Johnston

From: Darren Milner
Sent: Fri, 18 Feb 2022 14:42:38 -0400
To: Planning
Subject: Wind

Hello, as a resident who lives along side Folly Lake I am strongly for the Higgins Mtn wind turbine project. This is a great initiative in reducing green house gasses by using the natural winds generated by the cobequid Mtn range. The developers have, in my opinion ,addressed and satisfied my environmental concerns. Also given the ever rising energy costs with no end in sight, it only makes sense to use alternative energy sources going forward, plus the economic spin off to local business in the area who employ many of the same people who live in the area. Its a win win in my opinion, and the "Not in my backyard " mentality should not be an argument for opposing these projects.

Regards

--



Darren Milner

plant manager

darren.milner@qualityconcrete.ca

35 Lafarge Lane
Folly Lake, NS B0M 1M0
Tel: [\(902\) 662-2422](tel:(902)662-2422)
Cell: [\(902\) 890-2230](tel:(902)890-2230)
Fax: [\(902\) 662-2609](tel:(902)662-2609)

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:57:35 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: andrew.wendell.arbuckle@gmail.com@mailgun.voxadvocacy.com
<andrew.wendell.arbuckle@gmail.com@mailgun.voxadvocacy.com> on behalf of
andrew.wendell.arbuckle@gmail.com <andrew.wendell.arbuckle@gmail.com>
Sent: Thursday, February 24, 2022, 9:11 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Andrew Arbuckle.

Andrew Arbuckle

B0M 1Z0

From: Matt Johnston
Sent: Sun, 27 Feb 2022 12:41:04 -0400
To: Planning;info@protectwentworthvalley.com
Subject: WIND
Attachments: Cumberland By-Law Letter - Matt Johnston.pdf

Hello,

Please see attached for my letter of concern with regards to the by-laws and proposed windmill project coming to Wentworth Valley.

Thanks

From: Michelle Adams
Sent: Wed, 2 Mar 2022 21:04:43 +0000
To: Planning
Subject: Wind

Good Afternoon,

As a strong proponent for sound environmental policy in the face of potentially catastrophic climate, I felt it was important to offer my thoughts as the County considers the stance on wind energy development in your jurisdiction. Moreover, as a regular at Ski Wentworth, it occurred to me that it is important for the voices of those bringing in tourist dollars to the area to be heard as well. Before I continue, I want to acknowledge that I submit this letter as a concerned Nova Scotian and not as a representative of Dalhousie or my School.

As you know, the impacts of climate change are becoming more and more apparent, and many tourism based enterprises - such as Ski Wentworth - depend on a predictable climate and healthy eco-systems. As we move forward, those of us that appreciate having such outdoor/nature-based activities available to us, strongly support the notion that we are all in this together. We are committed to supporting actions that demonstrate a collective commitment to addressing climate change mitigation.

I'm sure you are aware that Nova Scotia has committed to reducing our greenhouse gas emissions by 53 percent below 2005 levels by 2030; this includes transitioning 80% of all electricity generation in Nova Scotia to renewable energy. Making this goal a reality and living up to our climate change commitments requires our elected officials to stand behind low-cost renewable energy projects that will displace fossil fuels and bring Nova Scotia the cleaner energy we need. It is well established that – particularly in Nova Scotia – some of the lowest cost renewable energy is wind energy. It is also a technology that has one of the smallest environmental footprint over its full life-cycle when compared on an 'impact per kwh' output.

I understand the County is currently reviewing its wind turbine regulations in the County's land use bylaw. I realize that sometimes mistakes and challenges encountered in the past can colour the present, but I would strongly encourage that the County to recognize the dire implications to its natural ecosystems and wildness areas if climate change is permitted to go unchecked. It is important to take a stand by developing regulations that are supportive of sound wind energy development. We are past the point of expecting "others" to bear the collective responsibility for addressing climate change mitigation and would sincerely hope that the Council can see its way to ensure it does not implement bylaws that arbitrarily discourage sound projects from being developed.

Projects like the Higgins Mountain Wind Farm will be necessary to meet Nova Scotia's demand for renewable energy. Its location is in one of the windiest areas of the province, on a heavily logged site that has direct access to existing transmission lines and roads. Such a development will go a long way to kick-starting Nova Scotia's transition to a sustainable, cost-effective, low-carbon future. It will also position the Wentworth Valley as an eco-tourism destination that is willing to walk the walk. Discerning travelers are increasing conscious of their environmental footprint and the impacts linked to their activities. Marketing the region as a eco-friendly tourist destination is not incongruent with the presence of wind turbines; rather it demonstrates true commitment. There is a considerable body of literature that reveals little evidence that wind developments are linked to negative tourist experiences.

In closing, I would strongly support a bylaw does not hinder the development of good projects that have been undertaken in a transparent, consultative manner. We all need to support a low-energy transition if we are to ensure such beautiful locales as found in Cumberland County are still intact for our children and grandchildren

Thank you for your time and consideration on this important matter.

Sincerely,

Michelle Adams, PhD, PEng (she/her)

Director | School for Resource and Environmental Studies

Dalhousie University | K'jipuktuk (Halifax)

Canada | B3H4R2

(t) +902.494.4588 | (c) +902.880.8730 | (f) +902.494.3728

From: Glenn Bowie
Sent: Wed, 2 Mar 2022 17:51:30 +0000
To: Planning
Cc: wind.info@novascotia.ca
Subject: Protect Wentworth
Attachments: Protect Wentworth.docx

Please see letter attached.

THX
Glenn Bowie

Glenn Bowie

Regional Director, Sales and Marketing, New Castle Hotels and Resorts

Director Sales and Catering, Westin Nova Scotian

NEW CASTLE HOTELS & RESORTS

1181 Hollis Street
Halifax, NS B3H 2P6
Canada
Newcastlehotels.com

902.496.7429 (O)
902-240-7620 (M)
gbowie@newcastlehotels.com

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:58:10 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: kat=rndcrane.com@mailgun.voxadvocacy.com
<kat=rndcrane.com@mailgun.voxadvocacy.com> on behalf of kat@rndcrane.com
<kat@rndcrane.com>
Sent: Thursday, February 24, 2022, 4:10 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

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bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

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The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Kathleen Burris.

Kathleen Burris

B3B 0J4

From: Amber LeBlanc
Sent: Tue, 1 Mar 2022 14:53:18 +0000
To: Planning
Subject: Wind

Hello,

As a Dalhousie student, I am very concerned about the imminent impacts of climate change. I feel increasingly concerned about my future as a young adult and this matter weighs heavily on my mind. I am relieved to hear that Nova Scotia has set a target for 80% of our electricity to be generated from renewable energy sources such as wind energy by 2030 in an effort to reduce our carbon emissions as a province. Rapid transition to clean energy is what we urgently need!

However, it worries me to see that Cumberland County is pausing wind energy development permits for 6 months to a year to review its bylaws. Any further delays or roadblocks to renewable energy adaptation will potentially cause the provincial target to slip away, and it is of utmost importance to ensure that good wind energy projects can still proceed. Covid-19 should not be cause for delay as time is not on our side.

Besides subjective views on aesthetic pleasure, the impacts of wind farm installations to recreation and ecotourism is unclear and may even be a net benefit. Any impacts from potential noise or shadow flicker can be easily mitigated by appropriate setbacks to homes. Given that the relationship between wind turbines and human health has little to no correlation, other concerns that have been brought up include effects on local biodiversity and community living. However, the land area needed to install wind turbines is minimal compared to the large patches of land that has already been clear-cut for pulp and paper operations. Furthermore, this also reduces the need to destroy more forests to mine for coal in Nova Scotia.

The benefits that come with installing wind projects that lead to cutting of emissions helps the larger problem at hand. Climate change has been linked to extreme temperatures and increasing forest fires that will cause much more destruction to local biodiversity than the installation of wind turbines. The benefits to the local community also cannot be understated. The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

As a Resource and Environmental Studies student, I am aware of the importance of good policy to the decarbonization of energy production. However, when the province has set clear regulations to move towards a cleaner future, it is disheartening to see that a moratorium on wind farm development is taking place and cohesive wind projects are being discredited. 6-12 months is a substantial amount of time, given that Nova Scotia's target for reduction needs to be met by 2030.

I strongly urge Council to focus on the larger picture of reducing carbon emissions and objectively judge the impact of wind farm development. The support for wind projects is strong within the Dalhousie community. We have numerous student societies, as well as research labs that are passionately devoted to the promotion of clean energy within Nova Scotia. I sincerely hope that wind energy adaptation receives renewed support and priority from our elected officials in Cumberland County.

Sincerely,

Amber LeBlanc

A concerned Dalhousie Master of Environmental Studies (MES) Graduate Candidate

Amber LeBlanc (she/her)

Graduate Candidate | Master of Environmental Studies (MES)

School of Resource and Environmental Studies | Dalhousie University

amberdawn@dal.ca | 902-305-4275

From: Ronald Parke
Sent: Thu, 24 Feb 2022 17:20:53 +0000
To: Planning
Subject: WIND

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian and resident of Wentworth Valley N.S, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government has stated its committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development with minimal environmental impact on the surrounding areas at an utmost importance over tourism concerns, more specifically ensuring that all lakes rivers brooks and any bodies of water. will not be negatively effected. I would not want to see roadblocks put up that discourage good well-planned projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted with the community, incorporated the feedback as received, and if implemented real change in scale to ensure turbine placement will minimize visual and sound impacts to the surrounding environment then I continue to support this project.

I'm aware that the developer has promised significant financial support for the local economy via a community benefits fund, as well as informed me that the contracting employment opportunities will include opportunities local people and businesses. If the developer can guarantee full time and long-term employment opportunities for residents of Wentworth Valley first and foremost then I am further supportive of this project going forward at its purposed location. This in addition to over \$20 million in tax revenues estimated over the life of the project is something I feel could benefit the province.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

Ronald H.A Parke.

From: andrew bigelow
Sent: Mon, 28 Feb 2022 18:05:33 -0400
To: Planning
Subject: wind turbine project(s)
Attachments: Windnills.pdf

February 28th, 2022

Dear Cumberland County Planning Department,

I understand that Cumberland County has placed a moratorium on wind development until its bylaws can better reflect the changing technology affecting current and future wind energy projects. This letter is in response to the Municipality of Cumberland's request for public input.

In drafting changes to the bylaws, I request changes addressing – setback distances, ensuring that funds are available for decommissioning, accountability, regulatory monitoring and a Community Protection Fund.

I would like the setbacks to be at least 5,000 meters to the nearest property line or residence. This distance should help lessen the impact of noise (including infrasound and amplitude modulation), flicker, visual impact, ice throw, and structural failure. These noise concerns from industrial scale turbines have become a concern around the world as wind development has proliferated especially in Europe. Proper setbacks will eliminate the issues many countries are now experiencing from wind turbines. We need to learn from those that have gone before us.

I also request that the issue of decommissioning be addressed by the requirement for a Decommissioning Bond. Currently, there are five wind turbines in Cumberland County which have not been functioning for several years. All proponents should be required to have a bond in place to cover the costs of decommissioning wind turbines. This should not be the responsibility of the tax payer. Nor should the tax payer be required to fund the remediation of any damage done to roads, lands or waterways caused by the construction of the turbines. The Municipality should be the beneficiary in the event that the proponent is unable or unwilling to perform the decommissioning responsibilities.

Another issue is accountability. Currently the option to approve a project lies with the County's Development Officer. In the interest of accountability to the community, there should be a Review Committee comprised of the Development Officer, members of Council, the planning department and the public before granting approval to any wind project. If approval is given, then as in any development, there should be site inspections done by a qualified surveyor or engineer to ensure that each wind turbine conforms to the approved site plan. These site inspections should be done throughout the construction process - prior to and after the pouring of concrete as well as the installation of the turbines. Inspection reports should be posted for the public record.

The residents of the Municipality of Cumberland should be protected by a Community Protection Fund established by the proponent. This Fund could be a percentage of the project cost and would be held by the Municipality. The purpose of this Fund would be to adjudicate and pay out claimants who establish that they have suffered damage as a result of failing to meet the stringent standards that the bylaws put forth regarding setback, flicker, noise etc. Damages could take the form of negative impacts to health, diminished property values, and environment.

Prohibit two or more Wind Turbine Projects (One proponent with multiple turbines and one construction time frame) in close proximity to 5 or more residences where the residences are within 1 km of each other. This will reduce the negative and cumulative impacts on residents from multiple wind projects in a small area. (noise, flicker, health, environment, peace and enjoyment of the land).

Wind Turbines must have an Ambient Degradation Noise Standard no greater than 25 dB(A) as measured at existing residences. WHO recommends 30dB but for rural settings it is recommended to be 25 dB(A).

Municipality of Cumberland's Policy 4-53 of the Municipal Planning Strategy. Council should consider amending the Wind Turbine Restricted Overlay to add the Wentworth Valley as a tourism area and therefore no wind turbines would be permitted in this very valuable and narrow part of the valley.

There are many issues to be considered in the creation of a county's bylaws to address

current and future wind turbine projects. The suggestions above consider the issues which most significantly affect residents within the Municipality of the County of Cumberland. In closing, thank you for the opportunity to be part of the process.

Best regards,

Andrew Bigelow

Andrew Bigelow

Actor, Voice-Over Artist, Producer

[*Check out my VO reel*](#)

[*Check out my IMDB*](#)

647-688-8848

Toronto | Halifax

From: allen macnutt
Sent: Mon, 28 Feb 2022 15:11:06 -0400
To: Planning
Subject: wind mills

I am writing on behalf of the Hart Lake Cottage and home owners association. We have 40 residences on the lake in Cumberland County/ and 9 on the same lake in Colchester county. The county line runs through Hart Lake. WE are situated beside the proposed wind mill development. We have agreed that the RES submission for mega sized wind mills should never be allowed within 20 kilometers of any residential area. We also pay for our own road maintenance into Hart Lake beginning at Folly lake. We collect dues from our members to pay for private snow removal service throughout the season ,November to April usually. We also maintain and pay for all general road maintenance ,gravel,grading,culvert upkeep,pothole repair ,washouts etc. The road is 6 kilometers to the end of the lake. Cumberland county provides us with garbage and recyclable removal. The property owners in our little village all find ourselves living here for the same reasons. We enjoy the quiet tranquility that comes with living on a beautiful lake surrounded by nature. Hiking the trails ,biking , snowmobiling,fishing ,hunting,snowshoeing, wheeling,skiing , bird watching,boating,swimming,sun rises and sunsets,and most of all the fact that there is no commercial activity . Please do not allow this project to happen. There is plenty of land to be built on far away from people's homes and communities. The Wentworth area was chosen simply because Northern Pulp who owes the province 100 million dollars, has decided to lease the land and steal some more money .These off shore companies are gobbling it up. The closer the land is to the power grid, the cheaper the build , the more profit for them.We are the caretakers of our owned property, Please protect us from these hulking monsters. We are the endangered species ,along with the moose,and the water and the air.

Allen MacNutt

Vice President

Hart Lake Residents Assoc.

From: Ron Buckley
Sent: Thu, 24 Feb 2022 13:03:05 -0400
To: Planning
Subject: Wind Turbine Plan

February 24, 2022

Dear Mayor Blair and Council,

Many residents of Cumberland and Colchester counties support renewable energy and its importance for the environment. However, we do not believe the Wentworth Valley is the right place for an industrial wind turbine development. There are implications with these massive turbines for everything from wildlife degradation, endangered species (including the mainland moose), interference with all aspects of telecommunication services, huge environmental concerns, economic development, tourism and general disregard for the citizens and visitors in this area for the peace and enjoyment of the land.

I have serious concerns about the Wind Turbine Development By-laws currently in place in Colchester County. The By-laws were last updated in October, 2013, and as we all know the wind turbines being used today no way reflect the size of those used in 2013. I understand that the proposal for Higgins Mountain is 18 turbines, 190 m tall to the tip of the blade, namely 623 feet (twice as tall as Fenwick Tower which is Halifax's tallest building). With these giant turbines and their number, I have many concerns including that setback distances need to be increased and the absence of a decommissioning bond needs to be remedied

I feel it's reasonable to request that you and your Council take a pause on all wind projects immediately until the Wind Turbine Development By-laws are reviewed and updated to reflect today's turbines and scale of projects. Please consider this at your upcoming council meeting. With no current Land Use By-Law in place, I believe this to be the responsible thing to do.

Now is the time to get this right for the next generation and ensure that past mistakes are not repeated.

Wentworth Valley is not the place for this massive industrial wind turbine project. Here are the reasons:

Our families have been on Folly Lake prior to the 1950's. we wish to register with all cottagers and Wentworth residents in their opposition to the Wind Turbine project. Information in support of that position is identified below

- 1. Future Tourism based development** Wentworth is a rare gem for outdoor mountain recreation and enjoyed by about 100,000 visitors annually from across the Maritimes. Covid-19 pandemic has proven people need to get outdoors for mental and physical health. There is no other recreation area in mainland NS that offers what the Wentworth Valley does. This turbine project could seriously

impact future nature-based tourism development in an area that is known for its outdoors..... quiet hiking trails, snowshoeing, cross country skiing, downhill skiing, snowmobiling, kayaking, mountain biking and fishing. We need to preserve the special areas we have and develop wind farms in remote and less used areas where the human and environmental impacts could be dramatically minimized.

- 2. Local Content and Economic Benefit** This international, industrial wind development consortium, known as the Higgins Mountain Wind Farm Limited Partnership, is a partnership between Elemental Energy from BC, 3G Energy from Ontario and Stevens Wind from NS. The land lease benefits all go to the Indonesian-based owners of Northern Pulp, who inherited a \$75,000,000 NS taxpayer loan that purchased the property, and who is now suing NS taxpayers. The 3-year construction phase could possibly bring a few local benefits but there would very little long-term economic opportunity to local stakeholders. Tax revenues would be attractive to cash strapped municipalities but there are thousands of hectares in those same municipalities with excellent wind regime that do not threaten the significant local tourism industry. Wentworth area tourism and outdoor recreation has driven a flurry of homes to be built in the area in the past twenty years that brings significant tax revenue to the local governments. This is desirable tax revenue as well to the counties by land users who demand little to no services. This project could limit future land development for outdoor recreational activities and home development. Wind turbine projects have an end date and wind energy trends appear to be moving offshore.
- 3. Property values.** Proponent acknowledges property values usually drop when new wind projects are built. The last few years have seen increased housing and cottage building due to the outdoor and recreational opportunities. This certainly could result in less housing/cottage development due to decreased property values which is one of many reasons that turbine projects are not developed in residential and recreational activity land. Our counties will miss out on the tax revenues of such development. Also, when land values go down, then county property taxes must go down.
- 4. Telecommunications services** to rural areas is paramount especially highlighted in our current pandemic. This project will have impact on the delivery of these services. Landowners and local businesses are not willing to sacrifice these services for turbines. All four providers of telecommunications to the Folly Mountain and Wentworth Valley were not contacted by the project coordinators. One telecommunications company reached out to the Higgins Mountain Wind Project at the December 4, 2021 open house and has yet to have open communications with them on their proposed testing procedures to assure interference in telecommunications to the area is not detrimentally affected. These four companies provide essential services, tax revenue and permanent jobs in the proposed project areas of Colchester, Cumberland and East Hants counties.
- 5. Health & Mental Health Effects.**The Covid pandemic has exacerbated access to care in an already over taxed and under resourced mental health care system in Nova Scotia. Most will wait many months for care of common mental health issues. Engaging in the natural environment and being in nature has been recognized as being a valid tool to managing stress, anxiety, and maintaining good mental health. During the pandemic, there has been exponential growth in people pursuing the outdoors, particularly natural areas that allow for reflection, meditation and exercise. Wentworth has long been a hotspot in the Maritimes for getting people outside in fresh air for exercise, relaxation and immersion in deep nature. The past two years have reminded everyone how important nature is for good physical and mental health.

The proponent has done little to ensure no ill health effects will be cast on the residents and thousands of visitors of Wentworth and the surrounding communities. Without testing of such large turbines close to residential homes and businesses, how can we be provided with assurance?

Studies confirm more research is required into health and mental effects of industrial wind farms from noise, ruined scenic views, and flicker. Light pollution impacts on natural areas include; stress, anxiety, sleep disturbance, nausea and dizziness. The proposed turbines have never had their effects tested here. What are the cumulative effects of 18 untested towers in this unique amphitheater like area so close to population density? Wind turbines in the proposed location have the potential to contribute negatively to mental health and the burden of mental illness in Nova Scotia, issues that already weigh heavily on Nova Scotians, their health care providers and health care system.

6. **End Of Use.** Presently there is no requirement for decommissioning bonds to ensure the area is returned to its previous state at end of life. The current 3 turbines in this area linked to this project proponent have not turned a blade in 3 years and despite being non-conforming to municipal by-laws the tear down or decommission is yet to happen. Not a good sign for the future. How will decommissioning at end of life of the equipment be addressed?

7. **Loss of habitat and fragmentation** due to 18 (623 ft tall) turbines, new power lines, widened roads and new roads, gravel pits and substations will affect all creatures living in that wilderness.

8. **Biodiversity.** Conservation scientists recognise the wind project area as a critical bio-diversity connectivity area in NS to connect species with the rest of North America. As such the area should be protected and not developed with new roads and clear-cuts for turbines. Nova Scotia's endangered mainland moose frequent the area seasonally and travel through the project area as they connect between the Wentworth Valley Wilderness Area and the Portapique Wilderness Area. In late November, the NS government released a long-delayed recovery plan for the mainland moose. **Tory Rushton, our Minister of Natural Resources and Renewables, has committed to the Recovery Plan.** Mainland moose are at a critical juncture of species recovery and one of the key challenges in these efforts is lack of natural habitat. There is very little good core moose habitat in NS. However, the wind project area does have a lot of excellent core moose habitat. A project of this size could be a direct threat to the survival of mainland moose. [mainlandmooserecoveryplan.pdf \(novascotia.ca\)](#)

9. **Size and Scale of the project:** The scale of this 100MW turbines is the largest that has ever been installed in Nova Scotia and not tested yet in environments such as the Wentworth Valley areas with amphitheatre-like characteristics. How can a project of this magnitude be developed in a small narrow valley like Wentworth without proper testing? The consortium's testing does not involve actual windmills on our unique terrain. How accurate can these types of tests be? Other wind turbine projects in NS gave assurances to residents that the turbines were properly tested and residents would not hear noise and see flicker. We know this not to be true. Some residents near wind turbine projects in NS have had to move and sell their property at a loss to escape the loud noises and flickering. Others, who have stayed, live with migraines and anxiety daily due to no recourse through their county. Set backs for noise and flickering through By-Laws were not appropriate for the size of the turbines to prevent these noise and sight issues. Why would Nova Scotians want to be guinea pigs without testing and who bears the result if the impacts are severely detrimental to species, health, etc.?

- 10. Visual Resources.** Visual sightlines are a recognised area of concern in an Environmental Assessment for wind projects in Nova Scotia. However, the province does not offer much in the way of regulation and guidance for projects such as this. This should not be confused with “not in my backyard arguments”. Visual sightlines are views with historical, scenic, cultural, and economic importance. The Wentworth Valley Scenic Loop as designated by the province (reference the sign at the entrance to Scenic Wentworth Valley) as a place with the oldest ski hill east of Quebec and a recognised high value tourism area for skiers, hikers, bikers, fishers and home owners alike. These concerns have not been taken into consideration by the proponent via their Community Liaison Committee. There is plenty of land to develop turbine operations ... why would it be developed in a strong residential and recreational mecca in NS?
- 11. Intensified Industrialization of the narrow valley** – this small valley is already subject to a major quarry, primary rail line serving all of Nova Scotia, industrial forestry and now a proposal for the largest wind turbine project in the province. Was the cumulative impact of these elements considered in the siting?
- 12. Higgins Mountain Wind Farm (the proponent)** held a mandatory open house in Wentworth on Tuesday October 5, 2021 to provide information to and receive information from the people living in the community who would be most affected by this project. For some, it was the first they had heard of such project. For others who work full time, it was not possible to attend. It was very apparent from the meeting that they were not well prepared. There were 3 maps that were presented and all three were different. Questions about the placement, number of turbines, and site lines were not able to be answered by the project partners. Each level of government requires different permitting applications and studies for such projects to proceed. The consortium partners did not seem to understand nor explain the processes except that an Environmental Impact Study was required and is being done. This has caused considerable concern that a project with significant implications for this area is not taking the community concerns seriously. On December 4, 2021, the Proponent held a second mandatory open house. It was quite evident from the meeting that there is little community support for the Higgins Mountain project. Their 10 minute allocated question period expanded into 2 hours with multiple concerns on this project. Most in attendance were not in support of this project in the Wentworth Valley.

Wentworth Valley is a treasure to be protected now and for future generations.
Thank you so much for taking the time to consider this important issue.

Respectfully submitted
Ron & Marilyn Buckley
Cottage owners Folly Lake

From: info@protectwentworthvalley.com
Sent: Tue, 1 Mar 2022 21:51:47 -0400
To: Planning
Subject: WIND
Attachments: Cumberland ByLaw Input doc FINAL.docx, Cumberland Municipal Bylaw Recommendations -Schedule A-Final.pdf

Good Evening Nelson:

We spoke a few weeks ago, when we were looking for the jpeg for the ad you ran in the Herald looking for input. We are delighted for this opportunity to submit our thoughts on what should be added in the new wind turbine regulations in land use bylaw.

Please find attached our Bylaw input document and Schedule A.

Renewable energy is so important and industrial wind turbines may be part of that future, however, along with any such developments comes real concerns about both known and unknown risks. What will be the sound (noise, infrasound, and amplitude modulation), environmental effects to wildlife habitat, property values, visual effects (visual on the landscape & lighting), set back distances, interference with telecommunications, shadow flicker, ice throw and other health and safety concerns and the decommissioning costs such that taxpayers aren't on the hook.

After much research, we feel we have fair knowledge of what others in Canada and around the world have experienced living next to Industrial Wind Turbine projects. Good planning through well thought out bylaws are key to creating the best possible outcome for the residents near these projects.

We sincerely hope our input will help you and your committee make the best detailed bylaws that will stand up and protect the people of this municipality.

In closing, we would like to request that one of us from our committee join your committee as a volunteer to provide some public input.

Kindly confirm receipt of this email.

Sincerely,

Audrey Conroy, Catherine Johnston, Heather Allen-Johnston, Kate Fitzgibbons
Protect Wentworth Valley Bylaw Subcommittee

From: Gerald Pearson
Sent: Sun, 27 Feb 2022 13:47:30 -0400
To: Planning
Cc: wind.info@novascotia.ca
Subject: Protect Wentworth

To Whom It May Concern:

My wife and I are home owners on Folly Lake. We live in a log cabin built in 1926 on land that has been in her family since 1900. To say we have enjoyed the serenity of this setting would be an understatement.

We down-hilled skied with our family at Ski Wentworth and also cross-country skied at the parks in the valley. Hiking and biking there were also great pass times.

We, of course, are only part of the thousands who enjoy the valley each year whether it be for the recreation or just driving through the area taking in the beautiful scenery.

To put two wind turbine projects on each side of the highway would be a travesty to an area that is considered by many to be a "Gem" in this province. Why would you ruin an area that is enjoyed by so many for the sake of a foreign landowner making money. It doesn't make sense when we hear how important being out in nature is so important to our overall well being.

We must also consider that this area is one of three moose habitats in Nova Scotia that our government has recognized. Do we want to further damage this endangered species by taking away its home?

I hope you will consider our collective thoughts as to why the Wentworth Valley (a Gem) is not a place for these types of projects.

Thank you for listening!

Jud and Gay Pearson
196 Peninsula Drive
Folly Lake

Sent from my iPad

From: Jennifer Houghtaling
Sent: Wed, 2 Mar 2022 15:59:07 +0000
To: Nelson Bezanson
Subject: Fwd: Nova Scotia Needs Wind!

Thank you,

Jennifer Houghtaling
District 3 Councillor
902-297-1298
jhoughtaling@cumberlandcounty.ns.ca

I would like to acknowledge that I am in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

From: maryjanebalcom.pb@gmail.com@mailgun.voxadvocacy.com
<maryjanebalcom.pb@gmail.com@mailgun.voxadvocacy.com> on behalf of
maryjanebalcom.pb@gmail.com <maryjanebalcom.pb@gmail.com>
Sent: Wednesday, February 23, 2022, 1:22 p.m.
To: Jennifer Houghtaling
Subject: Nova Scotia Needs Wind!

Hello,

Climate change is real and so is our need to address it with real solutions. As a proud Nova Scotian, I'm encouraged that our province has committed to reducing our greenhouse gas emissions by more than half by 2030.

To get us there, the government is committed to 80% of electricity generation in Nova Scotia to come from renewable resources. This commitment requires citizens and elected officials to stand behind low-cost wind energy projects which will displace carbon fuels and bring Nova Scotia the cleaner environment and future that we need.

I understand the County is currently reviewing wind turbine regulations in the County's land use

bylaw. I strongly encourage the County to develop regulations that are supportive of wind energy development. I would not want to see the roadblocks put up that discourage good projects from being built.

Given its windy location on managed forest land with existing transmission lines and roads, I feel the Higgins Mountain Wind Farm is proposed in a great location. The developer has consulted extensively with the community, incorporated feedback, and implemented real change in scale and turbine placement to minimize visual and sound impacts.

The developer has promised significant financial support for the local economy via a community benefits fund, as well as contracting and employment opportunities for local people and businesses. This is in addition to over \$20 million in tax revenues estimated over the life of the project.

I strongly encourage the County to develop regulations that provide the certainty and predictability necessary to attract good wind projects, while protecting citizens nearby with reasonable setbacks.

Thank you for listening to my thoughts on this important matter.

Sincerely,

A thick, solid grey horizontal bar used to redact the signature of Patricia Balcom.

Patricia Balcom

B0J 3B0