

Requirements and Application for Large Scale Wind Developments

Appendix E

Requirements for Large Scale Wind Turbines and/or Wind Farms

Item Guide	Description
Site Plan	<p>Provide an accurate and to scale site plan addressing the following:</p> <ol style="list-style-type: none"> a. proposed location of wind turbine(s) and related structure(s), as well as existing structures; b. proposed wind test tower sites; c. proposed and existing roads; d. adjoining property lines; e. utility lines; f. topography and contours; g. proposed landscaping; h. environmentally sensitive lands, and watercourses i. direction of prevailing winds; j. noise levels at adjoining property lines; k. type, size and location of any proposed security fencing; l. location of any proposed public safety signage; and m. possible future site expansion.
Impact Study	<p>Provide an impact study examining how the proposed wind turbine or wind farm will affect neighbouring properties and community, including an assessment on:</p> <ol style="list-style-type: none"> a. visual impact, including: <ol style="list-style-type: none"> ii. how the turbine modifies the landscape, e.g. shadow flicker, wind patterns, lighting, ice throws; iii. visual perspective of the local community; iv. visibility of the development from public viewpoints; and v. proximity to conservation areas, as well as, provincial and municipal parks. b. noise impact including: <ol style="list-style-type: none"> iii. existing background noise levels; iv. expected noise levels associated with construction and operation of the wind development; v. if any, the effects increased noise levels will have on residents and wildlife near the wind development; and vi. decibel ratings for all equipment required in the wind development.
Visual Representation	<p>Provide a visual representation including scale elevations, colour and proportion of wind turbine(s), photographs and/or digital representations showing placement and landscaping.</p>
Manufacturer's Details	<ol style="list-style-type: none"> a. the turbine rated output in Kilowatts; b. sound characteristics; c. type of material used in tower, blade, and/or rotor construction; d. suggested footing construction (engineered plans); and e. safety features.
Decommissioning/Reclamation	<p>Provide a plan for decommissioning and reclamation of the land.</p>
Application	<p>Complete the application for site plan approval in Appendix B.</p>

Regulation	Amendment Date	Description