

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	Provide an accurate and to scale site plan addressing the following: - proposed location of wind turbine(s) and related structure(s), as well as existing structures; - proposed wind test tower sites; - proposed and existing roads; - adjoining property lines; - utility lines; - topography and contours; - proposed landscaping; - environmentally sensitive lands, and watercourses - direction of prevailing winds; - noise levels at adjoining property lines <i>neighbouring dwelling units</i>; - type, size and location of any proposed security fencing; - location of any proposed public safety signage; and - possible future site expansion.
Impact Study	Provide an impact study examining how the proposed wind turbine or wind farm will affect neighbouring properties and community, including an assessment on: visual impact, including: how the turbine modifies the landscape, e.g. shadow flicker, wind patterns, lighting, ice throws; visual perspective of the local community; visibility of the development from public viewpoints; and proximity to conservation areas, as well as, provincial and municipal parks. - noise impact including: - existing background noise levels; - expected noise levels associated with construction and operation of the wind development; - if any, the effects increased noise levels will have on residents and wildlife near the wind development; and - decibel ratings for all equipment required in the wind development.
Visual Representation	Provide a visual representation including scale elevations, colour and proportion of wind turbine(s), photographs and/or digital representations showing placement and landscaping.
Manufacturer's Details	- the turbine rated output in Kilowatts; - sound characteristics; - type of material used in tower, blade, and/or rotor construction; - suggested footing construction (engineered plans); and - safety features.
Decommissioning/Reclamation	Provide a plan for decommissioning and reclamation of the land.
Application	Complete the application for site plan approval in Appendix B.

Regulation	Amendment Date	Description