

To: **Antigonish County Planning Advisory Committee
Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **May 5th, 2026**

Reference: **File No. AT-RZ2026-002**

Application by Eigg Mountain Wind Inc., a wholly-owner subsidiary of Renewable Energy Systems Canada Inc. to amend the Wind Resource Overlay in the Plan Antigonish Land Use By-law to include 24 portions of privately owned land in Antigonish County to allow for the construction of 22 Wind Turbines.

Staff Recommendation:

Staff recommend that the Antigonish County Planning Advisory Committee forward the following recommendations to Council:

To approve the application by Eigg Mountain Wind Inc. to amend the boundaries of the Wind Resource Overlay in the Plan Antigonish Land Use By-law to include 24 portions of privately owned land in Antigonish County to allow for the construction of 22 Wind Turbines.

Description	
Plan Area:	Plan Antigonish
Underlying Zones:	Agricultural Potential (AP) Rural General (RG) Conservation (C) Rural General (RG-1)
Request:	Wind Resource Overlay amendment
Site Visit:	19 March 2026

Background Information:

On March 9, 2026, the Eastern District Planning Commission (EDPC) received a complete application from Eigg Mountain Wind Inc., the leaseholder of several properties located in the northwest corner of the Municipality of the County of Antigonish. The applicant is seeking to amend the boundaries of the Wind Resource Overlay to include 24 portions of these properties

Turbine Site T-4



to facilitate the development of a wind energy project. Each new boundary area is proposed as a circular parcel with a diameter of 200 metres (see Appendix C, Map 1), intended to accommodate individual turbine locations, including two alternate sites. The project proposes the installation of 22 wind turbines, each with a generating capacity of 7 megawatts, for a total installed capacity of approximately 154 megawatts to be supplied directly to Nova Scotia Power’s grid.

EDPC staff conducted a site visit on March 19, 2026, to review the subject lands which are currently predominantly forested. During the site visit eight (8) of the sites were visited before conditions deteriorated such that further field work was not possible. Specifically, staff visited turbine sites: T-4, T-5, T-6, T-7, T-10, T-17, T-19, and T-22. (Photos from the various locations are throughout this report.) The applicant then hired a surveyor to do an aerial survey of all the turbine sites and staff reviewed the drone footage for the remainder of the sites. The area surveyed is characterized by rugged hummocky topography with tolerant hardwood hills and plateaus supporting a variety of trees including Sugar Maple, Yellow Birch, American Beech, and Red and Black Spruce. Access was over a seasonal snow-covered logging roads and trail system.

The proposed turbines have a tower height of 118 metres, a rotor diameter of 163 metres, and a blade length of 81.5 metres, resulting in an overall maximum height of approximately 199.5 metres.

The subject properties are presently zoned Agricultural Potential (AP), Rural General (RG), and Conservation (C) zone under the Plan Antigonish Bylaw and Rural General (RG-1 under the West River Antigonish Harbour Land Use Bylaw as illustrated on the Rezoning Map (Appendix C, Map 1). The applicant's intent is to amend the Land Use By-law by overlaying the identified portions of these properties with the Wind Resource Overlay to permit the proposed development, in accordance with the requirements of the Plan Antigonish Municipal Planning Strategy policies respecting wind turbine development.

The proponent has undertaken engagement with a range of local stakeholders and has committed to implementing mitigation measures to minimize potential impacts on surrounding land uses.



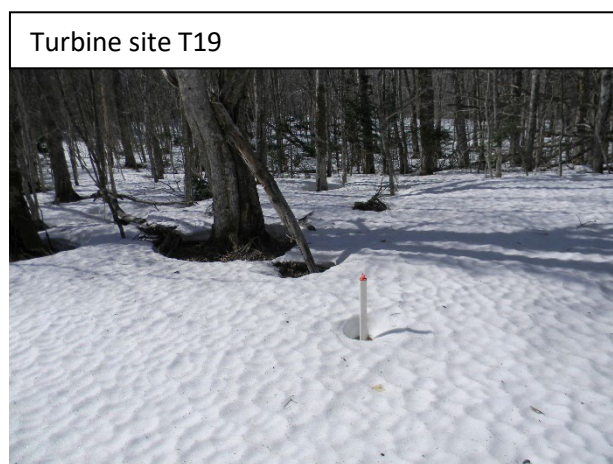
Further details regarding consultation activities, impact assessments, and proposed mitigation strategies are provided in the Environmental Assessment Registration Document submitted in support of the project. This project was approved by the Minister of Environment and Climate Change April 9, 2026, in accordance with Section 40 of the *Nova Scotia Environment Act*, and subsection 13(1)(b) of the *Environmental Assessment Regulations*, made under the *Act* subject to terms and conditions.

The proponent must receive all appropriate Wetland and Watercourse Alteration Approvals, ensure that that operational noise levels from the Project shall not exceed 40 decibels at any permanent or seasonal receptor and work with Nova Scotia Department of Natural Resources and Environment and Climate Change Canada to address or mitigate impacts such that your Project meets requirements under provincial and federal legislation related to Species at Risk.

In addition to the anticipated environmental considerations, the project is expected to generate economic and social benefits, including employment opportunities and increased demand for local goods, services, and accommodations.

Analysis:

Policy 6-14 of the Municipal Planning Strategy sets out three criteria for making any amendment to the maps of the Land Use By-law. Council shall consider amendments to the maps of the Land Use By-law when the proposed zoning change is not specifically prohibited within this Plan and at least one of three conditions is true. In this case the application falls under the first condition: the proposed zone is enabled by this Plan for use within the same designation. The rest of this staff report analysis is based on specific enabling policy.



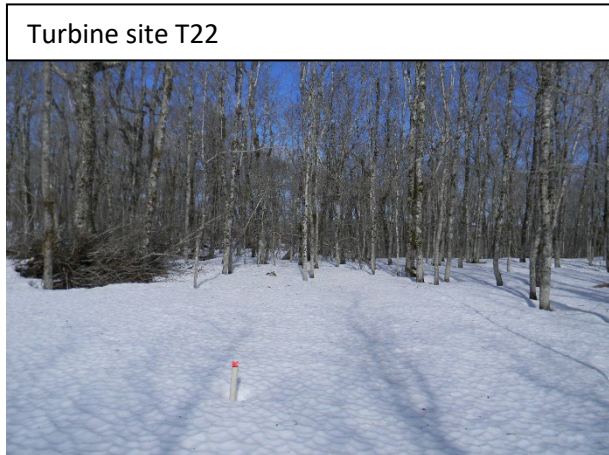
Policy 4-48 is the enabling policy for consideration of amendments to the Wind Resource Overlay zone. Per the provisions of the Policy, Council must consider four criteria prior to accepting a proposal to amend the Wind Resource Overlay boundaries. These are:

- a) *The adequacy of the area of land being rezoned in relation to the number of turbines being proposed;*
- b) *the potential for electromagnetic interference on radio, telecommunications or radar systems;*
- c) *the proposal meets the setback and other requirements in the Land Use By-law; and*
- d) *the proposal meets the implementation criteria listed in Section 6.2.3.*

With respect to the adequacy of the area being rezoned and in accordance with the existing Wind Resource Overlay provisions of the MPS Policy 4-48 (a), the proponent is requesting the establishment of 24 zoning areas corresponding to each potential turbine location, including two alternate sites. Each proposed rezoning area consists of a circular parcel with a diameter of 200 metres. This exceeds the turbine rotor diameter of 163 metres and is intended to provide flexibility for minor adjustments to turbine siting during detailed design and construction.

The proposed turbine locations are situated on lands owned by 12 private landowners who have entered into option-to-lease agreements with the proponent. Accordingly, all identified sites are supported by secured land access and reflect participation from landowners who have expressed support for the project.

With respect to the potential for electromagnetic interference on radio, telecommunications or radar systems, the proponent has adhered to the 2025 guidelines established by the Radio Advisory Board of Canada (RABC) and the Canadian Wind Energy Association (CanWEA), following best practices for consultation with relevant agencies and system operators. As part of the early stages of project development, detailed information regarding the proposed turbines, including their



coordinates, was circulated to applicable agencies for review and comment. All consulted agencies provided letters of non-objection. Based on this process, the proponent has indicated that potential impacts related to radio, telecommunications, and radar systems have been thoroughly evaluated, and no interference issues are anticipated as a result of the proposed development.

With respect to the proposal meets the setback and other requirements in the Land Use By-law as presented in Section 7.4.2, these are listed in Appendix B and shown on Appendix C, Map 2. Some of these setback requirements have been superseded by recent provincial amendments made March 2025, to the Provincial Minimum Planning Requirements Regulations to establish



maximum allowable setbacks for wind turbines within municipalities. Under the amended regulations, municipal planning documents cannot require a setback greater than four times the height of the turbine, unless a greater distance is necessary to ensure that sound levels do not exceed 40 decibels at the exterior of a dwelling or that shadow flicker on nearby residential dwellings does not exceed the defined provincial limits. Staff therefore defaulted to the new Provincial minimums in the

analysis of this project. Also, staff are in the process of amending other setback provisions however these changes do not impact this rezoning application. The Table below summarizes the changes:

	Existing Land Use Bylaw Requirements	Proposed Under Separate General By-law Amendments	Eigg Mountain Wind Inc. Proposal
Residential Setback	1,000 metres	4 times turbine height 798 m (Provincial)	Complies with Provincial Minimums
Between turbines	Tallest Turbine Height 199.5 metres	No change	Complies with Existing By-law Minimums
Property Lines: Rotor Diameter + 10 meters	173 metres	No change	Complies with Existing By-law Minimums*
Public Highways: two-times turbine height	399 metres (Subject to Amendment)	1.1 x turbine height 219.45 metres	Complies with Existing By-law Minimums
Watercourses: 30 metres + blade length	111.5 metres (Subject to Amendment)	60 metres	Complies with Existing By-law Minimums

*19 out of the 24 turbines are compliant with this setback, five (5) turbines are compliant per special waiver provision in section 7.5.2 (leased adjacent property). Five (5) other turbines had variances approved by the development officer in January 2026 but are still at least 91.5 meters from all property lines (blade length + 10.0 metres).

Finally, the fourth requirement of Policy 4-48 is that the proposal complies with Section 6.2.3 of the Municipal Planning Strategy which outlines several implementation criteria. The Primary Implementation Policy within Section 6.2.3 is Policy 6-22. Many of the criteria in that implementation policy are either not applicable to this type of development or have been addressed by the proponent’s Provincial Environmental Assessment (approved by the Minister of Environment and Climate Change April 9, 2026). For example, with respect to Policy 6-22 (c) the turbines are all located outside of the Agricultural Potential Zone (Appendix C, Rezoning Map).

The next section of Policy 6-22 addresses eleven criteria which need to be addressed to confirm the proposal is not “Premature”. Two of the eleven are not applicable to this type of development. For example, the proposal will not require on-site water and/or sewage services nor is the adequacy and proximity of schools and other community facilities a factor. One of the eleven, addresses the ability of the Municipality to absorb public costs related to the proposal. None are identified. The final eight criteria are addressed in the proponent’s Environmental Assessment with specific references noted in Appendix A.

Conclusion:

The opinion of Planning Staff is that the proposal is in conformance with the intent of the Plan Wind Turbine Regulation sections of the Plan Antigonish Municipal Planning Strategy and Land Use By-law. Staff therefore recommend that Council approve applying the Wind Resource Overlay to 24 portions of privately owned to allow for the construction of 22 Wind Turbines.

Appendices:

Appendix A: Summary of Policies as per Plan Antigonish MPS

Appendix B: Requirements in Plan Antigonish LUB as per Section 7.4.2

Appendix C: Maps

Map 1 – Rezoning Map

Map 2 – Constraints Map (Setbacks)

Appendix A: Summary of Policies

<p>Policy 4-48 In considering a proposal to amend the boundaries of to the Wind Resource Overlay, it shall be the policy of Council to have regard for the following:</p>	
<p>a) The adequacy of the area of land being rezoned in relation to the number of turbines being proposed</p>	<p>Complies See Staff Report</p>
<p>b) the potential for electromagnetic interference on radio, telecommunications or radar systems;</p>	<p>Complies See Staff Report</p>
<p>c) the proposal meets the setback and other requirements in the Land Use By-law</p>	<p>Complies See Staff Report</p>
<p>d) the proposal meets the implementation criteria listed in Section 6.2.3</p>	<p>Complies See Staff Report</p>
<p>Policy 6-14 Council shall consider amendments to the maps of the Land Use By-law when the proposed zoning change is not specifically prohibited within this Plan and at least one of the following three conditions is true:</p>	
<p>a) the proposed zone is enabled by this Plan for use within the same designation;</p>	<p>Complies</p>
<p>b) a non-conforming use appears to have been created by an inadvertent administrative oversight in the Municipal Planning Strategy and Land Use By-law preparation process, resulting in a property being zoned inconsistent with stated policies in this Plan; or,</p>	<p>N.A.</p>
<p>c) notwithstanding the zones permitted within a designation, the land to be rezoned is not in the Source Water Protection Zone or Conservation Zone, is under 2 hectares in area and is adjacent to a designation that permits the proposed zone. For greater clarity, land that abuts a right-of-way, such as a street, is considered to be adjacent to the designation on the other side of the right-of-way.</p>	<p>N.A.</p>
<p>Policy 6-15 Council shall not amend the maps of the Land Use By-law if the lot and existing buildings do not meet the requirements of the proposed zone.</p>	<p>N.A. No existing buildings</p>
<p>Policy 6-16 Council shall not amend the maps of the Land Use By-law unless Council is satisfied that:</p>	
<p>a) the proposal meets the zone intent and any applicable zone placement criteria set out in policies, elsewhere in this Plan, applicable to the proposed zone; and</p>	<p>Complies See Staff Report</p>
<p>b) the proposed zone and the uses it permits meet the general criteria set out in Policy 6-22.</p>	<p>Complies See Staff Report</p>

<p>Policy 6-22 Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:</p>	
<p>a) is consistent with the intent of this Municipal Planning Strategy;</p>	<p>Complies See Staff Report</p>
<p>b) does not conflict with any Municipal or Provincial programs, by-laws, or regulations in effect in the municipality;</p>	<p>Complies None identified</p>
<p>c) in case of development proposals on soils with agricultural potential, complies with Policy 3-18,</p>	<p>N.A.</p>
<p>d) is not premature due to i. the ability of the Municipality to absorb public costs related to the proposal;</p>	<p>No Municipal Costs identified</p>
<p>ii. impacts on existing drinking water supplies, both private and public;</p>	<p>EA 6.2.4 “Groundwater” 6.2.4.2 “Protected Wellfields & Municipal Water Supplies” 6.2.4.3 “Potable Water Wells”</p>
<p>iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;</p>	<p>N.A. No on-site services required.</p>
<p>iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;</p>	<p>EA 2.5.2 “Access Road Construction and Modification” EA 2.5.3.1 “Transportation”</p>
<p>v. the adequacy of fire protection services and equipment;</p>	<p>Environmental Assessment (EA) Section 17.6</p>
<p>vi. the adequacy and proximity of schools and other community facilities;</p>	<p>N.A.</p>
<p>vii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;</p>	<p>EA 6.3.1.1 “Change in Soil Quantity and Quality”</p>
<p>viii. site-specific climate change risks such as projected sea level rise on the subject site;</p>	<p>EA Part 16 “Effects of the Environment on the Project”</p>

ix. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;	EA 6.3.1.1 “Change in Soil Quantity and Quality”
x. impacts on known habitat for species at risk, as identified in the Department of Natural Resources Significant Species and Habitats Database, or any successor database; and	EA Part 10 “Terrestrial Wildlife” Part 11 “Bats” and Part 12 “Birds”
xi. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way.	EA Part 2 “Project Description” including “Siting Consideration”

Appendix B: Requirements in Plan Antigonish LUB as per Section 7.4.2








Requirements for Utility-scale Wind Turbines	Compliance
798 m (4 times tip height) from a residence, except for a residence on the same lot (per Minimum Planning Requirements regulations)	All turbines are compliant to this setback. The closest turbine to a residence is 936 m
Minimum separation distance between turbines shall be equal to the height of the tallest turbine	Distance between turbines is a minimum of 511 m, which is 1.7 times the total height of the turbine. All turbines are compliant to this requirement.
Minimum setback from all property lines shall be 10 metres (32.8 feet) plus one time the height of the rotor	19 out of the 24 turbines are compliant with this setback, five (5) turbines are compliant per special waiver provision in section 7.5.2 (leased adjacent property). Five (5) other turbines had variances approved by the development officer in January 2026 but are still at least 91.5 meters from all property lines (blade length + 10.0 metres).
<ul style="list-style-type: none"> · 399 metres (Subject to Amendment) · Minimum setbacks from public highways shall be 60 metres (LUB as amended 2025). · 1.1 x turbine height 219.45 meters (LUB Proposed Amendments) 	As defined in the Subdivision Bylaw and further clarified in the amendment to the LUB approved in November 2025, public highways are defined as maintained public roads owned by the province or the Municipality. All turbines exceed the most stringent of these provisions.
Minimum setbacks from watercourses shall be 30 metres plus the blade length	All turbines are compliant with this setback which equates to 111.5m (81.5m blade + 30m).
Minimum setback from all coastlines shall be 100 metres	N/A, the coastline is located approximately 3 to 4 km northwest of the project area.
Mean value of sound pressure level from a wind turbine shall not exceed 40dBA or above the existing background noise, whichever is greater, at the nearest residence	Noise levels at all residences are compliant with this requirement.
There shall be no signs, advertisements or objects attached to or added to the turbine(s)	This requirement will be met.

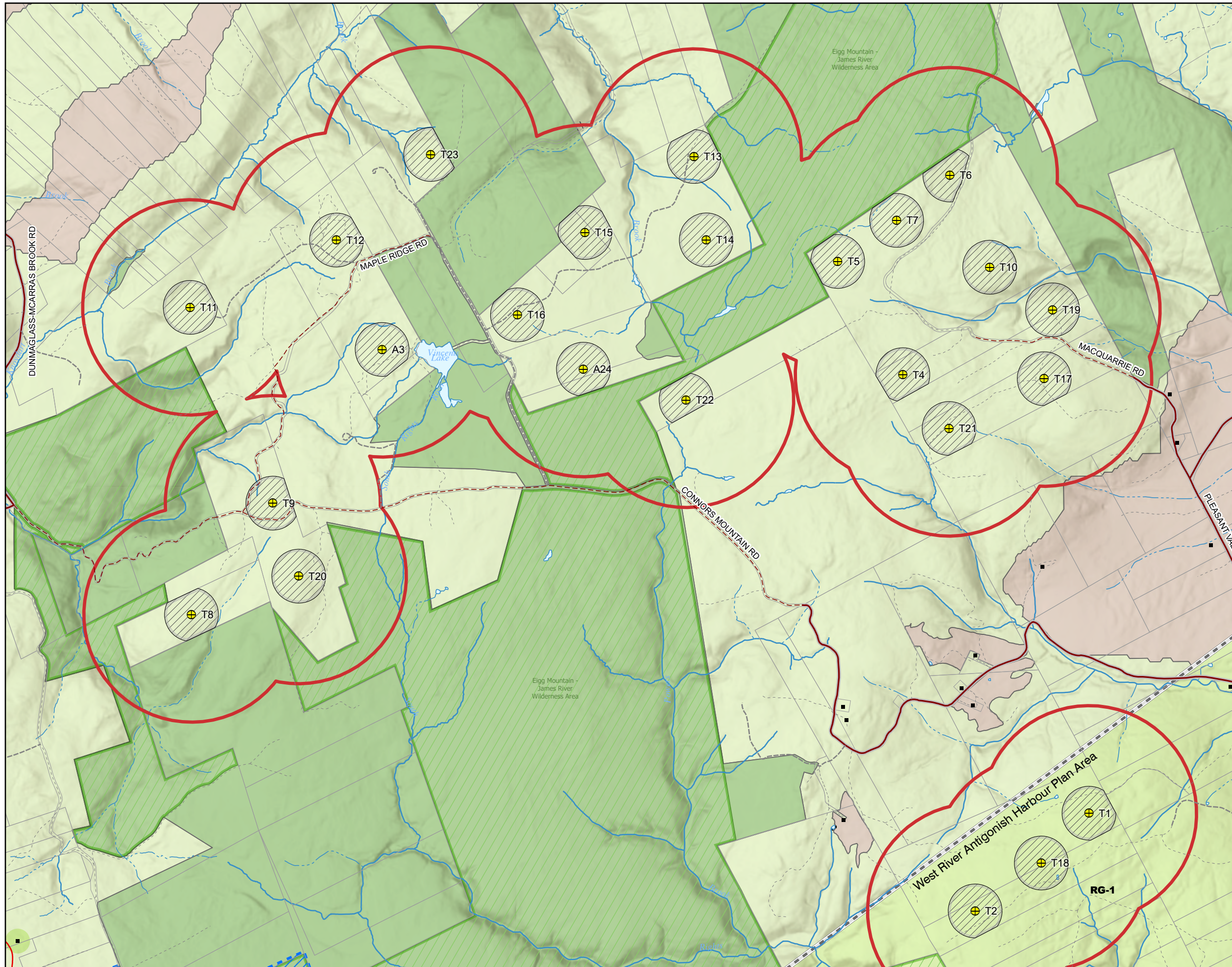
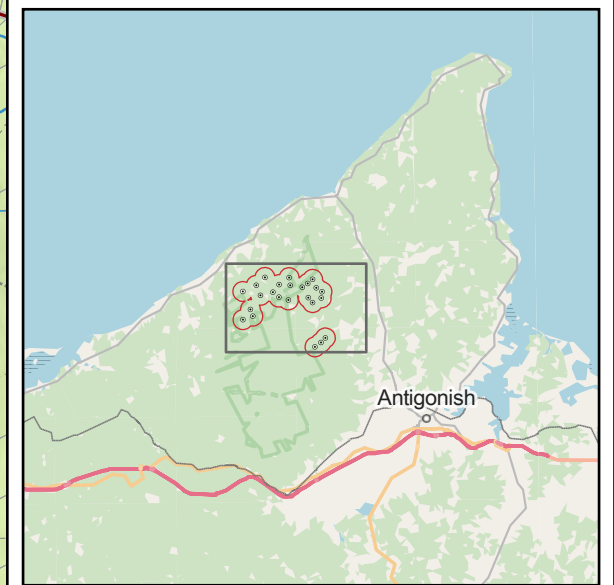
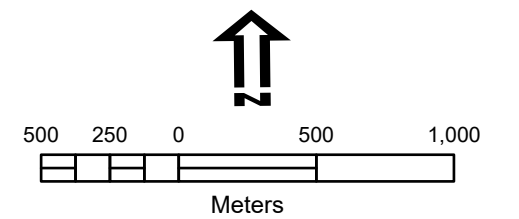
ANTIGONISH COUNTY PLAN AREA

PROPOSED REZONING

EIGG MOUNTAIN WIND INC
WIND TURBINE PROJECT

Maple Ridge, Antigonish County

-  Proposed 200m WR-1 Wind Resource Overlay Zone
 -  Turbine
 -  Addressed Building
 -  798m Residential Setback
- Zoning
-  AP Agricultural Potential
 -  RG Rural General
 -  C Conservation











ANTIGONISH COUNTY PLAN AREA

ZONING CONSTRAINTS MAP

EIGG MOUNTAIN WIND INC
WIND TURBINE PROJECT

Maple Ridge, Antigonish County

-  Turbine
 -  Addressed Building
 -  111.5m Watercourse Setback
 -  173m Property Setback*
 -  798m Residential Setback
- Zoning
-  AP Agricultural Potential
 -  RG Rural General
 -  C Conservation

*Property Line Varied Setbacks
T6, T9, T22, T23: 91.5m
T8: 120m

