



27 Winter Street, Unit 1,  
Sussex, NB, E4E 2H9

Tel: (506) 432-7530

Email: [info@KingsRSC.ca](mailto:info@KingsRSC.ca)  
Website: [www.KingsRSC.ca](http://www.KingsRSC.ca)

**Date: May 11, 2026**

## AMENDMENT REPORT

### PURPOSE OF THE APPLICATION

Amendment to the Waterford Parish Planning Area Rural Plan Regulation to permit "Large Scale" wind turbines as a main use within the Rural "RU" zone.

### PLANNER

Thomas Lewallen, MCIP, RPP

1. Property Information	
<b>Applicant</b>	NFT Developments LP
<b>Property Identification Numbers</b>	N/A
<b>Location</b>	Waterford Parish, New Brunswick
<b>Taxation Authority</b>	Province of New Brunswick
<b>County</b>	Kings County
<b>Land Area</b>	N/A

2. Proposal	
<b>Proposed Land Use</b>	Wind Turbine Development
<b>Services</b>	Utility
<b>Approval Request</b>	Rural Plan Amendment to permit Large Scale Wind Turbines.



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### 3. Statutory Authority

**Section 51(1) of the Community Planning Act:** Ministerial authority to make regulations respecting rural plans for rural districts.

**Section 111 of the Community Planning Act:** Public notice requirements for amendments to planning regulations.

**Section 52(2) of the Community Planning Act:** Required content for rural plan regulations, including statements of policy and zoning provisions.

### 4. Overview and Evaluation

#### Application Summary

The Kings Regional Service Commission (KRSC) has received an application from NFT Developments LP to amend the Waterford Parish Planning Area Rural Plan Regulation (Waterford Rural Plan). The applicant is seeking to construct 11 large-scale wind turbines, each with a capacity of 7MW, within the Waterford Planning Area. These 11 turbines are part of a larger 42-turbine wind project spanning multiple local government boundaries, which includes foundations, a substation, collector networks, transmission lines, and necessary road upgrades.

This application triggers the need for a formal amendment concerning the overall planning approach rather than a simple site-specific rezoning. The current Waterford Rural Plan does not contemplate or provide provisions for wind turbines with a capacity exceeding 3MW. Because the proposed project utilizes modern, larger-scale 7MW turbines, an amendment is necessary to modernize the Rural Plan's framework. This change will allow for the consideration of higher-capacity wind energy technology and ensure the plan can adequately regulate larger-scale turbines within the planning area.

An Environmental Impact Assessment (EIA) for the entire 42-turbine wind project was submitted to the Department of Environment and Local Government on September 18, 2025. To date, two rounds of comments from the Province have been received and successfully responded to by the applicant.

#### Environmental Impact Assessment

The Environmental Impact Assessment (EIA) and the Rural Plan amendment process serve two different, yet complementary, regulatory roles. While the Rural Plan amendment is primarily an administrative and land-use planning exercise, the EIA is a deep-dive scientific and technical evaluation. The EIA is considered more rigorous because it shifts the focus from "where things are allowed" to "how the project will actually function in the environment."



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The EIA process requires a level of primary data collection that is not required for a plan amendment.

Feature	Rural Plan Amendment	Environmental Impact Assessment (EIA)
<b>Data Source</b>	Site plans and planning reports.	Multi-year, site-specific field studies.
<b>Duration</b>	Typically a few months for review and public hearings.	Often years of pre-registration study (e.g., 1–2 years of bird/bat monitoring).
<b>Scope of Impact</b>	Focuses on land use, setbacks, and community compatibility.	Analyzes noise modeling, shadow flicker, greenhouse gas emissions, and groundwater.
<b>Public Input</b>	One or more formal Public Hearings.	Public consultation is a legal requirement for registration, often requiring a 30-day comment period.

A Rural Plan amendment either allows a use or it doesn't. In contrast, the EIA process results in a Certificate of Determination that includes a legally binding list of conditions.

- **Customized Conditions**

If the EIA identifies a specific risk (e.g., a specific wetland or a nesting site), the proponent is legally required to implement a Mitigation and Monitoring Plan. This might include ongoing wildlife fatality monitoring for years after the project is built.

- **Enforcement**

Violating EIA conditions can lead to the suspension of the project's operation under the *Clean Environment Act*, whereas a plan amendment is a one-time change to the rules of the land.



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The Rural Plan amendment ensures the amendment aligns with the community and the EIA ensures that the project respects the environment and its inhabitants is protected by scientific data and technical mitigation strategies.

## Policy Review

The following table analyzes the proposal against the Waterford Rural Plan and the New Brunswick Statements of Public Interest (SPI):

Rural Plan Policy	Application Assessment
(d) Economic Development	The project and amendment application foster economic development and local infrastructure without overt environmental impacts.
(e) Resource-based Economy	It encourages a resource-based economy that respects the natural environment.
(f) Minimize Impact	The proposal limits large scale wind development to resource lands located in the Rural "RU" zone, minimizing impact on settlement areas.
<b>Provincial SPI's</b>	
SPI - Climate Change (CC.1)	Directly supports climate change mitigation by promoting renewable energy solutions and reducing greenhouse gas emissions.
SPI - Natural Resources (NR.2)	Adheres to the priority of using designated resource lands for the development of renewable electrical energy (wind).
SPI - Natural Resources (NR.4)	Utilizes reciprocal setbacks and noise modeling to minimize conflicts between resource development and non-participating dwellings.



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## Draft Amendment

The subject lands are currently zoned Rural Use “RU”. Under current regulations, RU permits medium scale wind turbines, defined as having an energy generation capacity between 10KW and 3MW. The proposed 7MW large scale wind turbines exceed the current regulatory definitions within the Waterford Rural Plan. Consequently, the Waterford Rural Plan requires the following text amendments to permit the development of a utility-scale wind turbine project:

1. **Section 1.2:** Add definitions for:
  - "large scale wind turbine" means a wind turbine having a rated capacity greater than 3 MW used for the production of electric power.
  - “non-participating property” means any property, parcel, or lot that is not part of a development application and for which no written agreement, easement, or restrictive covenant has been executed between the property owner and the developer to allow for the encroachment of setbacks, noise, shadows, or other land-use impacts.
  - “public non-maintained road” means a type of public road owned by the Province of New Brunswick that is not constructed or maintained to a standard that supports year-round activities.
2. **Section 4.1(1)(b):** Add "large scale wind turbines" to the list of main uses in the Rural “RU” zone that are subject to terms and conditions of the Commission.
3. **Section 3.13:** Introduces provisions for large scale wind turbines:

Standard	Draft Amendment
Setback from a non-participating dwelling	1,000 metres
Setback from a public road	500 metres or 3.5 times the wind turbine total height, whichever is larger
Setback from a public non-maintained road	1.5 times the wind turbine total height
Setback from any non-participating property line	1 times the height of the wind turbine



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To ensure that the proposed and potential future wind turbine projects align with the standards of safety and environmental stewardship, the draft amendment establishes submission requirements for development permits. In addition to standard building requirements, any development permit for a large scale wind turbine is subject to the following conditions:

- **Certified Site Plan:** A site plan, drawn to scale by a professional engineer or land surveyor who is licensed to practice in the Province of New Brunswick, showing the location of all wind turbines, adjacent structures, and land parcels within the participating properties. The plan must explicitly identify dwellings, structures, roads, and right-of-ways within the established setbacks on both participating and non-participating properties, including their precise distance from the wind turbine.
- **Noise Modeling:** The submission of the results of a Wind Turbine Noise Modeling Study, or an equivalent study, as required by Federal and/or Provincial approvals, to ensure compliance with the noise criteria established for the exterior walls of non-participating dwellings.
- **Environmental Compliance:** If applicable, the submission of a valid Certificate of Determination under the *Environmental Impact Assessment Regulation* along with any changes, comments, conditions, or studies required and imposed by Federal and/or Provincial regulatory authorities.
- **Decommissioning Plan:** A copy of the decommissioning plan must be provided to ensure a clear strategy for the eventual removal of infrastructure and the remediation of the site.



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## Consultation

A request for departmental input was sent via email on March 31, 2026 to provincial departments. The following comments were received:

Department (Section)	Contact	Comment
Agriculture, Aquaculture, and Fisheries (AAF)	Nicole L. Williams	The proponent should consult the Farmland Identification Program (FLIP) Registrar to evaluate how project access roads may impact local agricultural properties and their potential deregistration from the program.
Healthy Environments (DELG)	Jason Bower	No protected watersheds within the Waterford amendment, no comment.
Environmental Assessment (DELG)	Patrick Mbaya	The Paqt'smawei Sipu Wind Project has already been registered for an EIA review. The setbacks, standards, and applicable requirements outlined in the DELG Wind Turbine Sector Guidelines, are identified under the Additional Information Requirements for Wind Turbines.
Archaeology and Heritage Branch (THC)	Annie van Deventer-Radford	The Archaeological Impact Assessment (AIA) for the project would have taken care of any archaeology/heritage concerns.
Climate Change (DELG)	Prativa Pradhan	Infrastructure must be designed and maintained for extreme weather resilience while incorporating fire breaks to mitigate climate-driven wildfire risks.

A notice of the amendment was posted on May 11, 2026 on the Kings RSC website to allow residents to provide feedback on the proposed amendment. As of the date of this report, no comments or feedback were received. Any comments received prior to the May 19, 2026 PRAC meeting will be included in the report package.



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## Analysis

The Waterford Rural Plan already enables renewable energy solutions where they are compatible with existing land uses as established in Section 3.13. However, the current Plan (enacted in 2022) only anticipates "medium scale" generation as the largest wind turbine generation, which is capped at 3 MW. Modern renewable energy technology for utility-scale projects now standardizes turbines in the 5 MW to 7 MW+ range. The proposed amendment is necessary to modernize the regulation, ensuring that Waterford Planning Area can contribute to provincial green energy targets while maintaining strict protections for "non-participating" residents and properties through 1,000-metre setbacks as well as noise and shadow modeling requirements.

Furthermore, this amendment ensures that local approvals are guided by and integrated with provincial requirements. Under the New Brunswick Environmental Impact Assessment Regulation, any wind power project with a production capacity greater than 3 MW is a mandatory "triggered" undertaking. By setting the "Large Scale" threshold at 3 MW, the Rural Plan aligns with provincial law, ensuring that any project of this size must undergo a comprehensive Environmental Impact Assessment (EIA) to address ecological and social impacts.

Additionally, the draft amendment classifies large-scale wind turbines as a "use subject to terms and conditions." This means that in addition to the provincial EIA process, the project must receive formal approval from the Planning Review and Adjustment Committee (PRAC). This multi-layered oversight allows the Commission to impose site-specific conditions to mitigate local concerns, ensuring that the development is a fit for the Waterford resource area while benefiting from the rigorous technical review provided by provincial authorities.



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## 5. Recommendation

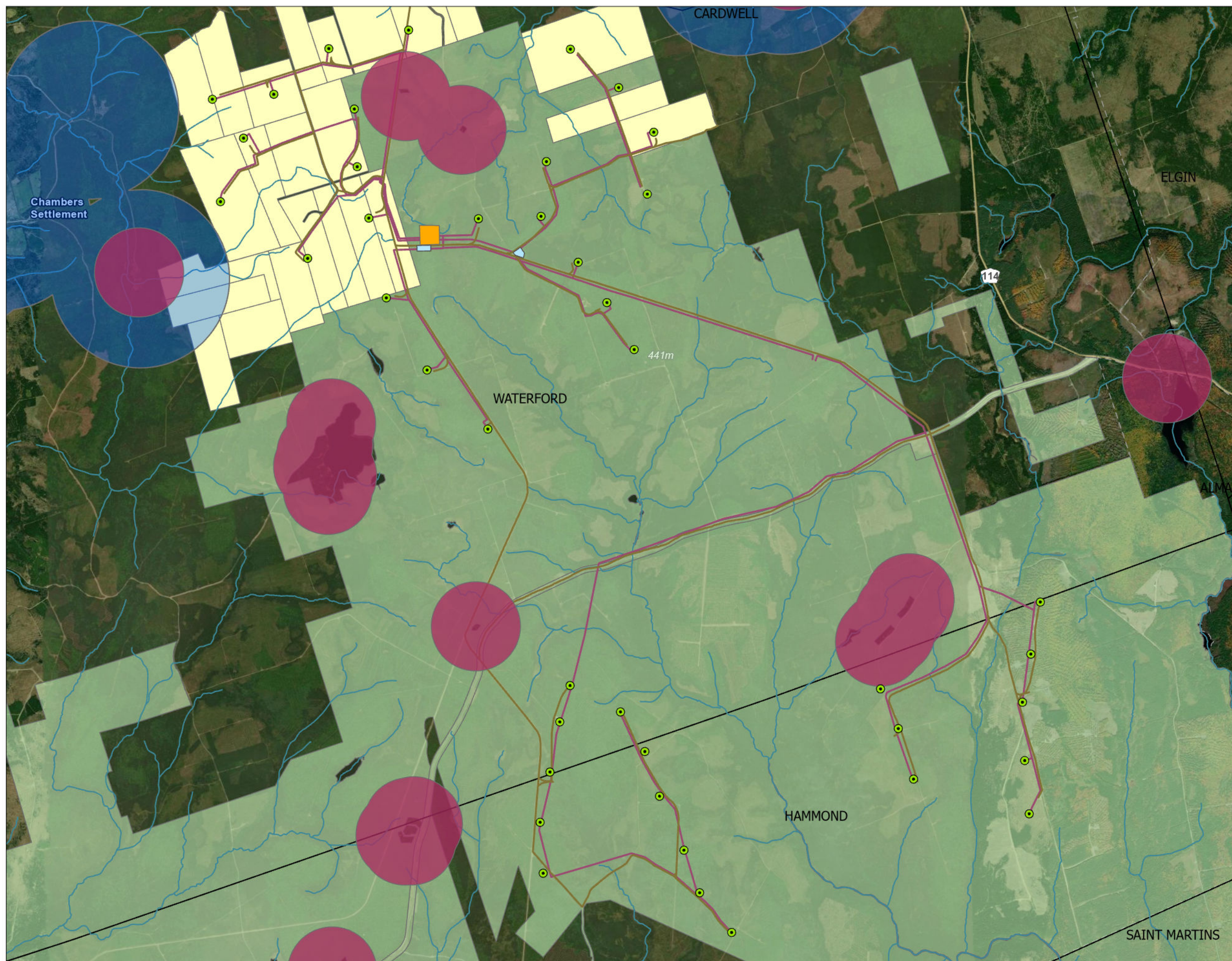
That the Planning Review and Adjustment Committee recommend the Minister of Local Government approve the proposed by-law amendment to enable the development of large scale wind turbines as a conditional use under the Waterford Parish Planning Area Rural Plan.

Date: May 11, 2026

Thomas Lewallen, MCIP, RPP

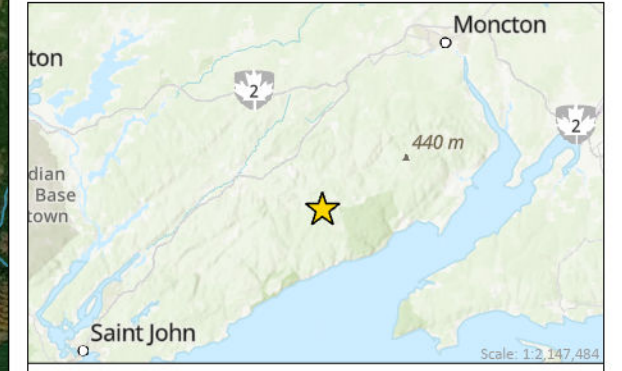
A handwritten signature in black ink, appearing to be "T. Lewallen", written in a cursive style.

- Attachment A: Site Plan Provided by Applicant
- Attachment B: Draft Large Scale Wind Turbine By-law Amendment
- Attachment C: Existing Rural "RU" Zone Uses and Standards
- Attachment D: EIA Public Comments



Paq'smawei Sipu Wind Project

Rural Plan Amendment: Site Plan



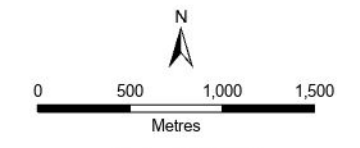
- Legend**
- Proposed Turbine Locations
  - Roads
  - Proposed Collectors
  - Proposed Substation Location
  - Laydowns
  - Private Lands (Secured)
  - Crown Lands
  - Parishes
  - 500m from Camps
  - 1km from Residences
  - Watercourses

**Notes**

1. Turbine markers are not to scale.

**Sources**

- Basedata provided by the Province of New Brunswick
- Basemap: ESRI World Topo Map



Scale: 1:41,000

Spatial Reference: NAD 1983 CSRS New  
Page Size: 11" x 17"

Production Date: Apr 15, 2026    Prepared By: C. Smith



**MINISTERIAL REGULATION  
AMENDING THE MINISTERIAL  
REGULATION FOR THE  
WATERFORD PARISH PLANNING  
AREA RURAL PLAN**

**Under the**

**COMMUNITY PLANNING ACT**

**26-WAT-083-01**

Under section 51 of the *Community Planning Act*, the Minister of Local Government makes the following regulation:

Ministerial Regulation 20-WAT-083-00, being the *Ministerial Regulation for the Waterford Parish Planning Area Rural Plan* under the *Community Planning Act*, is hereby amended by:

- 1. Section 1.2** is amended by repealing the definition of “dwelling unit” which reads as:

"dwelling unit" means a room or suite of two or more rooms designed or intended for use by an individual or household, in which culinary facilities and sanitary conveniences are provided for the exclusive use of such individual or household;

And replacing it with the following:

“dwelling unit” means a room or suite of two or more rooms designed or intended for use by an individual or household on a year-around basis, in which culinary facilities and sanitary conveniences are provided for the exclusive use of such individual or household;

- 2. Section 1.2** is amended by adding the definition for “large scale wind turbine” immediately following the definition for "intensive livestock operation" as follows:

“large scale wind turbine” means a wind turbine having a rated capacity of 3 MW or greater used for the production of electric power.

5. **Section 1.2** is amended by adding the definition for “wind turbine total height” immediately following the definition for “wind turbine height” as follows:

“wind turbine total height” means the height of a wind turbine measured from the ground at average grade to the tip of the blade at its highest vertical point.

6. **Section 1.2** is amended by adding the definition for “non-participating property” immediately following the definition for “multiple-unit dwelling” as follows”

“non-participating property” means any property, parcel, or lot that is not part of a development application and for which no written agreement, easement, or restrictive covenant has been executed between the property owner and the developer to allow for the encroachment of setbacks, noise, shadows, or other land-use impacts.

7. **Section 1.2** is amended by adding the definition for “public non-maintained road” immediately following the definition for “pub or bar” as follows:

“public non-maintained road” means a type of public road owned by the Province of New Brunswick that is not constructed or maintained to a standard that supports year-round use for residential, commercial, or industrial activities.

8. **Section 4.1(1)(b)** (Rural Use “RU” Zone) is amended by adding the following use to the list of main uses subject to terms and conditions set by the Commission immediately following “(xvi) an automotive sales and rental establishment”:

(xvii) large scale wind turbines.

9. **Section 3.13** is amended by adding section 3.13(3) after section 3.13(2) which reads as follows:

**3.13(3)** In the “RU” zone, a large scale wind turbine is permitted as a main use subject to the following:

(a) any required standards imposed by Federal and/or Provincial regulatory authorities exceeding the standards detailed within this section supersede take precedent.

(b) no large scale wind turbine shall be located within:

(i) 1,000 metres of an existing dwelling unit on a non-participating property;

(ii) 500 metres or 3.5 times the wind turbine total height, whichever is greater, of a public road;

(iii) a distance of one (1) times the height of the wind turbine from any non-participating property line; and

(iv) a distance of 1.5 times the height of the wind turbine from public non-maintained roads.

(c) sound levels shall not exceed the noise criteria set out in *Wind Turbines and Sound: Review and Best Practice Guidelines* at the exterior wall of a dwelling unit on adjacent non-participating properties;

(d) shadow flicker on non-participating properties or public roads shall not exceed the maximum levels outlined in the New Brunswick *Sector Guideline: Additional Information Requirements for Wind Turbines*; and

(e) Any development permit for a large scale wind turbine is subject to the following conditions:

(i) a site plan, drawn to scale by a professional engineer or land surveyor who is licensed to practice in the Province of New Brunswick, showing the location of all wind turbines, adjacent structures and land parcels within the participating properties and identifying dwellings, structures, roads, and right-of-ways within the established setbacks on both participating and non-participating properties and their distance from the wind turbine;

(ii) the results of a Wind Turbine Noise Modeling Study, or an equivalent study, as required by Federal and/or Provincial approvals;

(iii) if applicable, the submission of a valid Certificate of Determination under the *Environmental Impact Assessment Regulation* along with any changes, comments, conditions, or studies required and imposed by Federal and/or Provincial regulatory authorities;  
and

(iv) a copy of the decommissioning plan.

**SECTION 4 – ZONES**

**Rural Use – “RU” Zone**

**Permitted Uses**

4.1(1) In a “RU” Zone, any land, building, or structure may be used for no other purpose than:

(a) one or more of the following main uses,

- (i) a single-unit dwelling;
- (ii) a two-unit dwelling;
- (iii) a special care facility;
- (iv) a nursing home;
- (v) a residential care home;
- (vi) an early learning and childcare centre;
- (vii) an agricultural use, subject to sections 4.1(4) and 4.1(5);
- (viii) a horse boarding stable and/or riding operation, subject to sections 4.1(4) and 4.1(5);
- (ix) a retail store;
- (x) a general service, sales and repair shop;
- (xi) a personal service shop;
- (xii) an office;
- (xiii) a veterinary clinic;
- (xiv) an institutional use;
- (xv) a community recreational facility;
- (xvi) a conservation use;

**SECTION 4 - ZONES**

**Zone usage rurale – Zone RU**

**Usages permis**

4.1(1) Les terrains, bâtiments ou constructions situés dans une zone RU ne peuvent servir qu'aux fins suivantes :

a) un ou plusieurs des usages principaux suivants :

- i) une habitation unifamiliale,
- ii) une habitation bifamiliale,
- iii) une installation de soins spéciaux;
- iv) un foyer de soins;
- v) un foyer de soins résidentiels;
- vi) un service de garderie éducatif;
- vii) un usage agricole, sous réserve des articles 4.1(4) et 4.1(5);
- viii) une écurie d'hébergement des chevaux ou une exploitation liée à l'équitation, sous réserve des articles 4.1(4) et 4.1(5);
- ix) un magasin de vente au détail;
- x) un atelier de services généraux, de ventes et de réparations;
- xi) un atelier de service personnel;
- xii) un bureau;
- xiii) une clinique vétérinaire;
- xiv) un usage institutionnel;
- xv) une installation récréative communautaire;
- xvi) un usage de conservation;

- |  |   |
|--|---|
| (xvii) an outdoor recreational facility; | xvii) une installation récréative extérieure; |
| (xviii) a forestry use;                  | xviii) un usage forestier;                    |
| (xix) an eating establishment;           | xix) un établissement de restauration;        |
| (xx) a commercial recreational facility; | xx) une installation récréative commerciale;  |
| (xxi) a cemetery;                        | xxi) un cimetière;                            |
| (xxii) a commercial garage;              | xxii) un garage commercial;                   |
| (xxiii) an outfitter operation;          | xxiii) une pourvoirie;                        |
| (xxiv) a passive recreational use;       | xxiv) un usage récréatif passif;              |
| (xxv) a convenience store; and           | xxv) un dépanneur;                            |
- (b) one or more of the following main uses, subject to terms and conditions that may be set by the Commission:
- b) un des usages principaux suivants, sous réserve des conditions qui peuvent être imposées par la commission :
- |   |   |
|---|---|
| (i) a three-unit dwelling;  | i) une habitation trifamiliale;   |
| (ii) a multiple-unit dwelling;                                    | ii) une habitation multifamiliale;  |
| (iii) a warehouse or self-service storage facility;               | iii) un entrepôt ou une installation d'entreposage libre-service;                   |
| (iv) a hotel or motel;  | iv) un hôtel ou un motel;   |
| (v) a trucking operation;   | v) une entreprise de camionnage;  |
| (vi) a heavy equipment manufacturing, sales or service operation; | vi) une opération de fabrication, de vente ou de service liée à l'équipement lourd; |
| (vii) a kennel;   | vii) un chenil;   |
| (viii) a crematorium;   | viii) un crématoire;  |
| (ix) a pub or bar;  | ix) un pub ou un bar;   |
| (x) a laundromat;   | x) une buanderie;   |

- |        |   |        |   |
|--------|---|--------|---|
| (xi)   | a pit, subject to section 3.7;                    | (xi)   | une sablière, sous réserve de l'article 3.7;            |
| (xii)  | a sawmill;  | (xii)  | une scierie;  |
| (xiii) | a light industrial use;                           | (xiii) | un usage industriel léger;                              |
| (xiv)  | an aquaculture use;                               | (xiv)  | un usage lié à l'aquaculture;                           |
| (xv)   | a funeral home;                                   | (xv)   | un salon funéraire;                                     |
| (xvi)  | an automotive sales and rental establishment; and | (xvi)  | un établissement de ventes ou de locations automobiles; |
- (c) one or more of the following secondary uses,
- |       |  |       |  |
|-------|--|-------|--|
| (i)   | a garden suite, subject to section 3.1;          | (i)   | un pavillon-jardin, sous réserve de l'article 3.1;                             |
| (ii)  | an accessory apartment, subject to section 3.9;  | (ii)  | un logement supplémentaire, sous réserve de l'article 3.9;                     |
| (iii) | a bed and breakfast, subject to section 3.15;    | (iii) | un gîte touristique, sous réserve de l'article 3.15;                           |
| (iv)  | a home occupation, subject to section 3.2;       | (iv)  | une entreprise à domicile, sous réserve de l'article 3.2;                      |
| (v)   | a home or farm industry, subject to section 3.3; | (v)   | une industrie à domicile ou industrie agricole, sous réserve de l'article 3.3; |
| (vi)  | an early learning and childcare home;            | (vi)  | une garderie éducative en milieu familial;                                     |
| (vii) | a special care home; and                         | (vii) | un foyer de soins spéciaux;  |
- (d) any accessory building, structure, or use incidental to the main use of the land building, or structure if such main use is permitted by this section.
- d) des bâtiments, constructions ou usages accessoires à l'usage principal du terrain, du bâtiment ou de la construction, si cet usage principal est autorisé par le présent article.

**Development Standards for Residential  
Development**

**Normes en matière d'aménagement liées à  
l'aménagement résidentiel**

4.1(2) Lot development standards for residential development in the "RU" zone are set out in the following tables.

4.1(2) Les normes en matière d'aménagement au sein de la zone RU sont déterminées dans les tableaux suivants :

**Table 4.1  
Residential Uses - Development Standards**

Minimum Standards	No Public Sewer/ No Public Water	Public Sewer & Public Water
<b>Single-Unit Dwelling</b>		
Lot Size	4,000 m <sup>2</sup>	545 m <sup>2</sup>
Lot Width	54 m	18 m
Lot Depth	38 m	30 m
<b>Two-Unit Dwelling</b>		
Lot Size	5,350 m <sup>2</sup>	818 m <sup>2</sup>
Lot Width	59 m	23 m
Lot Depth	38 m	30 m
<b>Three-Unit Dwelling</b>		
Lot Size	6,700 m <sup>2</sup>	1,090 m <sup>2</sup>
Lot Width	63 m	27 m
Lot Depth	38 m	30 m
<b>Multiple-Unit Dwelling</b>		
Lot Size	8,050 m <sup>2</sup>	1,544 m <sup>2</sup>
Lot Width	68 m	36 m
Lot Depth	38 m	30 m
<b>All Lots</b>		
Frontyard Setback – Arterial/ Collector Road		15 m
Frontyard Setback - Local Road		7.5 m
Minimum Side and Rear Setback		3 m

**Tableau 4.1  
Usages résidentiels – Normes en matière d'aménagement**

Normes minimales	Aucun égout public/ aucun service public d'approvisionnement en eau	Égout public/ service public d'approvisionnement en eau
<b>Habitation unifamiliale</b>		
Superficie du lot	4,000 m <sup>2</sup>	545 m <sup>2</sup>
Largeur du lot	54 m	18 m
Profondeur du lot	38 m	30 m
<b>Habitation bifamiliale</b>		
Superficie du lot	5,350 m <sup>2</sup>	818 m <sup>2</sup>
Largeur du lot	59 m	23 m
Profondeur du lot	38 m	30 m
<b>Habitation trifamiliale</b>		
Superficie du lot	6,700 m <sup>2</sup>	1,090 m <sup>2</sup>
Largeur du lot	63 m	27 m
Profondeur du lot	38 m	30 m
<b>Habitation multifamiliale</b>		
Superficie du lot	8,050 m <sup>2</sup>	1,544 m <sup>2</sup>

Largeur du lot	68 m	36 m
Profondeur du lot	38 m	30 m
<b>Tous les lots</b>		
Retrait de la cour avant – artère ou artère collectrice	15 m	
Retrait de la cour avant – route locale	7,5 m	
Retrait de la cour latérale et arrière	3 m	

**Table 4.2**  
**Residential Accessory Buildings – Development Standards**

Standards	Accessory Building or Structure
Maximum Building Size	200 m <sup>2</sup>
Minimum Front Yard Setback	No closer than the main building or structure.
Minimum Side and Rear Setback	3 m
Maximum height	10 m

**Tableau 4.2**  
**Bâtiments accessoires résidentiels – Normes en matière d'aménagement**

Normes	Bâtiment ou construction accessoire
Taille maximale du bâtiment	200 m <sup>2</sup>
Retrait minimal de la cour avant	Identique à celui du bâtiment ou de la construction principal.
Retrait minimal latéral et retrait minimal de la cour arrière	3 m
Hauteur maximale d'un bâtiment	10 m

**Development Standards for Non-Residential Development**

4.1(3) Lot development standards for non-residential development in the "RU" zone are set out in the following tables.

**Normes en matière d'aménagement liées à l'aménagement non résidentiel**

4.1(3) Les normes en matière d'aménagement de lot liées à l'aménagement non résidentiel au sein de la zone RU sont déterminées dans les tableaux suivants.

**Table 4.3**  
**Non-Residential Uses – Development Standards**

Minimum Standards	No Public Sewer/ No Public Water	Public Sewer & Public Water
<b>All Uses except those specified below</b>		
Lot Size	4,000 m <sup>2</sup>	2,000 m <sup>2</sup>
Lot Width	54 m	36 m
Lot Depth	38 m	30 m
<b>Warehouse or Self-service Storage Facility, Hotel, Motel, Truck Operation, Heavy Equipment Manufacturing, Sales or Service Operation, Kennel or Sawmill</b>		
Lot Area	8,000 m <sup>2</sup>	
Lot Width	54 m	
Lot Depth	38 m	
<b>All Lots</b>		
Front Yard Setback – Arterial/ Collector Road	15 m	
Front Yard Setback - Local Road	7.5 m	
Side Yard Setback	4.5 m	
Rear Yard Setback	7.5 m	

**Tableau 4.3**  
**Usages non résidentiels – Normes en matière d'aménagement**

Normes minimales	Aucun égout public/ aucun service public d'approvisionnement en eau	Égout public/ service public d'approvisionnement en eau
<b>Tous les usages (à l'exception des usages précisés ci-dessous)</b>		
Superficie du lot	4,000 m <sup>2</sup>	2,000 m <sup>2</sup>
Largeur du lot	54 m	36 m
Profondeur du lot	38 m	30 m
<b>Entrepôt ou installation d'entreposage libre-service, hôtel, motel, entreprise de camionnage, opération de fabrication, de vente ou de service liée à l'équipement lourd, chenil, ou scierie</b>		
Superficie du lot	8,000 m <sup>2</sup>	
Largeur du lot	54 m	
Profondeur du lot	38 m	
<b>Tous les lots</b>		
Retrait de la cour avant – artère ou artère collectrice	15 m	
Retrait de la cour avant – route locale	7,5 m	
Retrait de la cour latérale	4,5 m	
Retrait de la cour arrière	7,5 m	

**Table 4.4**  
**Non-Residential Accessory Buildings – Development Standards**

Standards	Accessory Building or Structure
Maximum Building Size	200 m <sup>2</sup>
Minimum Front Yard Setback	No closer than the main building or structure.
Minimum Side and Rear Setback	4.5 m

**Tableau 4.4**  
**Bâtiments accessoires non résidentiels – Normes en matière d'aménagement**

Normes	Bâtiment ou construction accessoire
Taille maximale du bâtiment	200 m <sup>2</sup>
Retrait minimal de la cour avant	Identique à celui du bâtiment ou de la construction principal.
Retrait minimal latéral et retrait minimal de la cour arrière	4,5 m

**Development Standards for Livestock Facilities**

4.1(4) Lot and development standards for livestock facilities in the "RU" zone are set out in Table 4.5.

**Normes en matière d'aménagement pour les installations liées au bétail**

4.1(4) Les normes en matière de lot et d'aménagement qui s'appliquent aux installations liées au bétail au sein de la zone RU sont déterminées dans le Tableau 4.5.

**Table 4.5**  
**Livestock Facilities – Development Standards**

Animal Units (AU)	Minimum Lots Size	Minimum Setback from all Lot Lines	Minimum Separation Distance from Neighboring Dwellings
(a) 1 or less AU of rabbits, ducks, chickens, turkeys, and geese or 0.7 AU of sheep or goats	4,000 m <sup>2</sup>	3 m	25 m
(b) 2 or less AU of all species	9,000 m <sup>2</sup>	6 m	50 m
(c) > 2 to 4 AU of all species	20,000 m <sup>2</sup>	10 m	75 m
(d) > 4 to 6 AU of all species	30,000 m <sup>2</sup>	18 m	100 m

Note: See definition of Animal Unit in Section 1

**Tableau 4.5**  
**Installations liées au bétail – Normes en matière d'aménagement**

Unités animales (UA)	Superficie minimale du lot	Retrait minimal par rapport à toute limite du lot	
a) une UA ou moins de lapins, de canards, de poulets, de dindes et d'oies ou 0.7 UA des moutons ou les chèvres	4,000 m <sup>2</sup>	3 m	25 m
b) deux UA ou moins de toutes les espèces	9,000 m <sup>2</sup>	6 m	50 m
c) > deux à quatre UA de toutes espèces	20,000 m <sup>2</sup>	10 m	75 m
d) > quatre à six UA de toutes espèces	30,000 m <sup>2</sup>	18 m	100 m

Remarque : Consulter la définition d'une unité animale figurant à l'article 1.

4.1(5) Additional animal units will be permitted on lots larger than 3 hectares subject to approval or exemption under the *Livestock Operations Act* and in conformity with the minimum distance separation requirements.

4.1(5) Des unités animales supplémentaires seront permises sur les lots de plus de trois hectares sous réserve de l'approbation ou de l'exemption en vertu de la *Loi sur l'élevage du bétail* et en conformité avec les exigences minimales en matière de distance de séparation.



**Paqt’smawei Sipu Wind Project  
Community Feedback and Responses**

The following table summarizes the community feedback collected during five public information sessions, highlighting the issues and concerns raised and how these insights will inform our process moving forward.

<b>Comment</b>	<b>Consideration or actions taken by the Proponent for Project development</b>
The snowmobile club is active in the area.	The Proponent worked closely with the Snowmobile Club, as has been the case with the Wocawson and Neweg Energy Projects, to ensure impacts to snowmobile trails are minimized.
The ATV club is active in the area.	The Proponent worked closely with the ATV Club, especially during the construction phase when road closures are anticipated, and will continue to do so.
Many people living close by work in the Sussex area.	The Proponent hosted and will continue to host information sessions at multiple venues, including Sussex, to better accommodate different groups of attendees.
The area is currently accessible for hunting.	The Project is situated on Crown land, which is publicly accessible. Activities that took place prior to the Project will be able to continue.
A proposed project road runs alongside the row of Victor Lake camps. Upgrading this road could negatively impact camp owners by increasing traffic and clearing in the area, exposing them to a security risk.	The Proponent, with confirmation from an engineering consultant, identified a feasible alternative road design that bypassed Victor Lake camps and committed to revising the layout accordingly. Natural Forces kept camp owners informed through private meetings held prior to public sessions.

<p>Native Brook Trout found in Hamilton Lake.</p>	<p>The Proponent has maintained an appropriate buffer (minimum 30m) from all waterbodies and watercourses when siting turbines. The nearest turbine to Hamilton Lake is sited over 500m away. Mitigation measures for impacts to watercourses will prevent impacts to water quality.</p>
<p>The maps included in the information session invitations were too high-level and only highlighted the general project area.</p>	<p>The Proponent prepared more detailed maps for future events, which included specific turbine locations.</p>
<p>Local points of interest were identified by attendees during the information sessions.</p>	<p>The Proponent developed photomontages based on these areas, and included them as points of reference in future mapping.</p>
<p>Timeline for when the transmission line routing will be established.</p>	<p>The transmission line routing is determined through the ongoing interconnection studies process with New Brunswick Power (NBP). Once NBP identified a proposed route, another information session was held to present the route to local communities</p>
<p>Clarity on where the electricity from the Project is going.</p>	<p>The Project has secured a Power Purchase Agreement (PPA) with NBP, who will ultimately determine where the electricity is sold.</p>
<p>Habitat fragmentation caused by the Project.</p>	<p>Habitat fragmentation, cumulative effects, and impacts on terrestrial wildlife have been assessed as part of the EIA and associated addenda.</p>
<p>Pleasant Lake camp owners had concerns around noise.</p>	<p>The Proponent would follow up with the club's president to schedule a private meeting between Natural Forces and the club members.</p>



<p>Some camp owners were not sent an invite to the information sessions.</p>	<p>The Proponent established a local contact to hand deliver invites to camp owners that do not have mailing addresses in the area.</p>
<p>Many attendees familiar with Natural Forces and our projects located in Penobsquis (Wocawson Energy Project &amp; Neweg Energy Project)</p>	<p>The Proponent continued to be present and accessible to the community through providing project updates via the project website, email list, newsletters, newspaper ads, and individual email and phone correspondence with community members</p>
<p>Clarity on the sound and shadow flicker produced by the Project.</p>	<p>A sound and shadow flicker model was created and included in the project's EIA.</p>
<p>Concerns regarding impacts to traffic in the area.</p>	<p>The time frame in which an impact to traffic may occur will be temporary and short-term during the construction phase. With the mitigative measures including avoiding high traffic times; the significance of residual effects on vehicular traffic is expected to be negligible.</p>