



Prince Edward Island Energy Corp.
PO Box 2000
Charlottetown PE
C1A 7N8
Phone (902) 218-9453
Fax (902) 894-0290
srlong@gov.pe.ca

Energy Corporation

MEMORANDUM

To: Rural Municipality of Eastern Kings
ATTN: Eastern Kings Community Council

From: The Prince Edward Island Energy Corporation
Date: November 1, 2019

SUBJECT: Special Development Permit Application – Eastern Kings Phase 2 Wind Farm

Dear Council,

The Prince Edward Island Energy Corporation (PEIEC) is undertaking the design of an expansion to the Eastern Kings Wind Farm, with construction scheduled to take place throughout 2020. Section 3.16 - Regional Resources, contained in the Community of Eastern King's Official Plan highlights the specificity in which Eastern Kings supports some regional wind development and is regulated by very specific wind related bylaws. PEIEC is confident that the development of this project has met all bylaws, as laid out by Eastern Kings, for the responsible development of wind energy in the Rural Municipality of Eastern Kings. The following memo provides a guide for Eastern Kings Community Council to navigate the documentation submitted, illustrating PEIEC's design process for the wind project in order to meet municipal bylaws.

The Eastern Kings Phase 2 Wind Farm was designed to meet bylaws as laid out in section 5.33 of the *Community of Eastern Kings Subdivision and Development Control Bylaw*. The below Table 1 indicates the bylaws laid out by Eastern Kings, how the Eastern Kings Phase 2 Wind Farm meets those bylaws and provides a reference to document expanding on the meeting of particular bylaws.

Bylaw	Comment	Reference
No turbines within 2 km of shoreline	Setbacks to design comply with bylaw.	Confirmed in Frontier 191031 memo
1 – Min blade clearance of 25 feet	Tower height of 108m (354ft) Rotor radius of 69m (226ft).	Confirmed. Blade clearance of 39m (128ft)

2 – Min separation distance between turbines	Min distance is greater than stipulated in bylaw	Confirmed
3 – Setbacks from lot lines and public rights-of-way	All turbines meet this setback	Confirmed in Frontier 191031 memo
4 – Setbacks from dwellings	All turbines meet this setback	Confirmed in Frontier 191031 memo
5 – Setbacks from participating properties	Participating property	Confirmed in Frontier 191031 memo
6 – Min setback from dwellings on neighbouring properties	All turbines meet this setback	Confirmed in Frontier 191031 memo
7 – Required separation for any expansion	PEIEC will conform to this bylaw	Hereby confirmed
8 – Issue of development permit for turbine not fronting public road	Site layout indicates proof of access to turbines under these circumstances	911 addresses issued for both access roads
9 – Wind turbine surface finish	PEIEC will conform to this bylaw	Hereby confirmed
10 – Artificial lighting on turbine	Lighting on turbine is limited to requirements of Transport Canada	Hereby confirmed
11 – Signage on wind turbine	PEIEC will conform to this bylaw	Hereby confirmed
12 – Landowner notification requirements to Municipality of Eastern Kings	PEIEC will conform to this bylaw	Hereby confirmed
13 – Additional submitted documentation		
a) Project definition and particular details	Required documentation submitted in listed reference(s)	Summarized in Frontier 191031 memo – Appendix A
b) Completed site plan	Required documentation submitted in listed reference(s)	Summarized in Frontier 191031 memo – Appendix A

c) Turbine manufacturer specifications and design of turbine base	Required documentation submitted in listed reference(s)	Summarized in Frontier 191031 memo – Appendix B
d) Copies of Environmental Assessment report and any additional required environmental documentation	Required documentation submitted in listed reference(s)	Summarized in Wood’s EA submission posted
e) Evidence of notification & approval from applicable government agencies	Required documentation submitted in listed reference(s)	Summarized in Frontier 191031 memo – Appendix E
f) Emergency response plans	Required documentation submitted in listed reference(s)	Attached as EKWP2_Emergency_Response_Plan_v6_191031
g) Decommissioning and reclamation plans	Required documentation submitted in listed reference(s)	Summarized in Frontier 191031 memo – Appendix A

Best Regards,

Spencer/Heather/Kim

Title

The Prince Edward Island Energy Corporation