



HALIFAX

#313 - 380 Bedford Highway
Halifax, NS, B3M 2L4
902-832-2925

SYDNEY

#109B - 45 Wabana Court
Sydney, NS, B1P 0B9
902-539-8722

TriMac Engineering Inc.
August 26, 2024

Halifax Regional Municipality
ATTN: Jess Harper, MCIP, LPP, PMP
Principal Planner – Rural Policy & Applications
Development Services | Planning & Development

RE: Rezoning Application for Community Solar Farm, West Petpeswick Road

TriMac Engineering Inc. and Solarbank Corp. are in the process of developing a privately owned parcel of land located in the civic number 300's of West Petpeswick Road to be the site of a 4.3 MW solar farm under Nova Scotia's Community Solar Program. The goal of this program is to procure 100MW total of solar energy, which will be subscribed to by Nova Scotia Power customers for a targeted discount of 2 cents per kilowatt hour.

It is our understanding that where this site is located within the Mixed-Use Designation, Policy MU-2 of the Municipal Planning Strategy (MPS) allows for the consideration of a Rezoning Application to the MU (Mixed-Use) zone. [easternshorewest-mps-eff-23oct13-case2023-002-toclinked.pdf \(halifax.ca\)](#). As such, under the advise of HRM Planning, the development team is making an application for a rezoning of PID 40769598, along West Petpeswick Road, located within the Eastern Shore (West) Plan Area, designated MU (Mixed-Use). The application intent to rezone the split zoned R-6 (Rural Residential) and MU (Mixed-Use), so that the entire property becomes zoned MU. The solar farm is presently planned entirely on the portion currently Zoned MU. This rezoning application is necessary for the access road serving the project to connect to West Petpeswick Road.

In relation to this project, the development team has conducted a public engagement and consultation in relation to this project over the period of April – May 2024. A mailer was sent to local residents via Canada Post targeted mail service, to notify the local community about the project and the dates for in-person local public meetings. 3 in-person meetings were held at the Musquodoboit Community Centre, and 1 online meeting, and ongoing Public Q&A managed by the development teams communication coordinator. Residents were encouraged to sign up to a subscriber "warm list" for future information regarding a formal sign-up once the program comes into effect and subscriptions are made available.

Through the public engagement process, certain aspects of the project, mainly pertaining to setback from West Petpeswick road were modified to the satisfaction of residents. We are pleased with the support from the local community and the meaningful discourse we've had to date on the project. We are confident the community is supportive of this rezoning to enable the project to secure permit with HRM.

On August 7, the development team received a Letter of support from HRM mayor and council, outlining their support of the Petpeswick Community Solar Project, as well as Nova Scotia Community Solar. The letter highlighted that this project is aligned with HRM's policies on environment, climate change and renewable energy, particularly HalifACT, which outlines HRM's various initiatives aimed at reducing emissions across its communities. This letter will be included in our rezoning application as a supplemental document.



On behalf of the TriMac / Solarbank development team we thank HRM Planning for guidance in this matter. Please reach out to the undersigned for any further information related to this rezoning application.

Thank you,
Joel MacNeil, P.Eng, Principal

(Original Signed)



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