



# WJU'S NEWIKNAQ

## WIND STRENGTH

### Bear Lake Community Questions and Answers:

Our commitment to the Bear Lake Community is to continue to engage through active and ongoing consultation. To date, we have responded to individuals or groups questions as soon as possible. Additionally, we have organised meetings where written responses couldn't convey the depth of response, we or the community members desired. We will continue to answer questions, organize community meetings and schedule open houses over the coming months to ensure individuals and the community are well informed and the project is guided by community feedback.

To ensure transparency with the community, we have compiled this document representing Questions we have received to date and Answers our team have compiled. Consultation is an active and ongoing process, please reach out if have any further questions or comments and feel free to email us anytime at [info@bearlakewind.com](mailto:info@bearlakewind.com).

Community Benefit Funds:			
Understandably, most of the questions that have been raised by community members relate to how the project will benefit the community and how will the funds be allocated. We expect to provide annual benefits programs of \$1,000/MW (project is expected to be 89MW, resulting in an annual community benefits program of \$89,000 distributed between the annual electricity subsidy fund and community vibrancy fund). We also expect to provide a bursary fund of \$50,000 for at least 10 scholarships of \$5,000 each for training in the renewable energy industry across EverWind Wind Projects, to be re-upped once used. The table below breaks down the funds for the Bear Lake community in greater detail.			
Fund	Timing	Terms	Amount
Electricity Subsidy Fund	Annual, starting after first full year of operations	Details will be finalized once layout is confirmed, with initial structuring below: <ol style="list-style-type: none"> <li>1. Must be within [minimum of 2KM – TBD] of a wind turbine</li> <li>2. Fund will be administered on an annual basis, with the budgeted \$70,000 annually to be allocated equally</li> <li>3. Must submit a Nova Scotia Power bill from civic address with opt-in program</li> </ol>	Approximately \$70,000 <b>annually</b> through operations
Community Vibrancy Fund	Annual, starting after first full year of operations	Annual to community. Fund oversight will be governed by a committee with community	Approximately \$20,000 <b>annually</b> through operations

		members, council representatives, and project representatives (i.e. CLC)	
Bursary Fund	Start of construction (Fall 2024)	At least 10x scholarships of \$5,000 each to community members to be used for training in the renewable energy industry (across all EverWind Wind Projects – to be re-upped once used)	At least \$50,000 available at start of construction

**Topics and Responses Gathered Through Community Consultation:**

Topics	Response
Clarification on “Bear Lake Phase 2”	There are no further phases / “Phase 2”. There are no plans for any more turbines for the Bear Lake Wind Project outside of the 15 turbines communicated to the community. <b><u>We are aware of other projects in the area owned by other developers but EverWind/WindStrength do not have any relation to those projects beyond the 15 turbines for Bear Lake.</u></b>
Visual Simulations	Several additional viewshed simulations were requested from residents; we are happy to provide one-off viewshed simulations and can coordinate with Strum to provide for residents close to the Bear Lake wind farm project.
How much is municipal tax?	<p>Based on an assumed inflation of 3%, municipal turbine taxes will be \$8,245 / MW. This is based on the installed MW, so the turbine tax is not impacted in any way by whether or not the wind blows.</p> <p>The \$8,245 / MW will inflate at 1% per year, and start in 2026 when the wind project is operational.</p> <p>Based on an 89MW layout, municipal turbine tax will be approximately <b>\$733,000 per year</b>, escalating over time. Based on a 35-year project life, the total municipal turbine tax is expected to be approximately <b>\$31 million</b>.</p> <p>The taxes will be paid directly to the municipality in which the turbines are located.</p>
Wind Farm decommissioning? Who will be doing?	<p>Decommissioning is the responsibility of the project owners. While it may not be required from the municipality, EverWind and Wind Strength will decommission the project and will post a decommissioning bond at the start of operations.</p> <p>RES has experience decommissioning projects in compliance with local requirements.</p>
Bear Lake Entity Corporate Structure	Bear Lake Ltd. (Canadian entity) is 51% owned by Wind Strength (100% owned by Membertou Development Corporation) and 49% owned by EverWind Investments LP.

	<p>Bear Lake Ltd. has contracted RES, Strum, and other construction, environmental, and other consulting firms to support its wind development.</p>
Light Pollution	<p>We are in the process of evaluating Aircraft Detection Lighting System (ADLS). ADLS turns lights off entirely when there are no planes in sight of the radars. It will also significantly (by ~95%) reduce the red flashing lights mounted at the top of wind farms during night-time.</p>
Is this a migratory bird route?	<p><b>Strum Response:</b> <i>While there are numerous migratory species that have been observed throughout field surveys across all 4 seasons, the Study Area and the Regional Assessment Area (as defined/illustrated in the avifauna chapter of the EA) have not been observed to be a “corridor”, “passageway” or “concentration area” of migratory flocks. A fulsome response will be included in the EA.</i></p>
Noise level: What are municipal bylaw requirements and what is the calculation technique?	<p><b>Strum Response:</b> <i>The Guide to Preparing an EA Registration Document for Wind Power Projects in Nova Scotia requires operational sound levels for projects do not exceed 40 dBA. Local municipal bylaws do not have operational sound requirements for receptors. A summary of sound level requirements and guidelines is provided in Table 10.9 of the Environmental Assessment.</i></p> <p><i>The Strum team is happy to elaborate on the calculation methodology and provide additional simulations if helpful for the community.</i></p>
Noise level: What is impact of noise between wind farms and will surrounding wind farms (e.g. South Canoe & Benjamin Mills) amplify noise?	<p><b>Strum Response:</b> <i>Given the distance from the Project to other wind projects in the region, cumulative effects from operational noise are not anticipated.</i></p> <p><i>The Benjamin Mill site is approximately 8.2km from the nearest Project Turbine (T15). The South Canoe site is approximately 5.6km from the nearest Project Turbine (T6). In addition, Highway 14 runs directly between the Bear Lake Project and the two projects mentioned above (which also have the New Ross Road running directly between them).</i></p> <p><i>Bear Lake is situated to the southeast of the Upper Vaughan community, meaning increased noise levels might be observed primarily when the wind blows from the southeast. As a consequence, noise from other projects would not likely be heard given South Canoe is situated to the southwest, while Benjamin Mills is to the north.</i></p>
Subsurface Noise/Vibration	<p><b>Strum Response:</b> <i>EA Section 10.5 addresses sound as an environmental component, while Appendix O contains a literature review of Low Frequency Sound and related concerns.</i></p> <p><i>All structures have a natural vibration and turbines are no different. That said, a recent study by Natural Resources Canada specifically studying wind turbines found that ground motion at 125m from a turbine was 100 times lower than the threshold of human perception. The report concluded that it was unlikely that seismic ‘noise’ generated by the turbines would be perceived by area residents. By law, in West Hants, HRM and Chester municipalities, no turbine can be placed closer than 1,000m from a dwelling.</i></p>

Access allowed on Crown land?	<p>During operations, access to Crown Land will not be impeded outside of restrictive infrastructure such as gating, fencing, etc. around the turbines. Subject to our Crown land lease, we commit to limiting restrictive infrastructure outside of those required.</p> <p>During construction, we won't restrict access but will sign post to ensure the public knows it is an <u>active construction site</u>. However, if there is an area (like an excavation or a lifting zone) where we must restrict access due to safety concerns, we will barricade and restrict access using cones, candle sticks, t-posts and rope.</p>
Access allowed on Private land?	We do not expect to restrict access to private land. As mentioned above, there may be some restricted areas during construction due to safety concerns.
Hunting allowed on Crown land?	<p>We commit to not restricting hunting on Crown Land outside of:</p> <ul style="list-style-type: none"> <li>- Restrictions as included in our Crown Land lease</li> <li>- Required restrictions for safety</li> <li>- Legislated setbacks for hunting requirements (“No person shall at any time discharge a shotgun loaded with shot, a crossbow or a bow within 182 metres of a dwelling, playground, golf course, athletic field, woods operation, place of business, agricultural building or public building other than a school”) <a href="https://www.novascotia.ca/Just/Regulations/regs/wifire.htm">https://www.novascotia.ca/Just/Regulations/regs/wifire.htm</a></li> </ul>
Hunting allowed on Private land?	We do not expect to restrict hunting on private land outside of legislated setbacks for hunting requirements.
Access allowed on access roads?	As above, access to the access roads on Crown Land will not be impeded outside of restrictive infrastructure (gating, fencing, etc). We commit to limiting restrictive infrastructure outside of those required. However, access would only be allowed following commercial operations (not during construction for safety reasons).

**Additional Q&A follow up from Community Meeting on Saturday 14<sup>th</sup> October:**

<b>Electricity Subsidy</b>	
- What constitutes a full year of operation? All 15 Wind turbines producing at full capacity	The year following installation and start up of all turbines that are approved. If one or more turbines installations are delayed for whatever reason, the \$70,000 allocation may be scaled down on a prorata basis but the electricity subsidy will begin.
- You state that a home MUST be within a MINIMUM of 2kms of a wind turbine, but then state that this is still " to be determined" This is not an answer.	The “TBD” is in reference to the distance; the minimum setback has not yet been finalized but will be at least 2km. As discussed in the Saturday meeting, we would like to ensure that all affected residents will be eligible for the subsidy. We are still evaluating how many civic addresses there are and where they're located to determine an appropriate distance for inclusion.

- Also, is this any particular wind turbine? or a specific turbine on the project?	The subsidy applies to all installed turbines on the site.
- Is the \$70,000.00 allocated just for the residents of Vaughan? Or is this for all of Everwind and its members' projects across Atlantic Canada?	The \$70,000 is exclusively for the Bear Lake wind project and will be fully funded prior to start of construction.
- How is the Opt-In program presented to the community? And how do residents sign up for it? And how does it work?	The manner in which the program will be administered are still yet to be finalized. This will likely be finalized through the construction phase of the project to give residents time to opt in. At a high-level, in order to opt into the program and receive the electricity subsidy, a resident living within the zone of eligibility will simply have to provide a proof of address to the company. The program will likely be administered by RES.
<b>Community Vibrancy Fund</b>	
- It states the fund will be dispersed after the first year of its operation, why does it have to run for a full year to start this fund?	We would like to establish a community monitoring committee and have time to determine a process for how funds are allocated. Funds will be deployed in the community by the end of the first year of operation to local community initiatives, programs or services.
- Will the fund continue even if the project is sold to another company?	We can not guarantee that the fund will continue in the event the project is sold to another company, however, it is typical for wind farms that are acquired to maintain benefits programs. We commit to approaching the municipality to sign an agreement committing to the community benefits so that if the project changes hands the community benefits are more likely to continue.
- If this fund starts after the first year, does this mean the community will lose out on the last year of funding, should the project last 35 years?	No – the first fund will be deployed at the end of the 1 <sup>st</sup> year and the 35 <sup>th</sup> year will be deployed at the end of the year 35.
<b>Bursary Fund</b>	
- Will this be issued in time for enrollment in the renewable resource program?	Can you please clarify the renewable resource program you reference? We plan on making the bursary fund available mid-2024, prior to construction.
<b>Visual Simulations</b>	
- How and who do the community members contact in order to get these "one off" visual simulations completed?	Please feel free to contact <a href="mailto:info@bearlakewind.com">info@bearlakewind.com</a> and we will send a team member to site to take a photo of the viewpoint in question. A visual simulation would then be created and sent to the community member.
<b>Municipal Taxes</b>	
- Most windmill manufacturers advertise a 25 year life span. Everwind is basing their	Turbine technology has progressed significantly over the past years and turbine manufacturers now often guarantee their product for up to 30 years. While the guarantee is 30 years, the project can still operate beyond

estimation off of a 35 year project.	that timeframe with proper maintenance. Thus, we expect the project life to be around 35 years.
The Benjamín Mills Project was marketed at a 25 year life span, South Canoe Windfarm was estimated at a 25 year life span. But South Canoe hasn't operated properly in its 8 years of operation. Why is the project based off of 35 years?	
<b>Wind Farm Decommissioning</b>	
- How much is the Bond and who is the Payee?	The decommissioning security will be in an amount equal to 100% of an independent engineer's assessment of the net cost to decommission the project. The beneficiary of the security will be the landowner or the municipality, depending on applicable municipal requirements.
- Who holds the bond? Wind Strength, Bear Lake LTD, Everwind Fuels, Everwind LLC, Everwind Investments LP?	Once posted, the security will be issued by a surety, a bank or a guarantor in favour of the landowner or the municipality, depending on applicable municipal requirements.
<b>Bear Lake Entity Corporate Structure</b>	
- Could you provide us with the Bear Lake corporate identifier number/register I.D number?	Bear Lake Wind Ltd. Registry ID: 4554430
- Is Everwind Investments LP a Canadian corporation?	EverWind Investments LP is in the process of being formed and will be a Canadian corporation.
<b>Aircraft Detection System</b>	
- Has there been testing on this system to identify whether or not it affects the bats ability to avoid the turbine?	An aircraft detection lighting system consists of a radar installed on a discrete lattice tower which detects incoming aircraft. We don't know of any studies that have assessed the impact of radars located on lattice towers on bats' ability to avoid turbines.
<b>Migratory Bird Route</b>	
- When was the start and finish date of the environmental assessment?	<b>Strum Reply:</b> Environmental Assessment Field avifauna studies were started in 2021 (2021 Fall Migration Bird Studies commenced on September 17th), with 2021-22 Overwintering and Owl surveys, 2022 Spring Migration surveys, 2022 Breeding Bird Surveys, and 2022 Fall Migration Surveys also being included in the Environmental Assessment Registration Document. Avian Radar and Avian Acoustic Studies were also completed in spring and fall 2022. As noted in section 7.4.5 of the EA, further bird studies are currently underway, and results will be provided to ECCC-CWS upon availability.
<b>Noise Level</b>	

<p>- Who, and how does the community member get in touch with to have these noise simulations performed?</p>	<p>Please feel free to contact <a href="mailto:info@bearlakewind.com">info@bearlakewind.com</a> to discuss noise simulations, which will be performed by Strum.</p>
<p><b><u>Access To Crown Land</u></b></p>	
<p>- In order to interpret the answer you have provided to us, we would need to have a copy of your lease agreement. Could you kindly forward that along?</p>	<p>Once we have the lease, we will be able to provide more clarity with respect to public access to lands. We do not plan on making the Crown land leases public. To reiterate, we do not intend on restricting access beyond what is required for safety considerations primarily around the project substation and the turbines and the remainder of restrictions would be up to the Crown.</p>
<p>- How far around the windmills will this fence be? as a radius not circumference.</p>	<p>There will be a gravel service ring around the base of the turbine for access during maintenance activities that will range between 3 and 5 m in width. This gravel ring is not typically fenced. If a fence is determined to be required around the turbines, it would be limited to include the turbine base, which is roughly 6m in diameter, and the gravel ring, for a total diameter of up to 11m. Infrastructure on site that will be entirely fenced will be the project substation, the switching station and possibly the Operations and Maintenance building. The substation will be a maximum size of 200m by 100m, the O&amp;M building will be a maximum size of 140m x 75m. These are very conservative estimates, and the final footprint will be smaller.</p>
<p>- Will The gating be on the crown access road?</p>	<p>No, there will be no gating on the access road to the crown land.</p>
<p>- Will entering the crown land be at the person's own risk?</p>	<p>Yes</p>
<p>- if someone gets hurt due to ice being thrown from the windmills and they are outside of the fence, can Everwind or Wind Strength be held liable?</p>	<p><b>Legal Counsel Response:</b> Bear Lake Wind Ltd. could be held liable, depending on the particular facts and the conduct of the parties involved. As a general principle, Bear Lake Wind Ltd. must take due care to prevent reasonably foreseeable injury and damage from ice throw.</p>
<p><b><u>Hunting On Crown Land</u></b></p>	
<p>- According to your answer, and since each windmill has its own civic address, the community will not be allowed to hunt within 402m of each windmill. Can you confirm?</p>	<p><b>Legal Counsel Response:</b> All legislated hunting setbacks would apply, in accordance with applicable legislation.</p>
<p>- Your answer did not include rifles which is a longer distance</p>	<p><b>Legal Counsel Response:</b> All legislated setbacks would apply, including those in respect of rifles, in accordance with applicable legislation.</p>

<p>required to be away from windmills, why?</p>	
<p>- Can you confirm if each windmill is considered a dwelling?</p>	<p><b>Legal Counsel Response:</b> We do not believe that a wind turbine meets the common definition of a dwelling.</p>
<p>- Is Bear Lake Windfarm LTD leasing all of the crown land according to the outline on the Site Overview Map?</p>	<p><b>Legal Counsel Response:</b> It is anticipated that the footprint of the crown land leased for the project will be reduced to only the area required to operate the wind farm once the layout of the windfarm is finalized.</p>
<p><b>More Questions</b></p>	
<p>- During your first open house meeting, one of your representatives suggested he worked on a wind farm project in Quebec and on that particular project the company allowed special provisions for the hunters, so they could hunt near the windmills themselves. Would Everwind allow such a thing for this particular project?</p>	<p>We are certainly open to evaluating the allowance of special provisions for hunters on the project lands near the wind turbines. Before construction, we can commit to having a discussion outlining the details of the special provisions such that we can ensure the safety of our personnel and that of service providers accessing the site lands on a regular basis, as well as the integrity of the project infrastructure. That is EverWind’s primary concern.</p>
<p>- Would Everwind be willing to amend the Bear Lake Plan to exclude the crown land block</p>	<p>Approximately 45% percent of the Bear Lake Wind Project (up to 7 turbines) is currently anticipated to be located on Crown land. We cannot commit to amending the project layout in order to exclude the Crown land block as this land is required to achieve the planned project capacity. However, the final turbine technology has not yet been selected, and depending on the chosen model, the project may require fewer turbine locations and therefore, fewer turbines might be located on the Crown land parcels. That said, no more than 7 turbines will be located on Crown land.</p>
<p>- What is the total area impacted by this project? Not just the land that the windmills will be set on, But the <u>TOTAL</u> area impacted</p>	<p>During construction, it is anticipated that the “limits of disturbance” of the project, that is, the land that will be touched by construction of the roads, collection system, substation, operations and maintenance building, turbines transmission line and switching station in some manner, will be approximately 1,000 acres. This is a <u>very</u> conservative estimate as we are currently applying a blanket limits of disturbance around the project infrastructure given we are still at the detailed design stage, and it includes much land that has already been disturbed such as existing roads.</p> <p>If your question is rather about the area over which the project will extend, the 15 project turbines will be located across approximately 3,000 acres of both private and public lands. To be clear, the majority of the 3,000 acres will mostly be untouched by the project.</p>