

EverWind Wind Farm 1 Project

Community Presentation | June 19, 2025



Membertou
WELCOMING THE WORLD

PAQTNKEK
MI'KMAW NATION



POTLOTKEK
FIRST NATION



EVERWIND

Land Acknowledgement

We acknowledge that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. We recognise the Mi'kmaq as the past, present, and future caretakers of this land, Mi'kma'ki which is governed by the treaties of Peace and Friendship. We acknowledge that we are all treaty people and have responsibilities to each other and this land.

We also recognise that African Nova Scotians are a distinct people whose histories, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.

Opportunity for Economic Reconciliation

Cory Julian, Chief of Paqtnkek:

“True partnerships like this are the embodiment of what is meant by economic reconciliation.”



Chief Terry Paul, Chief & CEO of Membertou:

“Securing clean energy for generations to come is both a strong moral decision, and one that supports economic reconciliation through a meaningful partnership with EverWind.”



Chief Wilbert Marshall, Chief of Potlotek:

“Having this project in our county and in our backyard allows us to see and be a part of working towards a greener future through the development of alternative energy sources.”



Who is EverWind?



- **Atlantic Canadian company**
- **>120 employees**
- **Offices in Halifax, Point Tupper, Guysborough, St John's, Marystow**
- **Highly experienced infrastructure team**
- **First Nations ownership**

Additional Project Owners:

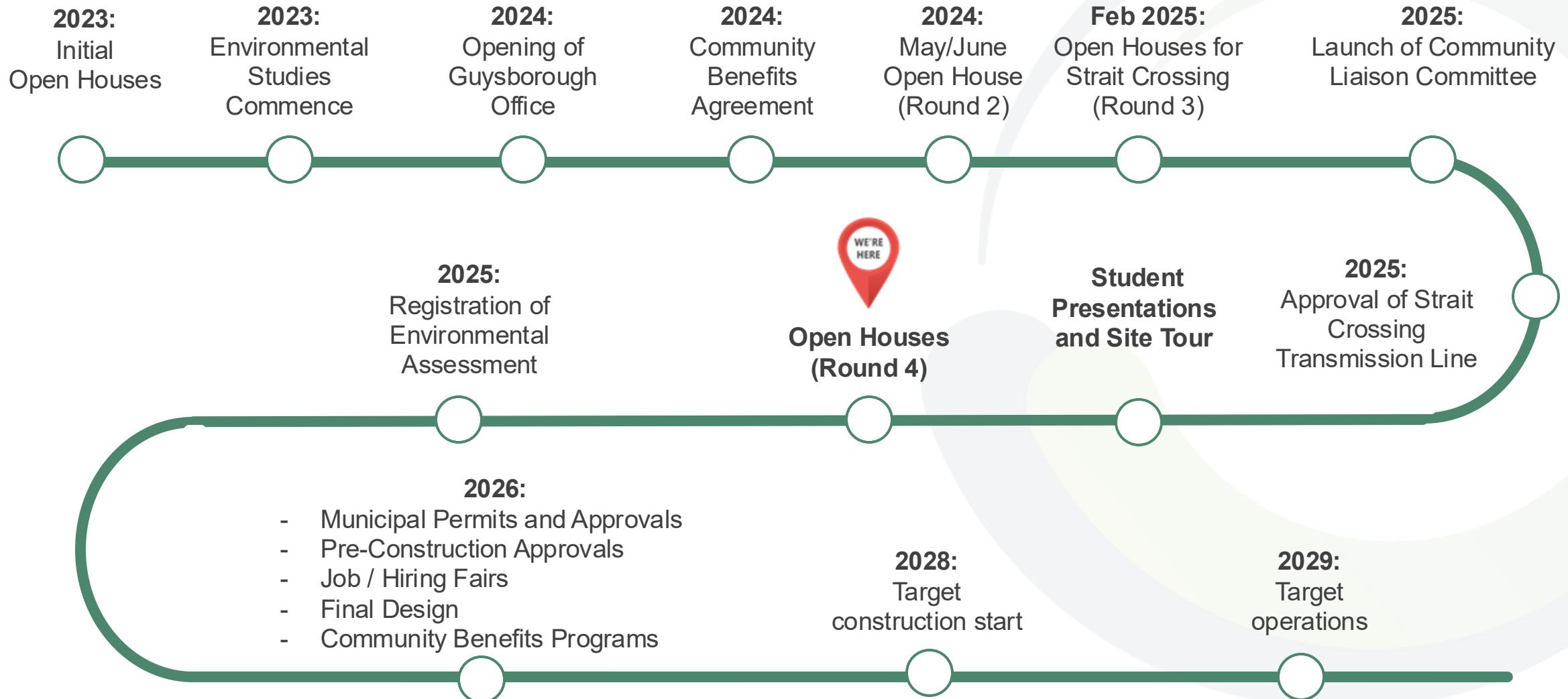


Production of Green Hydrogen and Ammonia



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Where Are We?



Reflecting What We've Heard...

Feedback From:

- ✓ Open Houses
- ✓ Community Liaison Committee
- ✓ Weekly Guysborough Office Hours
- ✓ Regulatory Consultation
- ✓ Emails to guybsboroughwind@everwind.ca



Project Improvements

Re-Design for Less Environmental Impact

- ✓ Reduced overall layout from 84 turbine locations to 54 turbine location (36% reduction)
- ✓ Optimized roads and collector systems to reduce wetland alterations, watercourse crossings, and environmental impact
- ✓ Smaller overall site footprint with reduction in turbine density from approximately **1 turbine per 105 ha** in the previous 84 turbine layout to **1 turbine per 165 ha** in the revised layout

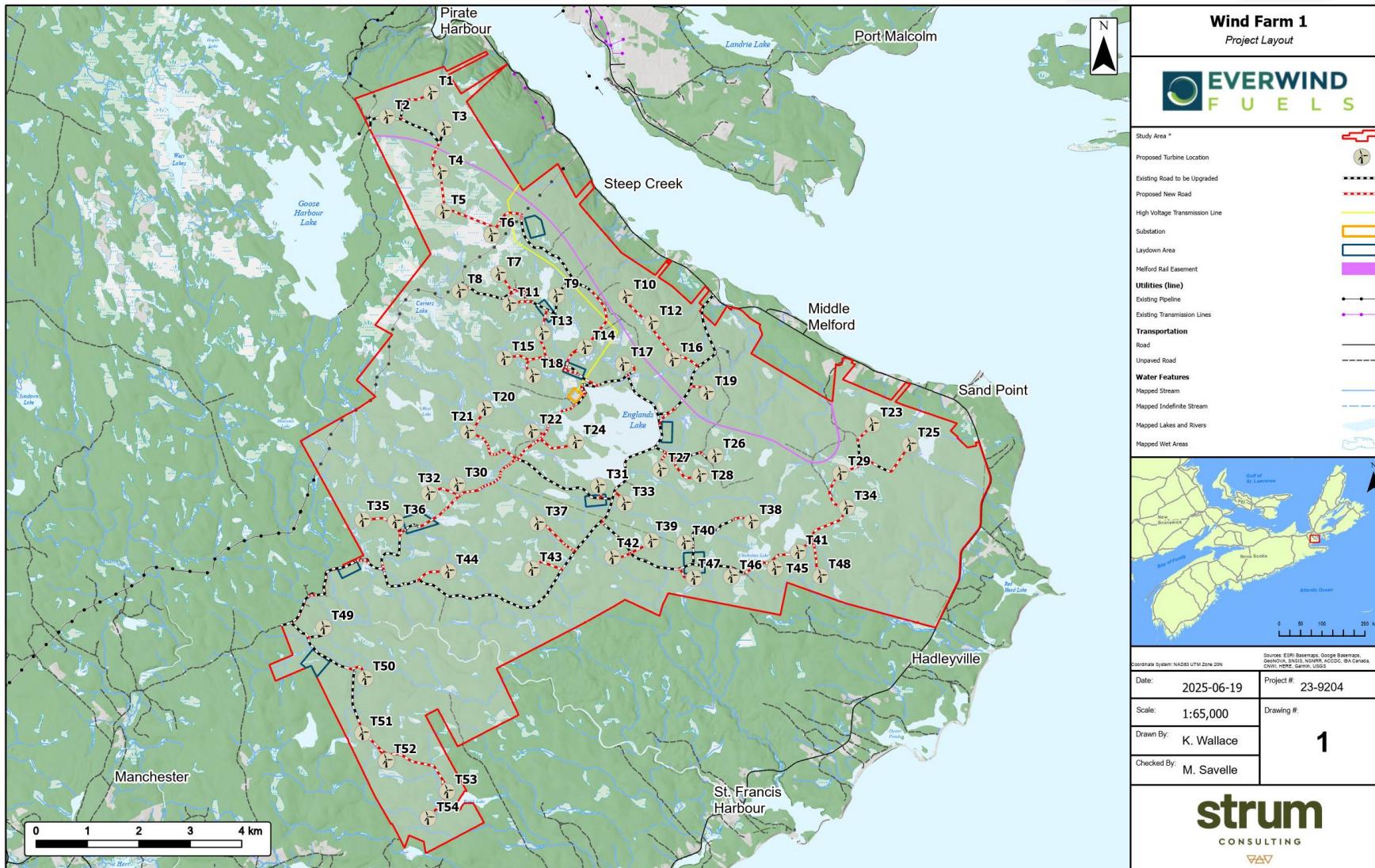
Implementing Feedback

- ✓ Considered Melford Terminal future rail corridor
- ✓ Considered local aerodrome
- ✓ Removed four turbines at eastern extent

Community Benefits Package and Commitments

- ✓ Signed Community Benefits Agreement with the Municipality of the District of Guysborough
- ✓ Stood up the Community Liaison Committee
- ✓ Committed to \$1,000 per MW for Community Benefits Funds

What is Wind Farm 1?



Wind Farm 1: Details

Project Capacity	~432 MW
Ownership	EverWind & First Nations ownership
# Turbines	Up to 54 Turbines
Turbine Model	Goldwind GWH182-8.0
Hub Height	120 m (394 ft)
Total Height	211 m (692 ft)

Decommissioning

Repowering:

- Global trends favour **repowering** due to renewable wind resources
- Technological advances enable **efficient turbine replacements**

Decommissioning

- **All steel** is recyclable
- **>90%** of wind turbine is recyclable today!
- **Emerging technology** for turbine blade recycling



Decommissioning Bond ensures sufficient funds to restore land after project end!

Environmental Assessment

- Purpose
 - An EA is to plan projects considering environmental effects
 - Planning tool and iterative process to reduce environmental impacts
- EA Registration Documents Include
 - Information on the Project (location, phases of development, construction, schedule etc.)
 - First Nations and public engagement
 - Methods and results of baseline studies (desktop, field, predictive modelling etc.)
 - Proposed mitigations
 - Significance of adverse effects on Valued Environmental Components (VECs)
- Registration
 - Reviewed by a wide variety of provincial and federal departments
 - Decision made by the Minister of Nova Scotia Environment and Climate Change

Environmental Studies

- ✓ **Thousands of hours of studies**, completed by scientists, biologists, engineers and other technical experts
- ✓ Informed by years of local community, regulatory and Indigenous engagement activities and feedback
- ✓ Cumulative impacts are being considered



Birds & Bats

- Breeding and migratory surveys, radar and acoustic monitoring, habitat surveys
- Species at Risk surveys for nightjars



Aquatic Environment

- Fish and fish habitat
- Wetland delineation and functional assessments



Terrestrial Wildlife

- Year-round surveys for terrestrial wildlife conducted
- Targeted mainland moose surveys



Terrestrial Habitat

- Rare plant surveys
- Lichen surveys
- Old growth forests
- Habitat assessments



Atmospheric Environment

- Greenhouse gas (GHG) assessment
- Noise modelling
- Shadow flicker modelling



Geophysical Environment

- Surficial and bedrock geology
- Groundwater



Heritage & Cultural

- Mi'kmaq Ecological Knowledge Study (MEKS)
- Archaeological Resource Impact Assessment (ARIA)



Social & Economic

- Desktop assessments for: local & provincial economy, land use & value, recreation & tourism, and visual landscapes

“Wind Farm 1” Naming Contest



**Schools in
MODG**



**~80 Names
Received**



**Prizes for
Classes**

Pizza Party, iPad Mini, \$100 Gift Card to Hart's General Store!

Significant Job Creation



Hundreds of Direct Jobs During Construction:

- ✓ **Civil installation:** land clearing, forming, concrete supply, grouting, forming
- ✓ **Electrical installation:** overground installation, electrical testing, instrument installation
- ✓ **Turbine installation:** crane supply, turbine offload, mechanical and electrical work
- ✓ **Local businesses:** to benefit from increased local spending with larger local workforce

20-35 Part-Time and Full-Time Jobs during Operations and Maintenance:

- ✓ HV Technicians / Electricians
- ✓ Wind Technicians
- ✓ Road Maintenance Workers
- ✓ Vegetation Management Service Providers
- ✓ Snow & Surface Removal
- ✓ Administrative Support
- ✓ Inventory / Materials Management

***A job fairs will be held prior to start of construction
On-the-job training will be available***

Municipal Tax Benefits for Wind Farm 1

Wind Farm 1

Annual Municipal Tax

~\$3.8 million
per year

Project Life Municipal Tax

~\$160 million

*Subject to nameplate capacity of final turbines constructed; subject to inflation from 2025 to operations start

Community Benefits Funds for Wind Farm 1

Community Vibrancy Fund



>\$280,000 per year

Annual community benefits fund earmarked for community

Proximity Payment



>\$130,000 per year

Direct payments to homeowners in specified distance

Bursary Fund



>\$50,000
10 Scholarships

\$50,000 fund for education and training in the renewables industry

Other Benefits

- ✓ Local job fairs
- ✓ Contracting for First Nations and local businesses
- ✓ Increased local spending

Signed, binding Community Benefits Agreement with MODG in 2024

What Next?

- ✓ 8 visual simulations made available (guysboroughwind.ca)
- ✓ Sound and shadow flicker modelling made available (guysboroughwind.ca)
- ✓ Project maps made available (guysboroughwind.ca)
- ✓ Environmental Assessment registration in late 2025
- ✓ Come into our Guysborough office to review the layout in detail and discuss the project

**Visit
Guysborough
Office!**

9996 Highway 16, Guysborough, NS
Tuesdays & Wednesdays 10-4pm

**Help Name
“Wind
Farm 1”!**

**Join a
Community
Liaison
Committee!**

Thank you Wela'lioq

Questions & Answers

