Welcome / Pjila'si

Upper Afton Wind Project

Community Open House 2026

Upper Afton Wind

Memberton
WELCOMING THE WORLD

EVERWIND

*Visual simulation of the proposed Upper Afton Wind Project

Land Acknowledgement

This project is located in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people, who have been the caretakers of this land since time immemorial and continue to be today.

The Upper Afton Wind Project is being developed in partnership with Mi'kmaq communities, with a shared commitment to Indigenous leadership, respect for rights and knowledge, and meaningful, long-term collaboration.

We also recognize African Nova Scotians as a distinct people whose histories, cultures, and contributions have shaped Nova Scotia for more than 400 years and continue to enrich communities across the province.

About the Membertou Led Indigenous Consortium

Membertou
WELCOMING THE WORLD

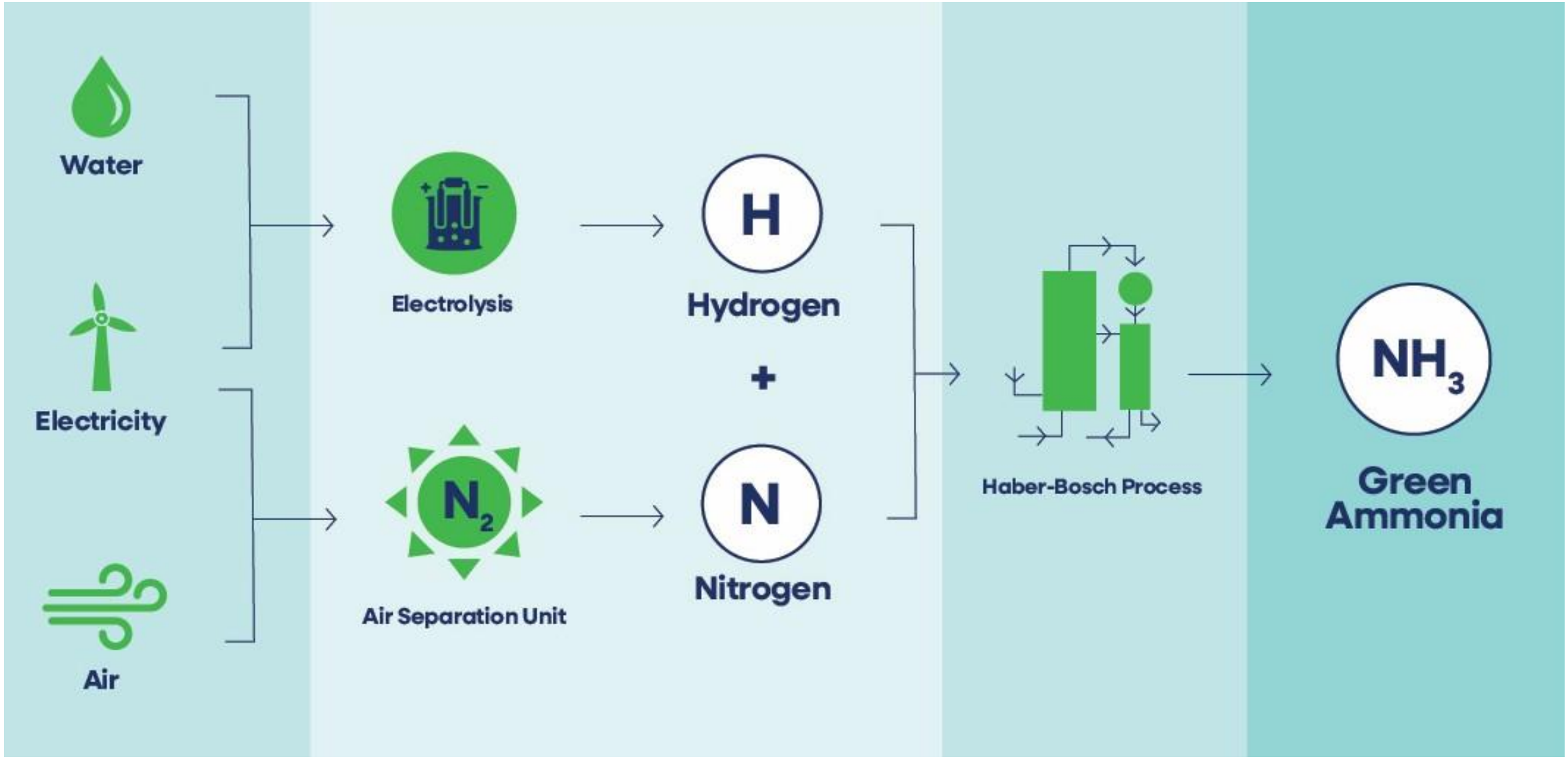
- Membertou Development Corporation is **leading a Mi'kmaq Nations consortium with 51% equity ownership** in the wind project.
- The project follows an **Indigenous-majority ownership model**, supporting **meaningful shared leadership and decision-making.**
- The partnership enables long-term **participation in both the development, construction and operation** of the project.
- The consortium structure reflects a commitment to **economic reconciliation, local capacity building, and intergenerational benefits** for participating Mi'kmaq communities.

About EverWind

- **Atlantic Canadian company** developing green hydrogen and green ammonia projects across Atlantic Canada.
- Building on **existing marine and energy infrastructure** to deliver clean fuel solutions.
- Supplying **domestic and international markets** with large-scale, low-carbon energy.
- **Team of 100+ employees**, primarily from local communities, supported by technical partners.
- **Experienced developers, owners, and operators** of complex infrastructure projects across North America.
- Committed to **responsible development** grounded in environmental stewardship, Indigenous partnership, community engagement, and **long-term economic benefit.**

EVERWIND

Green Hydrogen: Stored Wind Power



Point Tupper Green Fuels Project Overview


PRINCE EDWARD ISLAND
Chéticamp
Cape Breton Island
Charlottetown
FREDERICTON
Northumberland Strait
Sydney
St Georges Bay
Point Tupper GFP
ATLANTIC OCEAN
New Glasgow
Windy Ridge
Kmtnuk
Truro
Upper Afton
Setapuktuk
Chignecto B.
Minas Ch.
Wind Farm 2
Wind Farm 3
NOVA SCOTIA
Bay of Fundy
Kentville
Bear Lake
Halifax
Mahone Bay
Lunenburg
Sable Island
Yarmouth
0 25 50 100 150 200 km
0 25 50 100 150 200 mi
EVERWIND
Phase 1 Wind Projects
Phase 2 Wind Projects
Green Fuels Projects (GFP)

About the Upper Afton Wind Project

The Upper Afton Wind Project was initiated in 2020, with early development work led by EDF Renewables. EverWind, in partnership with a Membertou-led Mi'Kmaq Nation consortium, has since taken over development and is proposing a wind energy project of up to 176 MW connected to the Nova Scotia power grid.

Project Capacity	176 MW
Ownership	Membertou-led Indigenous Consortium (Majority) & EverWind (Minority)
# Turbines	Up to 28 turbines
# Turbines on Private / Crown Land	20 Private & 8 Crown
Turbine Model	Goldwind GWH182-8.0
Hub Height	130 m
Total Height	~221 m
Interconnection	Existing NSP HV transmission line

Where We Are & Where We're Going

2020: EDF commences early-stage development

2021: Environmental studies commence

2021: First community Open House

2022: Second community Open House (Zoom)

2022: Project unsuccessful in RBP

2023-2025: Continuation of Environmental Assessment field work

2024: EverWind acquires development rights for Upper Afton Wind Project

2025: Private landowners engaged

2025: MEKS study completed

WE'RE HERE

EverWind Open Houses in Paqtnkek, Heatherton, Upper Big Tracadie, Guysborough Interval

2026: Registration of Environmental Assessment

2026: Launch of Community Liaison Committee

2026: Community Benefits Agreement

2026:
- Municipal Permits and Approvals
- Pre-Construction Approvals
- Job / Hiring Fairs
- Final Design
- Community Benefits Programs

2027: Target construction start

2028: Target operations

How a Wind Project is Sited

Choosing where to place wind turbines is a careful, multi-step process. No single factor decides where turbines go. It's about balancing technical, environmental, and community considerations.

When siting a wind project, the project team looks at:

- **Wind resource:** Areas with strong, consistent wind that can reliably generate electricity.
- **Land and terrain:** Land suitability, slope, soil conditions, and safe access for construction and maintenance.
- **Environmental studies:** Detailed studies to understand potential effects on wildlife, wetlands, watercourses, forests, and habitats, and how impacts can be avoided or reduced.
- **Setbacks and regulations:** Provincial and municipal requirements, including minimum distances from homes, roads, water bodies, and other features.
- **Cultural and archaeological considerations**: Studies and engagement to identify and protect areas of cultural, archaeological, or historical importance.
- **Community input:** Local knowledge, feedback, and concerns shared through open houses, engagement sessions, and future Community Liaison Committee discussions.

Siting decisions are refined over time as studies are completed, and community feedback is considered. The goal is to place turbines in locations that are safe, responsible, and respectful of the environment and nearby communities.

Upper Afton Wind Project

Site Overview

EVERWIND

Antigonish County

Guysborough County

Merland

Upper Afton

New France

South Merland

Upper Big Tracadie

A1 A2 A6 A7 A12 A24

T3 T4 T5 T8 T9 T10 T11 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T25 T26 T27 T28

Highway 104 · Afton Rd · Gorman Rd · Breen Rd · Bordens Lake · Highway 16 · L1 Rd · Mattie Rd · Rear Monastery Rd · Monastery Rd · Merland Rd · Merland Church Rd · Clarks Rd · Daye Rd · Upper Big Tracadie Rd · Trambles Rd · South Merland Rd · South Merland Branch Rd · Gero Rd · New France Branch Rd · New France Rd · New France-Afton Rd · North Intervale Rd

Carls Lake · Haleys Lake · Donnellys Lake · Gavins Lakes · Maynies Lake · Leets Lake · Keys Lake

0 1 2 3 km

Study Area		**Utilities (line)**	
Assessment Area		Existing NSPI High-Voltage Transmission Lines	
Proposed Turbine Location		**Transportation**	
Collector Line		Trans-Canada Highway	
Existing Road		Road	
Proposed New Road		Unpaved Road	
Laydown Area		**Water Features**	
Substation		Mapped Stream	
County Boundary		Mapped Lakes and Rivers	
Tracadie Wilderness Area		Mapped Wetland	
Crown Land			

Coordinate System: NAD 1983 CSRS UTM Zone 20N
Sources: Esri, NASA, NGA, USGS, Service Nova Scotia, NSNRR, ACCDC, IBA Canada, CNWI, HERE, Garmin

Date: 2026-01-12	Project #: 24-11145
Scale: 1:40,000	Drawing #: 1
Drawn By: K. Wallace	
Checked By: R. Hearn	

strum CONSULTING

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Environmental Assessment

Purpose

- An Environmental Assessment helps proponents plan projects to minimize environment impacts.

EA Registration Documents Include

- Information on the Project (location, phases of development, construction, schedule etc.).
- Indigenous 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

- Public are notified of registration and have 40 days to submit comments.
- The EA is reviewed by a wide variety of provincial and federal departments.
- Regulators evaluate the design and plan of the Project through the EA process, to ensure environmental impacts are identified and managed before a project is constructed.
- 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 & acoustic monitoring, habitat surveys
- Targeted surveys for nightjars

Aquatic Environment

- Fish & fish habitat
- Wetland delineation and functional assessments

Terrestrial Wildlife

- Year-round surveys for terrestrial wildlife
- Targeted mainland moose and wood turtle surveys

Terrestrial Habitat

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

Atmospheric Environment

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

Geophysical Environment

- Surficial and bedrock geology
- Groundwater

Heritage & Cultural

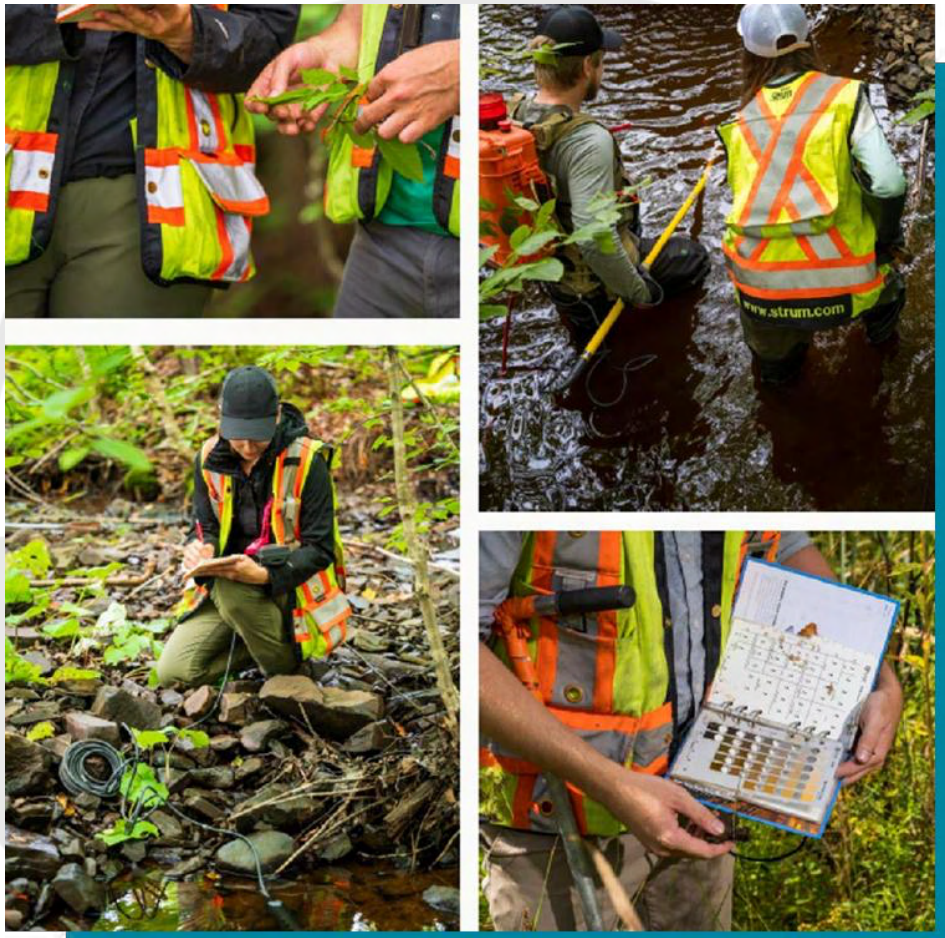
- Mi'kmaq Ecological Knowledge Study (MEKS)
- Archaeological Resource Impact Assessment (ARIA)

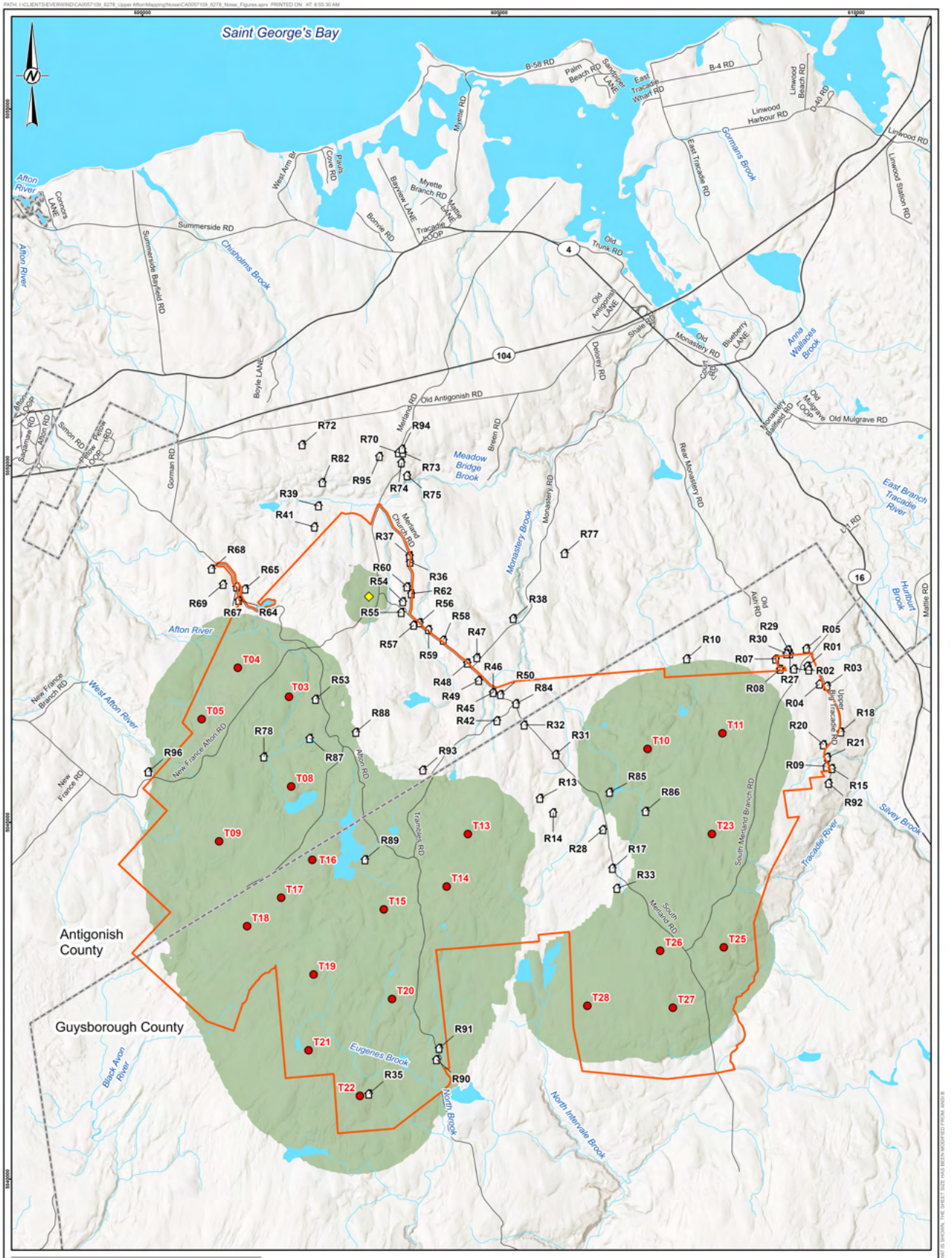
Social & Economic

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

Environmental Monitoring

- Prior to certain project phases, the following plans will be developed, implemented, and submitted to Nova Scotia Environment and Climate Change:
  - Surface Water Management Plan
  - Erosion and Sediment Control Plan
  - Blasting Management Plan (if blasting is required)
  - Terrestrial Habitat and Wildlife Management Plan
  - Avian and Bat Monitoring Plan
  - Adaptive Management Plan
  - Complaints Resolution Plan
  - Mi'kmaq Communication Plan
  - Contingency Plan
- A second year of radar and acoustic monitoring for birds and bats will be completed prior to operations.
- Two years of monitoring for birds and bats will be completed during operations.
- Two years of monitoring for mainland moose is typically required during operations.
- A Traffic Management Plan will be developed.





LEGEND

- POTENTIAL RECEPTOR
- HIGHWAY
- LOCAL ROAD
- WATERCOURSE
- WATERBODY
- MUNICIPAL BOUNDARY
- STUDY AREA

NOISE SOURCE

- SUBSTATION
- TURBINE

PREDICTED CUMULATIVE NOISE LEVEL

- 40 A-WEIGHTED DECIBELS (dBA)

0 1 2
1:50,000 KILOMETRES

REFERENCE(S)

DIGITAL BASE DATA OBTAINED FROM GEOGRATIS, © DEPARTMENT OF NATURAL RESOURCES CANADA. ALL RIGHTS RESERVED.
DATUM: NAD83 PROJECTION: UTM ZONE 20

CLIENT
EVERWIND FUELS (EWF)

PROJECT
UPPER AFTON

CONSULTANT
wsp

YYYY-MM-DD	2026-01-14
DESIGNED	VY
PREPARED	MV
REVIEWED	NLH
APPROVED	KG

TITLE
CUMULATIVE NOISE LEVELS

PROJECT NO.	CONTROL	REV.	FIGURE
CA0057109.6278		0	1

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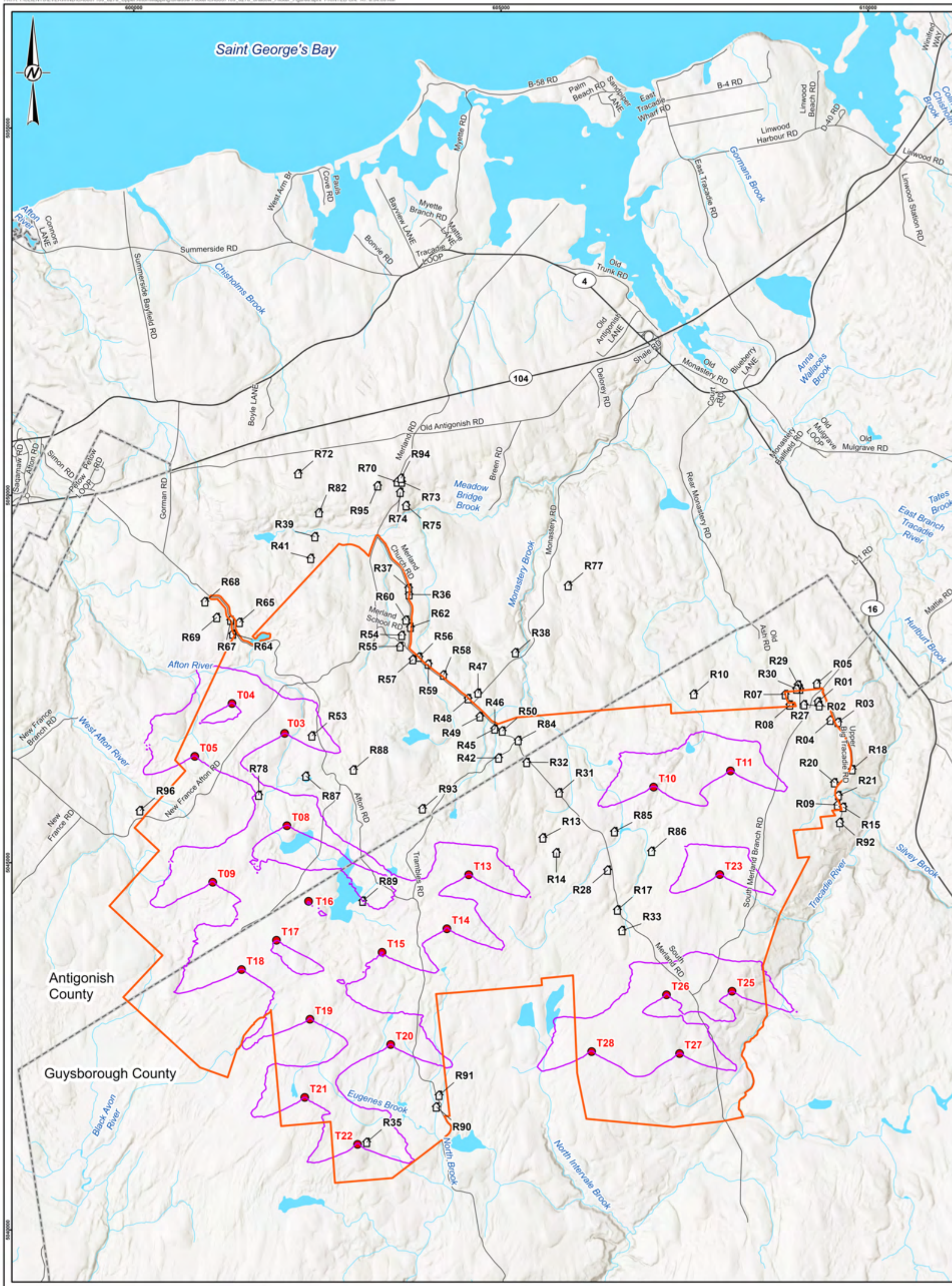

LEGEND

- POTENTIAL RECEPTOR
- HIGHWAY
- LOCAL ROAD
- WATERCOURSE
- WATERBODY
- MUNICIPAL BOUNDARY
- STUDY AREA
- TURBINE

PREDICTED SHADOW FLICKER [ADJUSTED-CASE]

- 30 HOURS PER YEAR

0 1 2

1:50,000 KILOMETRES

REFERENCE(S)

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DATUM: NAD83 PROJECTION: UTM ZONE 20

CLIENT EVERWIND FUELS (EWF)		PROJECT UPPER AFTON	
CONSULTANT wsp	YYYY-MM-DD	2026-01-14	TITLE **SHADOW FLICKER LEVELS**
	DESIGNED	VY	
	PREPARED	MV	
	REVIEWED	NLH	PROJECT NO. CA0057109.6278 — CONTROL — REV. 0 — FIGURE 2
	APPROVED	KG	

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

25mm

Local Benefits: Direct, Indirect & Induced

- We believe our projects are net positives for the local communities in which we work.
- Benefits include:
  - **Billion-dollar Investment** in the Strait Region with various wind projects and Point Tupper plant infrastructure.
  - Contracting opportunities for **Indigenous** & **local businesses.**
  - **Community Benefits Funds** paid out annually directly to the community through a combination of Proximity Payments, Vibrancy Fund and Bursaries.
  - Increased **local spending** on goods and services during the project's development, construction and operational phases.
  - **Direct economic opportunities** for landowners.
  - Millions in project lifetime paid to municipalities (*Subject to installed nameplate capacity):

Annual Municipal Tax	**~$1.5 million per year***
Project Life Municipal Tax	**~$64 million***

Wind development creates lasting economic spin-offs, supports local services, and delivers **stable, long-term revenue** to local municipalities.

Significant Job Creation




200-250 of Direct Jobs During Construction:

- ✓ **Civil installation:** land clearing, road construction, forming, concrete supply, grouting
- ✓ **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

~8 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

Pre-Construction activities to start in 2026. A job fair will be held prior to start of construction. On-the-job training will be available

Community Liaison Committee (CLC)

The Upper Afton Wind Project is committed to open communication and long-term collaboration with the communities where the project is being developed. As part of that commitment, a Community Liaison Committee (CLC) will be established for the project.

The CLC is a volunteer group made up of people from across the region, including local residents, landowners, municipal representatives, and members of community organizations. Members are selected through a public call for interest.

The CLC provides a way for community members and the project team to connect regularly and share information. Its role includes:

- Supporting ongoing communication throughout project development, construction, and operations.
- Providing a space to share local questions, concerns, and ideas.
- Offering input on potential project impacts and how they can be managed.
- Helping inform community benefit programs and local priorities.

If you are interested in learning more or getting involved in the Upper Afton Wind Project CLC, please email **info@upperaftonwind.com**.

Community Benefits Agreements Including Funds

Community Vibrancy Fund

Annual community benefits fund earmarked for community organisations

Proximity Payment

Direct payments to homeowners within a specified distance

Bursary Fund

Funds for education and training in the renewables industry, including supporting placements in the Wind Turbine Tech Program @ NSCC

Other Benefits

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

EverWind commits to $1,000 per MW to Community Benefit Funds. 176MW = $176,000* annually

Upper Afton Wind | Memberton WELCOMING THE WORLD | EVERWIND

*Subject to nameplate capacity of final turbines constructed

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
- **Dismantling** and **removal** of the turbines and all other equipment
- Removal of the turbine **foundations** down to 1m below grade
- **Restoration** of the land

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

Thank you / Wela'lioq

We appreciate you taking the time to join us!

Please fill out a feedback form

Visit **upperaftonwind.com** to stay up-to-date on the project

Have a follow up question? Email us at **info@upperaftonwind.com**

Upper Afton Wind