



HIGGINS MOUNTAIN WIND

PROJECT SUMMARY

Municipality of Colchester

Nov 2, 2021



Project Location



Higgins Mountain Wind – The Team

Partners

- **Jamie Houssian:** *Principal of Elemental Energy*
 - Established in 2008, family owned, investor owner/operator
 - Growing operating and development portfolio of over 700 MW
- **Paul Pynn:** *Founding partner One Wind Services and Stevens Wind*
 - Direct experience in over 4 GW of wind development, construction and operations across North America for the past 20 years
- **Graham Findlay:** *Founding partner of Vector Wind Energy and 3G Energy*
 - Established in 2001 – designed, built and operated wind and solar projects across Canada

Environmental Consultant

- **Strum Environmental**
 - Over 20 years of wind energy EA experience
 - Assisting with the Community Liaison Committee

EA Process

During the EA process, several important ecosystem components are evaluated, including:

- Wildlife
- Avifauna (birds and bats)
- Wetlands
- Watercourses
- Habitat
- Noise
- Shadow Flicker



EA Activities

Summer 2020

- Wildlife surveys studies
- Bird and bat surveys
- Wetland and watercourse assessments
- Evaluated over 17,000 acres of land for wetlands, watercourses and habitat cover. Mapped and classified hundreds of wetlands and dozens of watercourses.

Fall 2020

- First use of radar monitoring equipment for studying bat migration in Nova Scotia, following new federal study protocols

Spring 2021

- Continuation of avian and bat studies
- Onsite fieldwork for species at risk

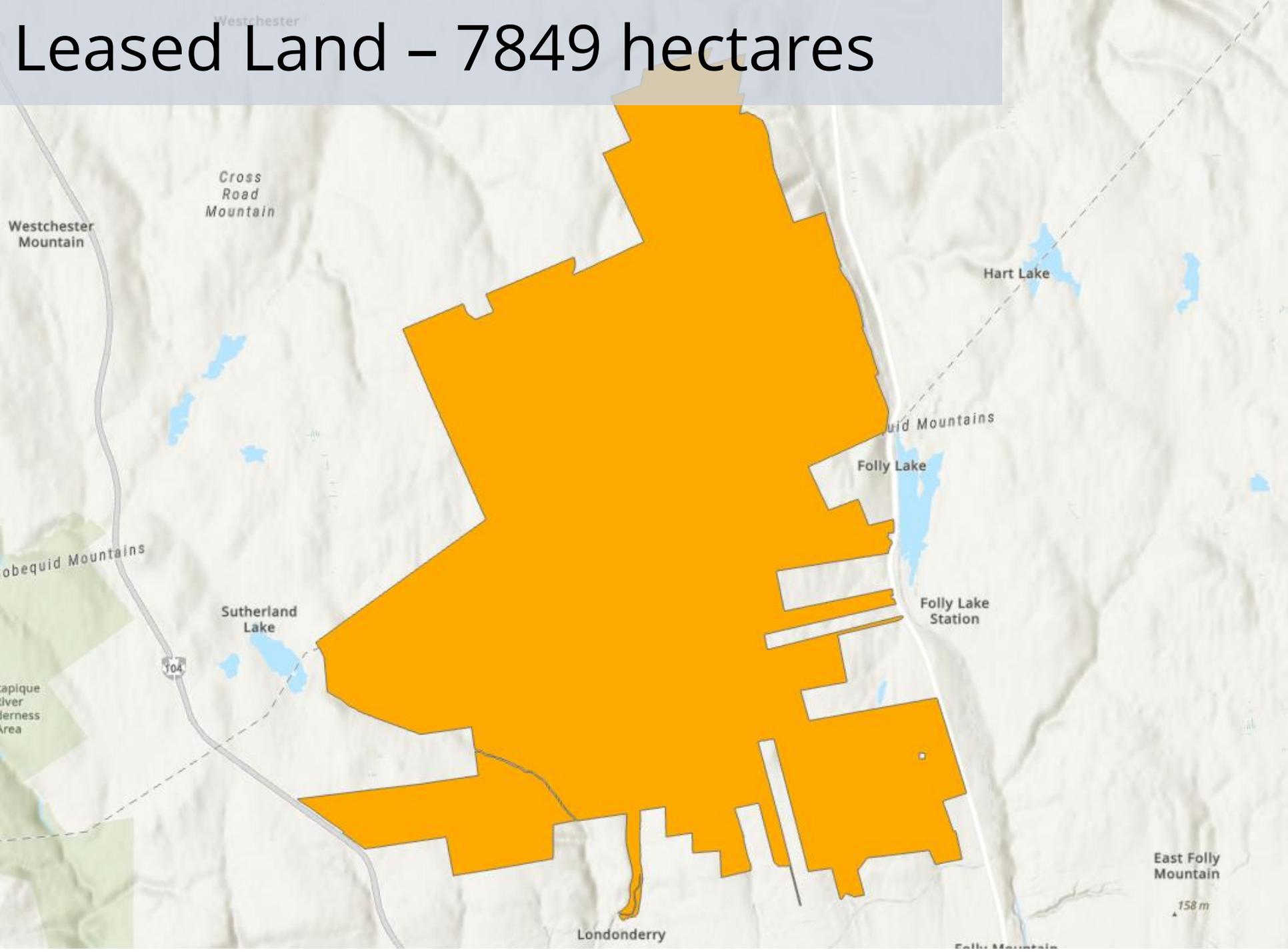
Summer 2021

- Continuation of moose surveys & avian studies
- Studies indicate that the Project area does not represent a critical migratory flyway, but does provide nesting and foraging habitat for a variety of common songbird and raptor species

Fall 2021

- Final deployment of radar for bat studies
- Determining onsite biological constraints
- MEKS study underway
- Electromagnetic interference (EMI) studies commenced
- Initial Open House to introduce the Project

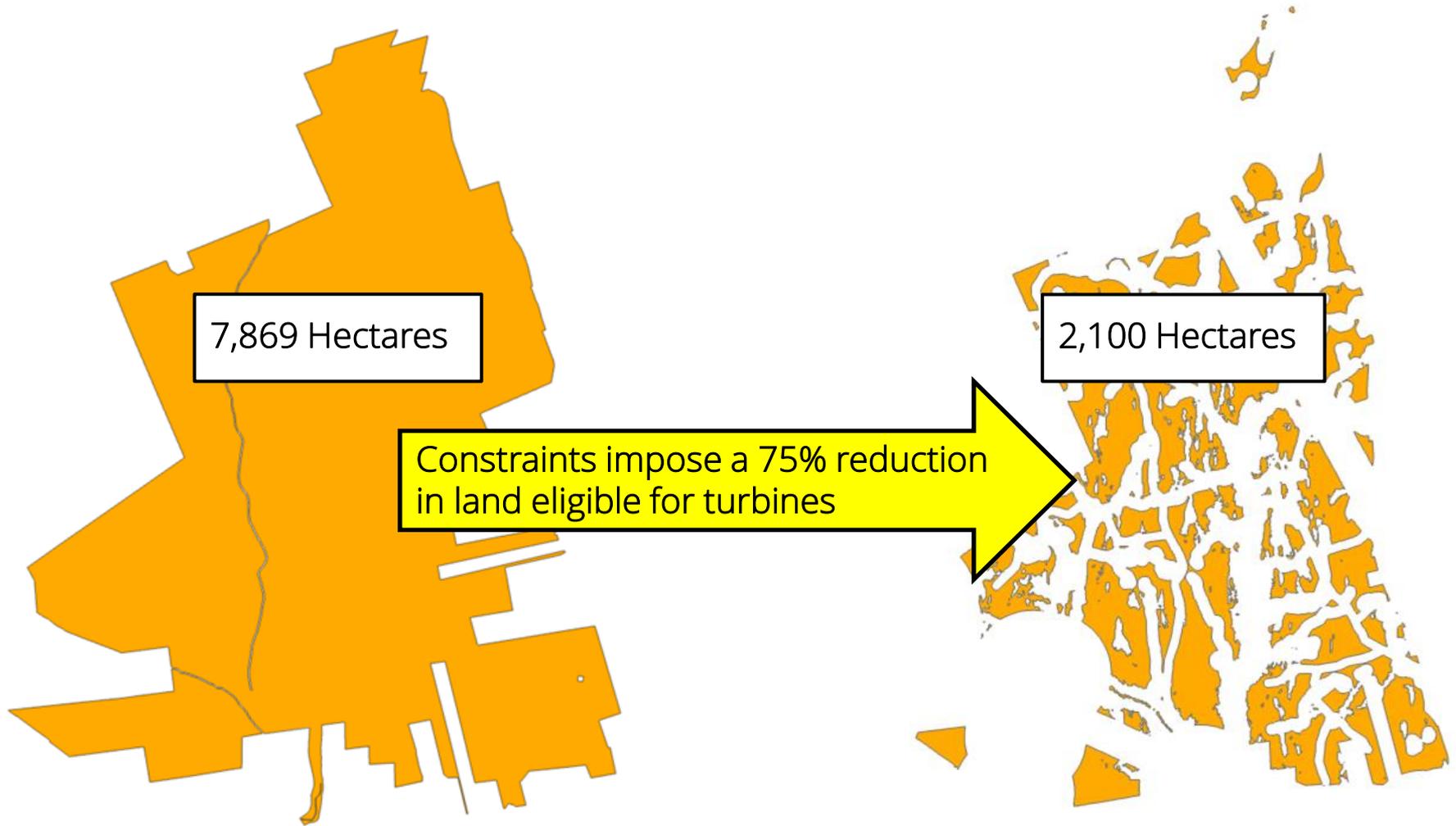
Leased Land - 7849 hectares



Wind Farm Layout – Ongoing Process

1. Start with full project site
2. Reduce available area based on
 - Regulatory constraints (ex. setbacks etc.)
 - Procurement details (ex. project size constraints)
 - Environmental constraints (ex. wetlands, rare plants etc.)
 - Construction constraints (ex. proximity to power lines, slopes etc.)
 - Field truthing
 - Community feedback
 - Energy output optimization
3. Determine preliminary turbine layout
4. Iterate

Eligible Land After Constraints



Community Out-Reach

- January 2019 – Project introduction mail-out to approximately 2000 individual residents within 15km of the proposal, local councillors, MLA's and MP.
- February 2019 – Contacting individuals to form Community Liaison Committee
- 2020-2021 – CLC meeting on a regular basis (8 meetings to date), CLC membership consists of 9 local residents (6 community members and 2 County Councillors)
- Met with snowmobile association
- Presentations to both Colchester and Cumberland councils
- Reached out to TIANS
- Reached out to Folly Lake Landowners group
- Fall 2021 – First Open House event occurred Oct 5th 2021
- Second Open House scheduled for early Dec.
- First Nations discussions:
 - KMKNO – Derek Peters (Board Director and Energy Advisor), Tracy Menge (Benefits Officer)
 - Local Mi'kmaq Communities – various contacts with Millbrook First Nation, Sipekne'katik First Nation Pictou Landing First Nation
 - Ongoing discussions with WMA

Why at Higgins Mountain?

- 20,000+ acres of forested land
- Opportunity to obtain large distance separation between wind turbines and neighbouring communities.
- Many existing roads that can be reused
- Strong wind resource
- Extensive environmental fieldwork completed in the area in 2006 and updated in 2020.
- 138KV Transmission line adjacent to site – cost effective interconnection
- Experienced development team. Involved in successful and collaborative wind projects in NS and across North America.

Community Engagement Takeaways

Community members are concerned about:

- Views
- Acoustic impacts
- Impacts on tourism
- Impacts to local ecosystems

We believe these concerns can be mitigated.

We have reviewed the current layout in response to community feedback and we are in the process of making significant improvements to the Project that we feel will be well-received broadly by the many stakeholders we heard from.

Community Benefits

Goal: Create a community benefit plan that delivers sustained value to the community.

How:

- Collaboration and engagement with local stakeholders
- Community Working Group to administer benefit fund
- Locally focused and innovative initiatives

Property tax: approximately **\$7,500/MW/year** in property tax is anticipated to be paid between Cumberland and Colchester County over the Project's 30-year operational life. **\$750k annually, \$22.5M over project life.**

Local economic activity: ~\$160M total project cost with substantial local component. Studies estimate every \$1 invested in wind results in \$3 regional economic impact meaning ~\$70M.

Employment: More than **100 local jobs** are anticipated to be created at peak construction. 10 FTE jobs are anticipated throughout operations.

*Values assume 100MW project

Next Steps

- Working on revised layout taking into account feedback heard from recent consultation and open house
- Preparing for NSPI competitive tender for 100MW in early 2022
- Local contractor meeting to establish list of local contractors
- Discussions with community and Indigenous stakeholder groups concerning partnership
- Continue dialogue with community members, local elected representatives, Indigenous Groups
- Grid connection studies, engineering
- Continued assessment of project costs
- Develop community benefits plan
- Optimist's forecast for commencement of commercial operations – late 2024

Thank you, questions?