

MINUTES: COMMUNITY LIAISON COMMITTEE

Meeting #: 4

Date: Monday 24 February 2024

Time: 6-8pm

Location: 4 Valley Fire Hall

1. Welcome and Introductions

- Introduction of RES team and new CLC representatives
 - i. RES
 - 1. Andrea Cosman – Sr. Development Manager
 - 2. Keith Martin – Development Manager
 - 3. Mike Murphy – Engagement Manager (Local Resource)
 - 4. Andrew Woods – Development (Local Resource)
 - 5. Mary Lou Kominek – Land Acquisition Manager
 - 6. Jeremy Roy – Development Associate
 - ii. Dave MacDonald
 - iii. Marcie MacQuarrie
 - iv. Clyde Teasdale
 - v. Jeremy Landry
 - vi. Jonathan Mackenzie
 - vii. George DeRabbie
 - viii. Harriet Ritchie
 - ix. Cat Fraser
 - x. Donnie O'Brien
 - xi. Daniel McLellan (arrived partway through the meeting)
- CLC members not present:
 - i. Ian MacDonald
 - ii. Mary MacLellan
- Approach from RES: Work with community to make this the best project possible – spirit of collaboration. Additionally, it was acknowledged that both Andrew Arbuckle and Mark Stewart have transitioned and are no longer involved with the project.

2. Approve Previous Meeting Minutes

- Confirmation of the May 21, 2024, meeting minutes
 - i. Approved – no objections (minutes sent by email)
- Discussion and approval of action items carried forward
 - i. NA

3. Project Updates

- NS Path to Renewables

- i. Provincial target to phase out coal – 80% renewables by 2030
 - ii. 6 Green Choice Projects were awarded PPAs (including Eigg Mtn)
 - Eigg Mountain Wind Project
 - i. Layout discussed
 - ii. 19-22 turbines expected, depending on final turbine selection
 - iii. Layout shown in meeting is to be sent to the members of the CLC with the understanding that it is preliminary and it will change as planning progresses
 - iv. Project numbers
 - 1. Roughly \$350M project with approximately \$150M spent locally
 - 2. Each turbine 5.7-8.0MW (approximately 55% of project cost)
 - 3. Up to 125m in hub height, 90m blades
 - 4. 1-2 long-term wind measurement towers
 - v. Community benefits
 - 1. Municipal tax revenues: \$1.3M per annum
 - 2. Landowner royalty: around \$650,000 per annum
 - 3. Community benefit fund: \$1000 per MW up to \$150k per annum
 - a. Point brought forward by multiple committee members that CLC should be responsible for community benefits disbursements
 - i. Expectation from CLC members that municipality holds funds without restrictions
 - ii. RES and CLC members to think of precise structure by which funds will be administered
 - 1. Ex. Applications to be received by entire CLC for consideration and recommendation to municipality
 - 4. Job opportunities and business opportunities available during construction and for lifetime of project
 - vi. Project schedule
 - 1. Environmental surveys kicked off in Dec 2024
 - 2. Green Choice announcement made in January 2025
 - 3. Environmental surveys underway for the next year
 - 4. Environmental assessment (EA) expected to be submitted Q1 2026
 - 5. Construction start in Q1 2027
 - 6. Commercial operation date (COD) Q4 2028
 - 7. Noted that Green Choice program had delays
 - vii. Short term next steps
 - 1. Ongoing community engagement – Open House Spring/Summer
 - 2. EA field studies are underway (wildlife, sound, shadow flicker, etc.)
 - 3. Geotechnical investigation to inform structural engineering
 - 4. Tree clearing expected to start Q3 2026
4. Questions and discussion
- Synchronized lighting and cold weather options (i.e. heated blades) have been considered for turbines
 - i. Transport Canada decides which turbines are lit
 - ii. Lights are generally cone-shaped pointing upwards to reduce impacts
 - Engagement process of community members falls on RES

- CLC members noted that process continues to be preliminary
 - i. RES clarified that we are in the process of defining project
- Question was asked about what could make the project unviable
 - i. Final investment decision has not yet been made - If the numbers are run and the project is not viable
 - ii. Interconnection costs, if they are too high
- Question asked about term of PPA
 - i. Over life of project
 - ii. Fixed price
- What are noise and shadow flicker impacts
 - i. Will not be known until studies have been run
 - ii. Should have results by Open House – will be based on conservative scenario using worst case inputs from several turbine models
 - iii. Topography taken into account in studies
 - iv. Cannot go over 40dBA at a receptor (ie. A home) for noise
- Website
 - i. Now findable in Google search (www.eiggmountainwind.com)
 - ii. There will be a FAQ – will be a living page

5. Discussion on Unfinished Business

- Appointment of Chair
 - i. Discussion around the fact that it was too early to set
 - ii. Decision made to leave informal for now

6. Next Steps & Meeting Details

- Next meeting date tentatively set for May 26, 2025
- 6-8pm @ Four Valleys Fire Hall