



Welcome to the second Benjamins Mill Open House!

Before we begin, please make sure you have set your name.

If you want to stay up to date, sign-up for our newsletter!
(Link in the chat)



Schedule for Today's Event:

1. Presenter Introductions
2. Presentation
3. Question Period
(questions to be asked using the "raise hand" function, or in the chat)



Wskijinu'k
Mtmo'taḡnuow
Agency Ltd.

Proposed Benjamins Mill Wind Project

February 3, 2022
Open House #2



Today we will be talking about our proposed Benjamins Mill wind project, which is in unceded and surrendered Mi'kma'ki, the traditional territory of the Mi'kmaq people. We are all treaty people.



Open House Goals

- Update you, the community, on the project's development
- Discuss the results of the Environmental Assessment
- Listen to your comments and questions
- Receive input to be considered during final project design



Project Owners

Wskijnu'k Mtmo'taquuow Agency Ltd (WMA)

- A corporate body wholly owned by the 13 Mi'kmaq bands in Nova Scotia

Natural Forces

- Private independent power producer based in Halifax that delivers renewable energy projects in partnership with local communities across Canada and Ireland
- Develop, construct, own, and operate wind, solar, hydro, and storage projects with Indigenous communities, universities, municipalities, and local community funds
- Long term asset owners





Our Purpose

We bring renewable energy solutions to the climate change emergency by partnering with, engaging and empowering communities.





Why is the project being proposed?

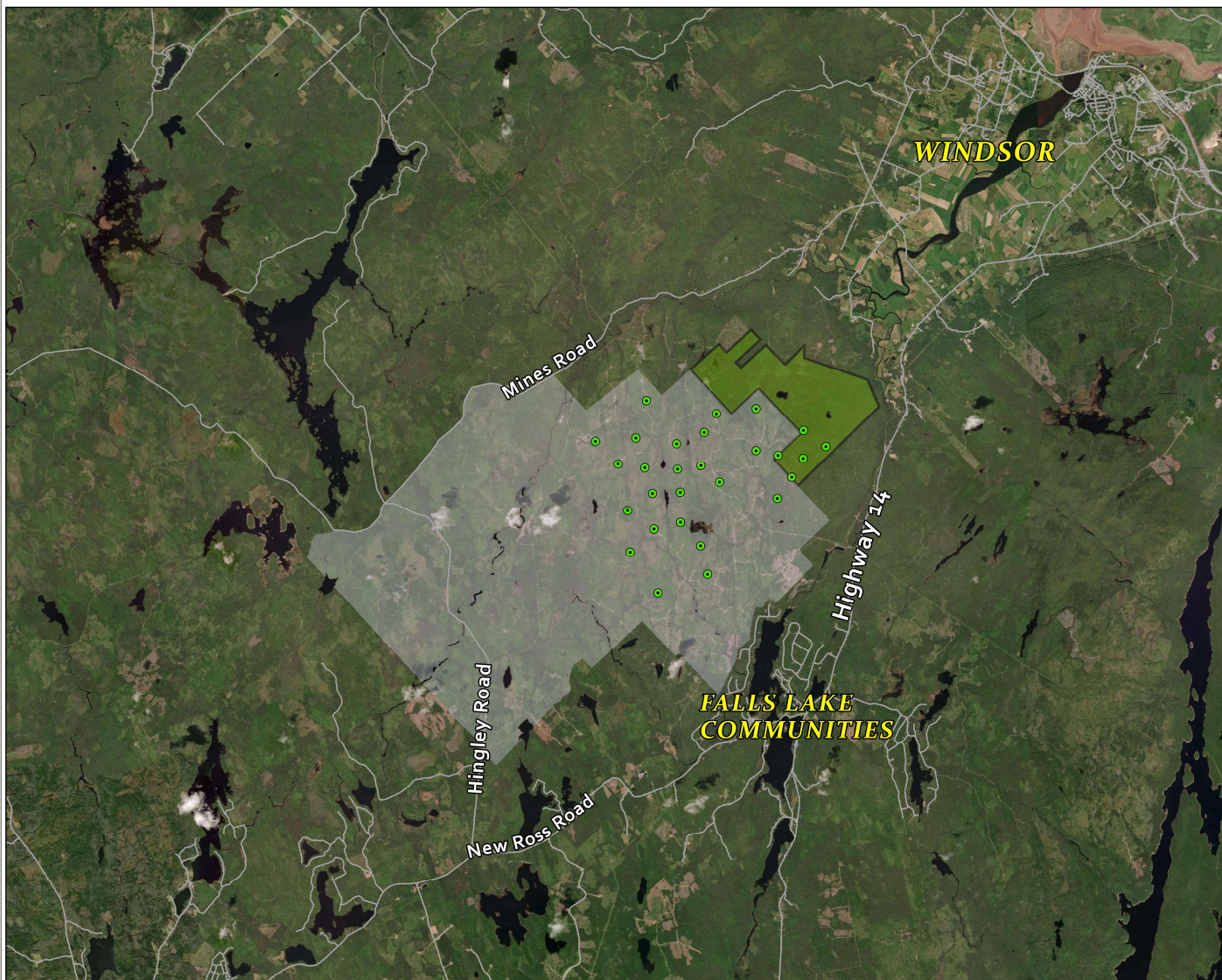
- Nova Scotia working towards 80% renewable energy by 2030
- Government created two programs to solicit project proposals from independent power producers
- This project will need to be awarded a contract in order to move forward past the permitting stage



The Proposed Project

- Potential project size: 50-150MW
- Located
 - West of Route 14
 - North of New Ross Rd
 - East of Hingley Rd
 - South of Mines Rd
- Final turbine model has not been selected
- Size is dependent on procurement process and permitting





Proposed Benjamins Mill Wind Project

Project Location



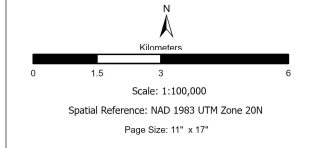
- Legend**
- Preliminary Turbine Locations
 - Crown Lands
 - Private Lands
 - Ben Mill - Roads

Notes

1. Turbine markers are not to scale

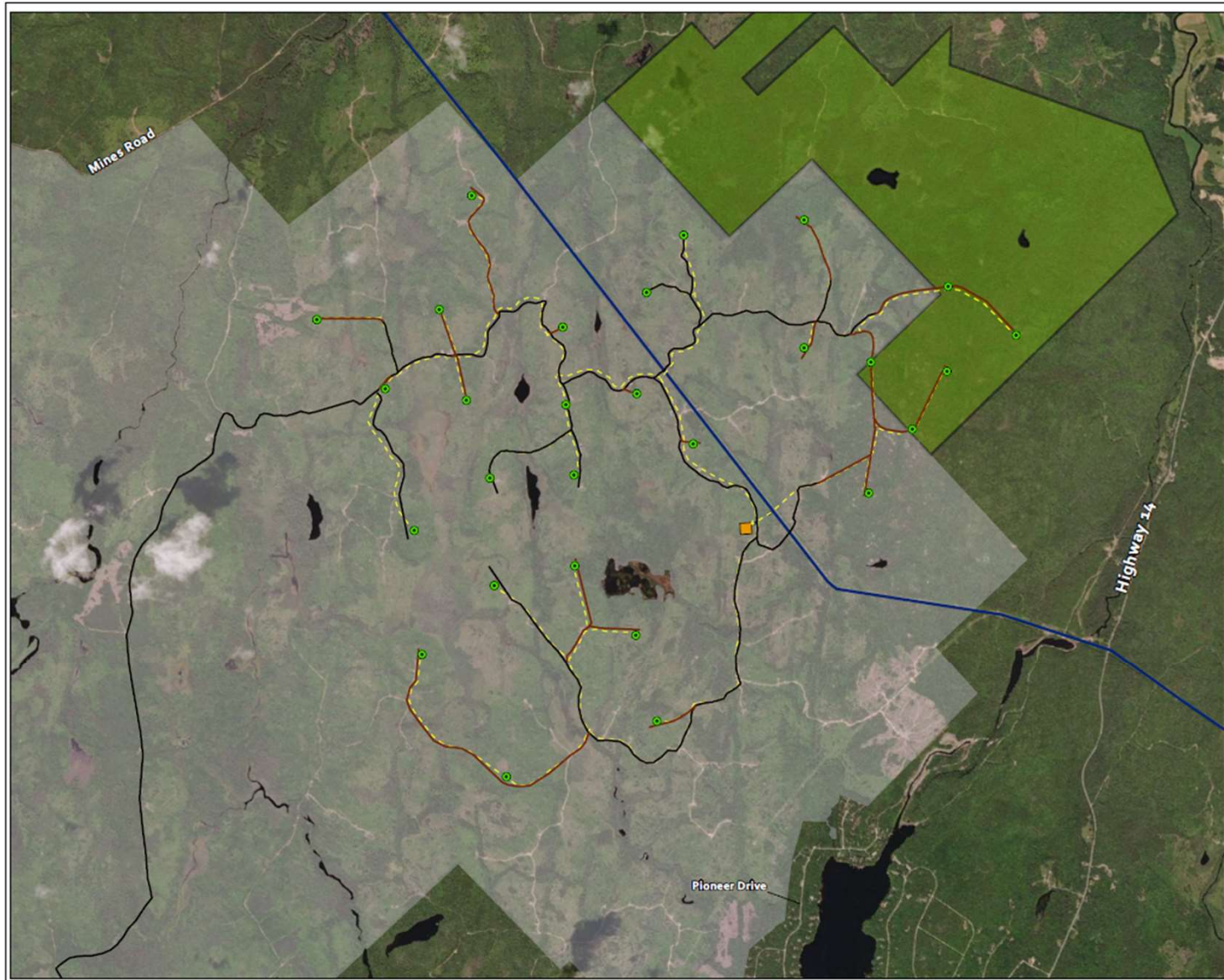
SOURCES

- Base data provided by the Province of Nova Scotia
- Basemap: ESRI World Topo Map



Production Date: Feb 3, 2022





Proposed Benjamin Mill Wind Project

Preliminary Project Layout



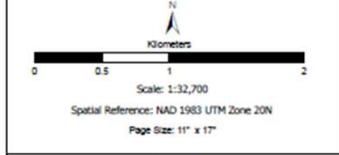
- Legend**
- Preliminary Turbine Locations
 - Crown Lands
 - Private Lands
 - Existing Access Road
 - New Access Road
 - Proposed Substation
 - Existing 138 kV Line
 - Proposed Transmission Interconnection
 - Proposed Collector Line

Notes

1. Turbine markers are not to scale

Sources

- Basemap provided by the Province of Nova Scotia
- Basemap: ESRI World Topo Map



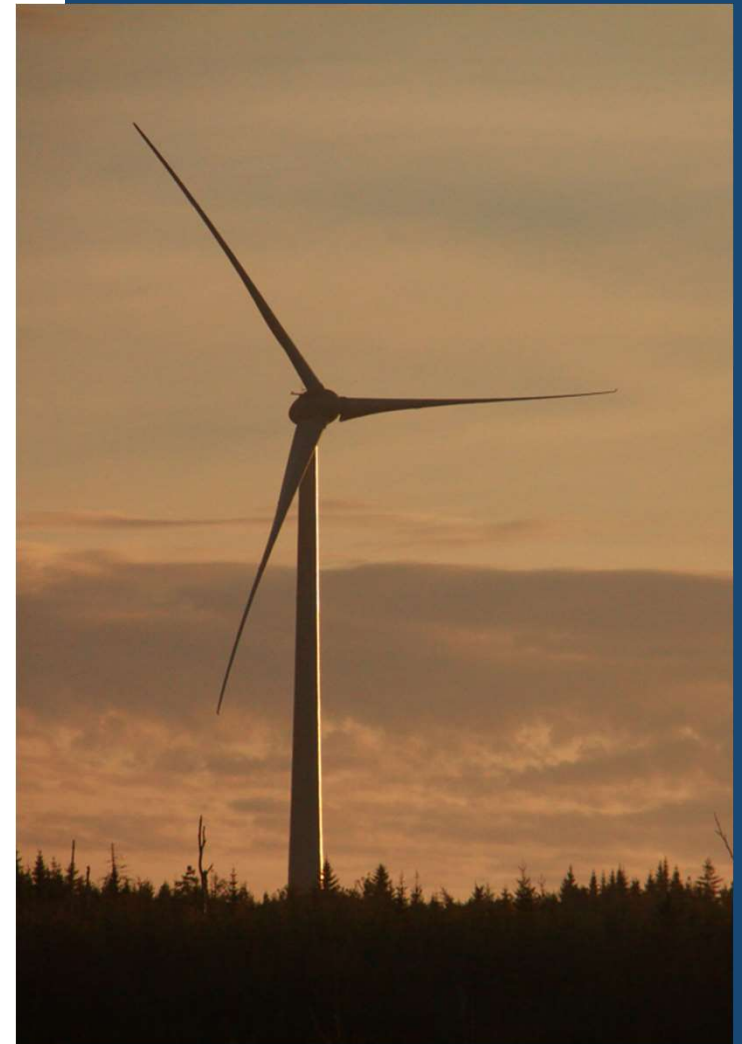
Why here

- 1+ km setback from residences
- Close to existing electrical infrastructure
- Wind resource
- Distance from protected lands
- Low environmental sensitivity
- Existing roads and other infrastructure
- Favourable local zoning
- Land ownership



Considerations for final design

Task	Status
Procurement process and requirements	February 2022
Construction and electrical constraints	Summer 2022
Provincial environmental assessment review	Ongoing
Federal agencies of the environmental assessment	Ongoing
Municipal review of the development permit application	Ongoing
Community consultation and engagement	Ongoing
Stakeholder consultation and engagement	Ongoing
Rightsholder consultation and engagement	Ongoing



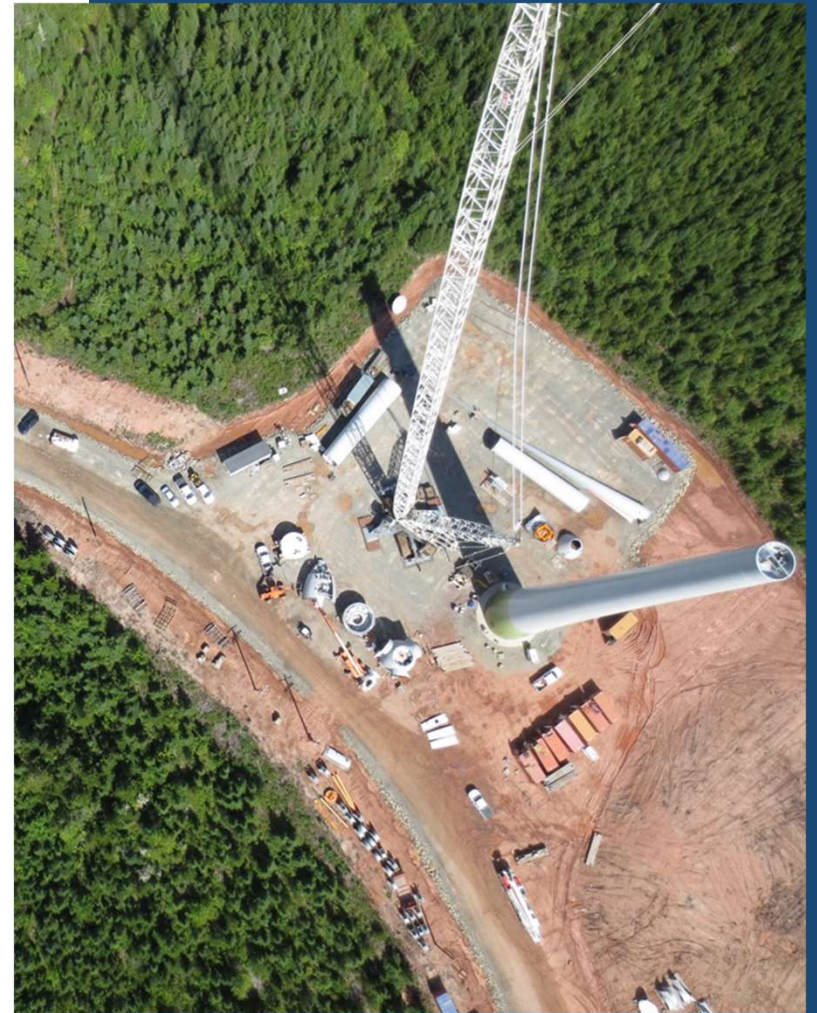
Provincial Renewable Energy Programs

Rate Based Procurement

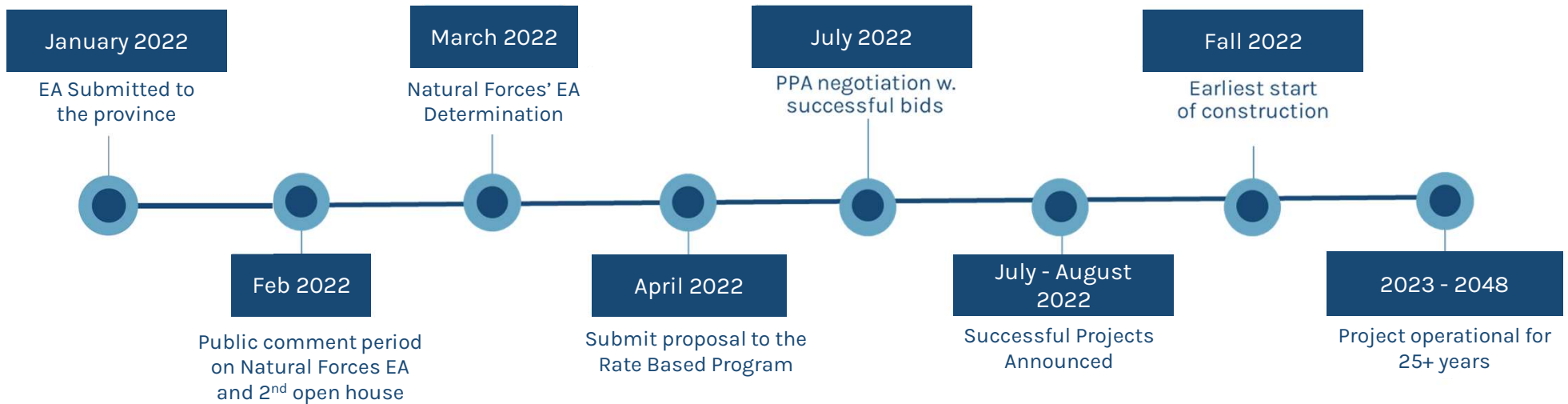
- This program aims to procure 350 MW of electricity generation for Nova Scotia in order to meet renewable energy mandates and create job opportunities
- Natural Forces and WMA will submit a proposal in April, with the hope that a Power Purchase Agreement (PPA) is set to be awarded in July 2022

Green Choice Program

- This program will lead to up to 500 MW of new renewable energy projects in Nova Scotia
- Should a PPA not be awarded through the Rate Based Procurement process, Natural Forces and WMA will apply through the GCP



Proposed timeline



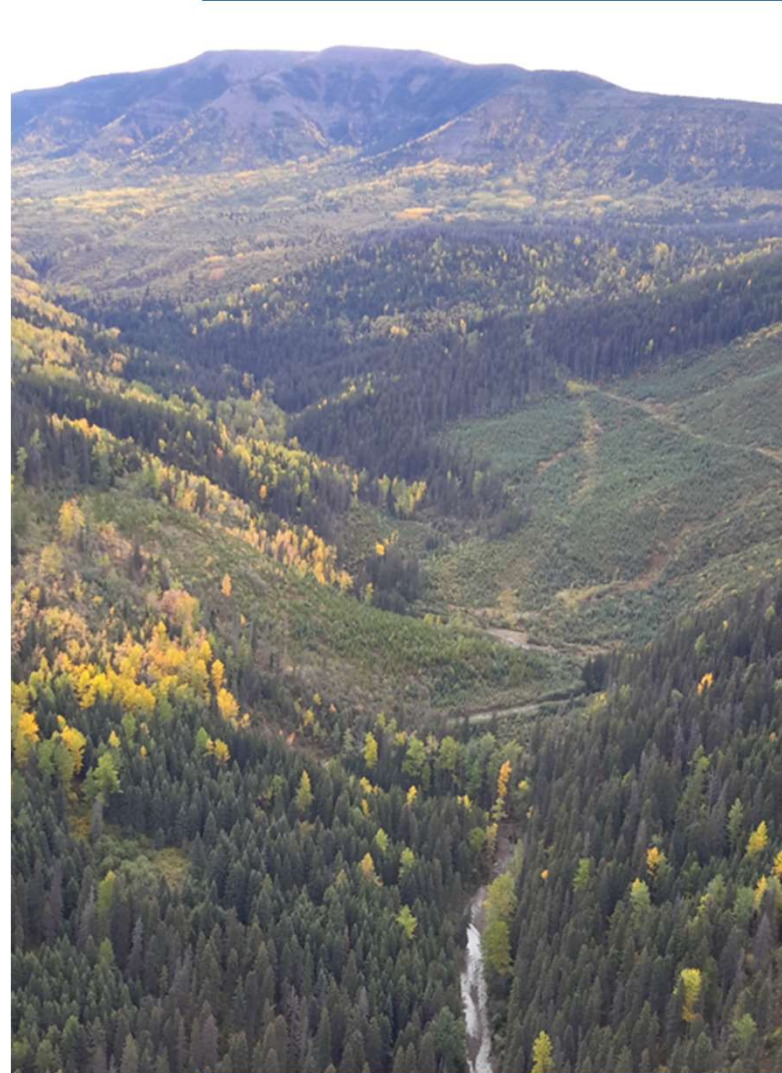
Development work to date

- Private land secured
- Submission made to Province for Crown Land lease
- Meteorological mast and sodar installed on site to measure wind resource
- Environmental studies began in March 2021
- Open House in July 2021
- West Hants permitting started
- Environmental assessment registered with the province January 18, 2022



Studies conducted

- Birds and bats
- Terrestrial wildlife and habitat
- Wetlands
- Fish and watercourses
- Vegetation
- Archaeology
- Sound levels
- Visual impact



Results of the studies

Key results from the studies include:

- Common mammals including beavers, black bears, coyotes, and deer
- Common reptiles and amphibians including snakes, frogs, and salamanders
- Various birds including blue jays, dark eyed junco, black capped chickadee, etc.
- Some migratory and resident bat species

Species at risk observed:

- 9 observed species at risk including birds and lichen, one fisher, and acoustic records of bats
- Historic observations of 6 species at risk within the area including birds, moose, lichen, and the eastern painted turtle



Environmental Assessment

- Registered with the province on January 18
 - Public comment period: **January 18 – February 17**
 - The document can be viewed at the following locations:
1. Nova Scotia Environment Regional Office (136 Exhibition Street, Kentville)
 2. Windsor Regional Library (195 Albert Street, Windsor)
 3. West Hants Municipal Office (100 King Street, Windsor)
 4. Benjamins Mill Wind Project website
 5. Provincial Environmental Assessment Registration website



Noise concerns

- Arose during the early days of wind projects within Canada in the years approx. 2000-2010
- Largely through lack of robust siting regulations
- Projects were sited amongst the houses within 200-600m from homes
- Regulations have increased significantly as a result to address irresponsible development
- Provincial regulations on sound and shadow limits
- We are well within all sound, shadow flicker and distance setbacks



Benjamins Mill Wind Project

Sound Assessment



Legend

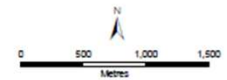
- Preliminary Turbine Layout
- Receptors
- Sound Assessment Contours
 - 50 dB(A)
 - 40 dB(A) [regulated max.]
 - 30 dB(A)

Notes

- 40 dB(A) is the regulated maximum sound allowed to be perceived at a receptor as per Guide to Preparing an EA Registration Document for Wind Power Projects in Nova Scotia.
- The maximum sound level experience by a receptor under the realistic case assessment is 26.4 dB(A).

Sources

- Basemap provided by the Province of Nova Scotia
- Basemap: Maxar Imagery

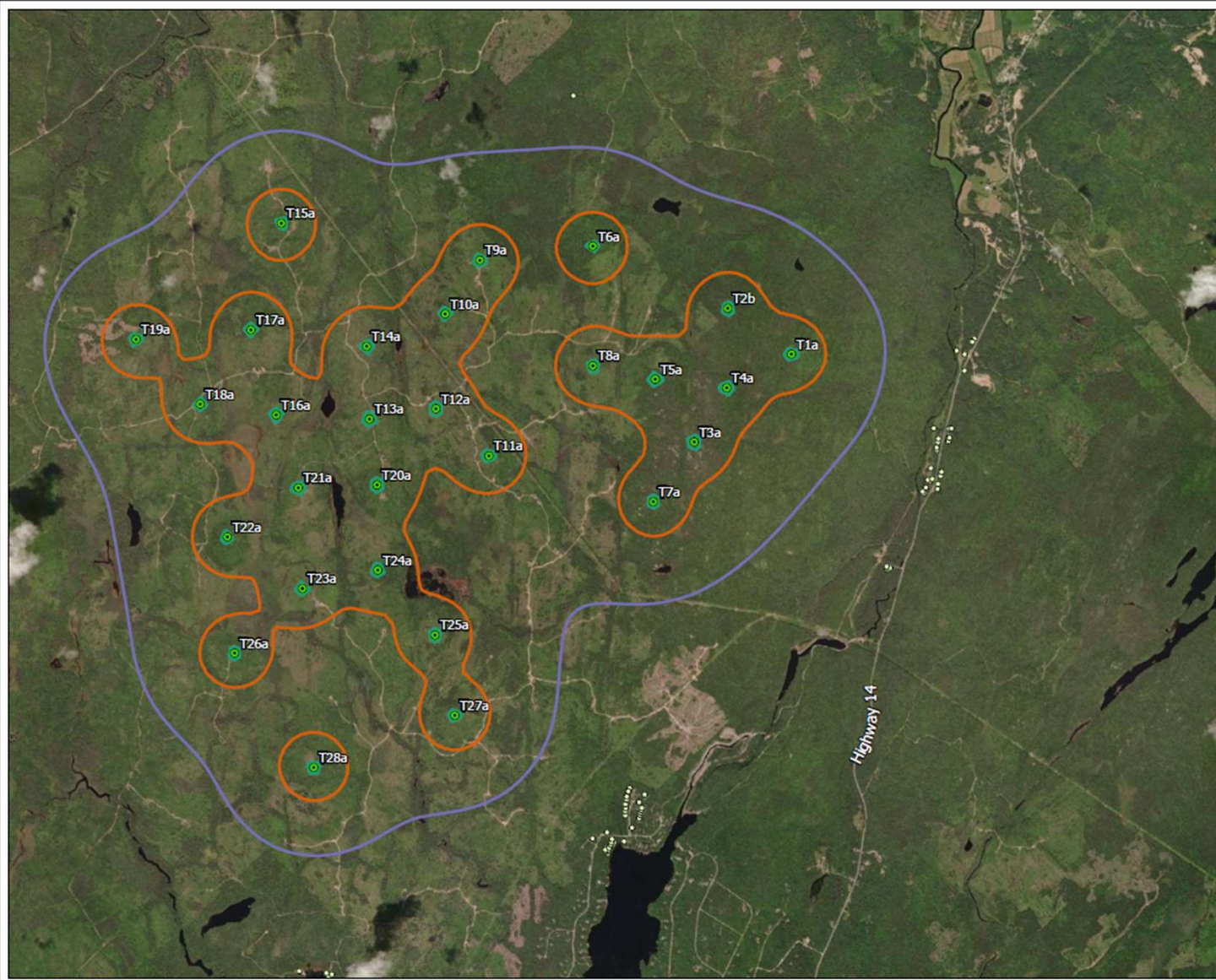


Scale: 1:35,000

Spatial Reference: NAD 1983 UTM Zone 20N

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Future Work

- 3rd party validation of noise model
- Continue discussions and outreach with community
- Continue environmental assessment process
- Continue municipal permitting
- Finalize turbine layout
- Submit project bid to the province
- Negotiate Power Purchase Agreement
- Site preparations and construction



Municipal Permitting

Work Completed:

- Consultation with municipal staff began May 2021
- Development Agreement application submitted December 2021

Next Steps:

- Present at the following municipal meetings:
 - Feb 10: Public Information Meeting at PAC
 - Mar 22: First Reading at Council
 - April (date TBD): Public Hearing and Second Reading at Council
- Award of Development Agreement (~May 2022)
- Application for Development and Building Permits



Project benefits

- Property taxes to municipality
- Jobs during construction
- Economic spinoff during construction
- More renewable energy onto the provincial grid
- Creation of own source revenue for the Mi'kmaq bands in NS
- Diversification of energy sources in NS





Questions

Meg Morris

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Benjamins Mill Wind Project

Realistic Case Sound Assessment



Legend

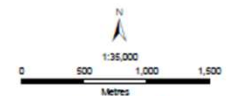
- Preliminary Turbine Layout
- Receptors
- Shadow Flicker Assessment Contours
 - 0 Hours/Year
 - 10 Hours/Year
 - 20 Hours/Year
 - 25 Hours/Year
 - 30 Hours/Year [regulated max.]
 - 35 Hours/Year
 - 40 Hours/Year

Notes

1.

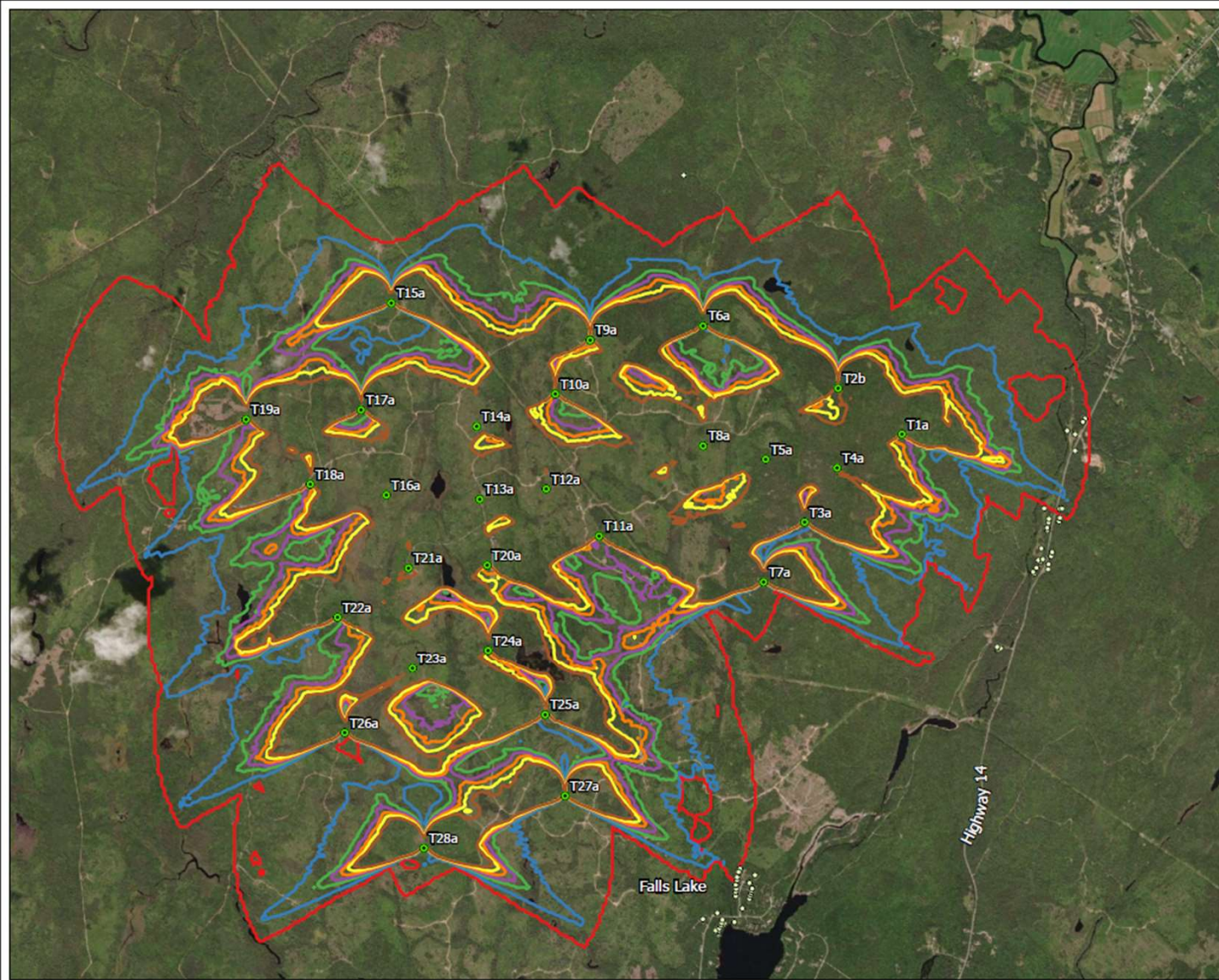
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Benjamins Mill Wind Project

Sound Assessment



Legend

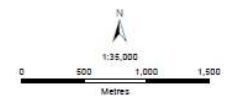
- Preliminary Turbine Layout
 - Receptors
 - Trails
 - Existing Resource Roads
 - Existing Roads
 - Crown Land
 - Private Lands
- Sound Assessment Contours
- 35 dB(A)
 - 40 dB(A)
 - 45 dB(A)
 - 50 dB(A)

Notes

1. The threshold for sound perceived at a receptor from a wind turbine is 40 dB(A) as per the Guide to Preparing an EIA Registration Document for Wind Power Projects in Nova Scotia

Sources

- Basedata provided by the Province of Nova Scotia
- Basemap: Maxar World Imagery



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