

# **Municipal Council Meeting Agenda**

**Tuesday, May 10, 2022 – 9:00 a.m.**

**MODL Council Chambers – 10 Allée Champlain Drive, Cookville**

**Via Video/Audio Conferencing**

- 1. Call to Order**
  - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Announcements, Acknowledgements, Recognition**
- 3. Public Input (15 Minutes)**
- 4. Approval of Agenda (as circulated)**
- 5. Approval of Minutes – April 12, 2022 and April 26, 2022**
- 6. Business Arising from Minutes**
- 7. Awarding of Tenders/RFPs**
- 8. Presentations/Scheduled Times - Nil**
- 9. Consideration of Correspondence**
- 10. Recommendations from Committees & Boards**
  - 10.1 Finance Committee**
    - 10.1.1 Region 6 Operating Grant Budget Amendment ..... 1-4
    - 10.1.2 Sponsorship Ad Grant: First Responders' Wellness Symposium ..... 5-6
    - 10.1.3 Sponsorship Ad Grant: South Shore Lightning Basketball Association ..... 7-8
    - 10.1.4 Canada Day Grants..... 9-11
- 11. Staff Reports**
  - 11.1 Administration Department**
    - 11.1.1 Letter of Support – Laconia Wind Project ..... 12-19
- 12. Mayor's/Deputy Mayor's/Councillors' Matters**
  - 12.1 MJSB Update
  - 12.2 LCLC Update
  - 12.3 Deputy Mayor's Update
  - 12.4 Mayor's Update
- 13. Added Items**
- 14. In Camera**
  - 14.1 Land Negotiations re Sale of Land under Section 22(2)(a) of the MGA
- 15. Adjournment**

**Council**  
Item: #10.1  
Date: May 10, 2022  
Authorization: T. MacEwan



## Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4  
Phone: 902.543.8181 Fax: 902.543.7123 Web Site: [www.modl.ca](http://www.modl.ca)

May 3, 2022

To Her Worship, Mayor Bolivar-Getson, and Councillors  
of the Municipality of the District of Lunenburg

Dear Mayor and Councillors:

The Finance Committee, in session on Tuesday, May 3, 2022, made the following recommendation to Council:

1. that Municipal Council approve the revised allocation of the Region 6 2022/2023 Budget with the Municipality of the District of Lunenburg's share of the budget being \$36,028.07.
2. that Municipal Council approve the Sponsorship Ad request for the First Responders' Wellness Symposium as a Gold Level Sponsor for \$500, taking place September 24, 2022, at the NSCC Lunenburg Campus.
3. that Municipal Council approve the Sponsorship Ad request for the South Shore Lightning Basketball Association as a Bronze Level Sponsor for \$200.
4. that Municipal Council award \$1,875 in Canada Day Grants to support community Canada Day Events on July 1, 2022, as follows:
  - New Germany Canada Day Committee – \$1,200
  - Tancook Island Recreational Centre Association – \$675.

Respectfully submitted,

Chairman and Members  
Finance Committee

/rh  
Attachments

**Council**  
Item: #10.1.1  
Date: May 10, 2022  
Authorization: T. MacEwan



## **Municipality of the District of Lunenburg**

### **Request for Decision**

**Report to:** Finance Committee  
**Submitted by:** Elana Wentzell, CPA, CMA  
Director of Finance  
**Date:** May 3, 2021  
**Re:** Region 6 Operating Grant Budget Amendment

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#### **Recommendation**

It is recommended that Municipal Council approve the revised allocation of the Region 6 2022/2023 Budget with the Municipality of the District of Lunenburg's share of the budget being \$36,028.07.

#### **Executive summary**

On February 8, 2022, Municipal Council made the following motion:

"that Municipal Council accept the recommendation of the Finance Committee and approve the Region 6 2022/2023 Budget with the Municipality of the District of Lunenburg's share of the budget being \$35,779.08".

Staff have been advised that the above amount has changed based on the 2021 Census population data and the amount in the above motion has been revised to \$36,028.07.

Region 6 has advised that *"This revision was necessary as the 2021 Census statistics became available after the budget was approved. The budget was prepared using 2016 population as they were the most recent available in November 2021.*

*As per the Inter-Municipal Agreement section 32, "The net cost is to be paid, by way of one-fourth quarterly installments, by each of the Parties in respective shares proportional to population figures taken from the most recent available Census of Canada statistics."*

*The revised population figures will be used going forward for both payments made to Region 6, as well as funds distribution to the municipal units."*

A Council motion is required to amend the amount passed by Council on February 8, 2022.

**Budget implications**

The 2022/23 draft budget for Region 6 is set at \$35,800. Staff do not recommend revising this for a \$248 differential. Budgets are estimates – there will be variances in many account throughout the year.

**Alternatives**

Council can decide not to amend the original motion, leaving an unpaid amount to Region 6 at year end of \$248.99.

**Conclusion**

Staff recommend that the original motion be amended changing the amount to be paid to Region 6 to \$36,028.07.

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Department:

Report Prepared By: Elana Wentzell

Date: 2022-04-27

Report Approved By:

Date:

Reviewed By CAO:

Date:

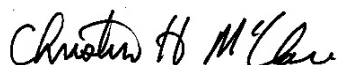
2022-23 REVISED R6 Municipal Billing based on 2021 population

<b>Cheque payable to:</b>	<b>Pop'n</b>	<b>of Region</b>	<b>Total</b>	<b>Quarterly</b>
Municipality of Lunenburg	25,545	27.68%	\$36,028.07	\$9,007.02
Municipality of West Hants	19,509	21.14%	\$27,515.04	\$6,878.76
Municipality of Chester	10,804	11.71%	\$15,237.71	\$3,809.43
Region of Queens Municipality	10,486	11.36%	\$14,789.21	\$3,697.30
Town of Bridgewater	8,790	9.52%	\$12,397.21	\$3,099.30
Municipality of Barrington	6,523	7.07%	\$9,199.89	\$2,299.97
Shelburne Shared Services	6,456	6.99%	\$9,105.39	\$2,276.35
Town of Lunenburg	2,396	2.60%	\$3,379.26	\$844.82
Town of Mahone Bay	1,064	1.15%	\$1,500.64	\$375.16
Town of Clark's Harbour	725	0.79%	\$1,022.52	\$255.63
<b>Total</b>	<b>92,298</b>	<b>100.00%</b>	<b>\$ 130,174.95</b>	<b>\$32,543.74</b>

2022-23 Municipal Billing as in budget based on 2016 population

<b>Cheque payable to:</b>	<b>Pop'n</b>	<b>of Region</b>	<b>Total</b>
Municipality of Lunenburg	24,863	27.49%	\$35,779.08
Municipality of West Hants	19,016	21.02%	\$27,364.96
Municipality of Chester	10,432	11.53%	\$15,012.16
Region of Queens Municipality	10,351	11.44%	\$14,895.60
Town of Bridgewater	8,532	9.43%	\$12,277.97
Municipality of Barrington	6,646	7.35%	\$9,563.92
Shelburne Shared Services	6,562	7.25%	\$9,443.04
Town of Lunenburg	2,263	2.50%	\$3,256.57
Town of Mahone Bay	1,036	1.15%	\$1,490.85
Town of Clark's Harbour	758	0.84%	\$1,090.80
<b>Total</b>	<b>90,459</b>	<b>100.00%</b>	<b>\$ 130,174.95</b>

April 26 2022



Region 6 Coordinator

Council  
Item: #10.1.2  
Date: May 10, 2022  
Authorization: T. MacEwan



## Municipality of the District of Lunenburg

### Report to Council

**Report To:** Finance Committee  
**Submitted By:** Tissy Bolivar, Program Coordinator  
**Date:** May 3, 2022  
**Re:** Sponsorship Ad Grant: First Responders' Wellness Symposium

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#### Recommendation

That the Finance Committee recommend to Council that Municipal Council approve the Sponsorship Ad request for the **First Responders' Wellness Symposium** as a Gold Level Sponsor for **\$500**, taking place **September 24, 2022, at the NSCC Lunenburg Campus**.

#### Executive Summary

Organized by a non-profit society, the First Responders' Wellness Symposium is committed to the health and wellbeing of first responders and veterans. The event will take place on Saturday, September 24 from 8:00am-5:00pm at the NSCC Lunenburg Campus in Bridgewater.

#### Background

The First Responders' Wellness Symposium's theme is "Keeping Strong People Strong" and our first responders and front-line workers are essential, and through their work and along with the global pandemic, this has brought about undue stress to many of them. They have been feeling the brunt of this pandemic due to mandatory overtime, working short staffed, and public outrage. In many of those workplaces, morale is low, burnout is happening, and people are leaving jobs they used to love.

This symposium is an opportunity for all to join to learn about complete mind, body, financial, and spiritual wellness. The Symposium will focus on wellness and resilience, not just the occupational injuries that so many have although topics such as PTSD and other OSI's will indeed be talked about.

As a Gold Level Sponsor, we would receive:

- Social Media Mentions
- Name on their brochure and website
- Opportunity for MODL to have space on site at the event to promote our services

We have not sponsored this event in the past.

**Budget Implication**

The Sponsorship Ad Grant budget is \$6,000. To date, \$0 has been awarded.

**Alternatives**

1. Not to award a Sponsorship Ad Grant for the First Responders’ Wellness Symposium
2. Award a different amount than recommended

**Conclusion**

The application put forward by the First Responders’ Wellness Symposium meets required criteria for the Sponsorship Ad Grant and it is recommended by staff to approve their request in the amount of \$500.

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Department: Recreation

Report Prepared By: Tissy Bolivar

Date: April 27, 2022

Report Approved By: Bill Schurman

Date: April 27, 2022

Reviewed By CAO:

Date:



## Municipality of the District of Lunenburg

### Report to Council

**Report To:** Finance Committee  
**Submitted By:** Tissy Bolivar, Program Coordinator  
**Date:** May 3, 2022  
**Re:** Sponsorship Ad Grant: South Shore Lightning Basketball Association

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#### Recommendation

That the Finance Committee recommend to Council that Municipal Council approve the Sponsorship Ad request for the **South Shore Lightning Basketball Association** as a Bronze Level Sponsor for **\$200**.

#### Executive Summary

South Shore Lightning Basketball Association is a not-for-profit organization that believes in and promotes, a healthy safe playing environment for our youth, and celebrates diversity, inclusion, and community.

MODL has provided funding for the South Shore Lightning Basketball Association in 2021-2022 for a Community Recreation Capital Grant. They have applied for an Annual Operating Grant for 2022-2023. We have not funded a Sponsorship Ad grant to this organization.

#### Background

South Shore Lightning Basketball Association is a registered not-for-profit founded in October 2021 to meet a need to provide high quality basketball programs on the South Shore. South Shore Lightning Basketball Association sought the need to improve basketball programs and offerings by taking a more grass roots approach to the development and management of program offerings.

The mission of the organization is to provide a balanced and safe learning environment for aspiring basketball players, that will help develop athletic skills, character, sportsmanship, and player development at both recreational and competitive levels.

Since the pandemic, this will be the first season they will be able to run a full program. They will have 4 club teams this Spring/Summer from across the South Shore.

By becoming a sponsor, it helps to subsidize the cost of tournament registration fees, accommodations, uniforms, gym rentals and referee costs. Their average club fee per player will range between \$300-\$400 player which helps covers the above fees.

As a Bronze Level Sponsor, we would receive:

- Team Photos – signed by the players
- One (1) lightning t-shirt
- Social Media blast of our support
- Recognition of our support in the Progress Bulletin/Lighthouse Now

We have provided South Shore Lightning Basketball Association with a Community Recreation Capital Grant in 2021-2022 for \$1,000. They have also applied for an Annual Operating Grant for 2022-2023. We have not funded a Sponsorship Ad grant to this organization.

### **Budget Implication**

The Sponsorship Ad Grant budget is \$6,000. To date, \$0 has been awarded.

### **Alternatives**

1. Not to award a Sponsorship Ad Grant for the South Shore Lightning Basketball Association
2. Award a different amount than recommended

### **Conclusion**

The application put forward by the South Shore Lightning Basketball Association meets required criteria for the Sponsorship Ad Grant and it is recommended by staff to approve their request in the amount of \$200 as a Bronze Level Sponsor.

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Department: Recreation

Report Prepared By: Tissy Bolivar

Date: April 27, 2022

Report Approved By: Bill Schurman

Date: April 27, 2022

Reviewed By CAO:

Date:



## Municipality of the District of Lunenburg

### Report to Council

**Report To:** Finance Committee  
**Submitted By:** Tissy Bolivar, Program Coordinator  
**Date:** May 3, 2022  
**Re:** Canada Day Grants

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#### Recommendation

That the Finance Committee recommend to Council that Municipal Council award **\$1,875** in **Canada Day Grants** to support community **Canada Day Events on July 1, 2022**, as follows:

New Germany Canada Day Committee – \$1,200

Tancook Island Recreational Centre Association – \$675

#### Executive Summary

The Canada Day Grant is available to assist community organizations in the delivery of Canada Day celebrations. Over the past 2 years, organizations have not been able to run their events as normal due to COVID-19 restrictions. This will be the first year since 2019 they have hosted in-person events.

#### Background

By our grant deadline of March 1, we received these 2 applications for Canada Day funding. No other applications have come in for Canada Day events.

We have funded these applicants in previous years. In 2020, no events were funded based on the public health restrictions limited event opportunities.

The New Germany Canada Day Event is an all-day event, starting with breakfast at the Anglican Church Hall, followed by a children's parade and a street parade. They have garden party games at the Legion grounds, musical entertainment, and fireworks. Other events are also planned throughout the day such as a guided canoe paddle and ox pull. The estimate 1,000 people to participate during the day.

The Tancook Island Recreation Centre Association hosts a celebration on the island that they expect to see 80-100 people attend. They host a treasure hunt, tug of war, pie and ice cream eating contests and other fun activities for the whole family. They offer a BBQ and cake to finish it off. They supply all children who participate with a treat bag.

The Canada Day Grant funds up to 75% of total event costs, up to a maximum of \$1,200. Below is a summary of previous funding allocations.

Organization	2018	2019	2020	2021	2022
New Germany Canada Day Committee	\$1000	\$1,100	0	0	\$1,200
Riverport & District Fire Dept.	\$1000	\$1,000	0	\$1,000	0
Canada Day on the LaHave (Town of Bridgewater)	\$1000	\$1,200	0	\$1,000	0
Petite Riviere Fire Department	\$700	0	0	\$1,000	0
Tancook Island Recreational Centre Association	\$500	\$600	0	0	\$675
Lunenburg Yacht Club	\$500	\$500	0	0	0
Riverport & District Community Centre	0	\$300	0	0	0
<b>Total Budget</b>	<b>\$4700</b>	<b>\$4,700</b>	<b>0</b>	<b>\$3,000</b>	<b>\$1,875</b>

### Budget Implication

The budget for Canada Day Grants is \$5,000. To date, no funding has been awarded.

### Alternatives

1. Not award Canada Day Grants.
2. Award a different amount than recommended.

### Conclusion

Based on the applications received by the extended deadline, they all meet the necessary grant criteria and will benefit our communities and residents.

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Department: Recreation

Report Prepared By: Tissy Bolivar

Date: April 27, 2022

Report Approved By: Bill Schurman

Date: April 27, 2022

Reviewed By CAO:

Date:

**Council**  
Item: #11.1.1  
Date: May 10, 2022  
Authorization: T. MacEwan



## **Municipality of the District of Lunenburg**

### **Report to Council**

**Report To:** Mayor and Municipal Council  
**Submitted By:** Tom MacEwan, CAO  
**Date:** May 10, 2022  
**Re:** Letter of Support – Laconia Wind Energy Center

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#### **Background Information**

On July 10, 2021, the Government of Nova Scotia announced that a Request for Proposals (RFP) would be issued to attract low-cost and innovative solutions to supply 10 per cent of the province’s electricity from renewables, such as wind and solar.

Provincially, this will create 4,000 jobs and reduce Nova Scotia’s greenhouse gas emissions by more than 1 million tonnes each year as the RFP seeks 350 megawatts of electricity from renewables.

The Province also announced an aggressive, new renewable electricity standard, requiring 80 per cent of Nova Scotia’s electricity to come from renewable resources by 2030.

This call for proposals will help the Province get closer to the 80 per cent target and support the Province’s goal of achieving a 53 per cent reduction in greenhouse gas emissions by 2030 and net-zero by 2050.

Wind Turbines are not new to the region, MODL is already home to the Whynotts Community Wind Project.

Invenergy, majority Canadian-owned and the continent’s largest independent renewable energy company, is developing the planned 100 megawatt Laconia Wind Energy Center (LWEC) in an ideal area of the Municipality that combines energetic winds with low residential density.

It is estimated that the Project, if selected in the procurement process, could create up 524 jobs over the 25-year lifetime of a typical on shore wind project.

The Project would also add an important new property tax stream to MODL as the Project would generate annual tax revenue for the municipality of approximately \$700,000 (increasing annually by the Consumer Price Index).

Should the project progress and be selected in the current or any future RFP and proceed to operation, Invenergy will establish a Community Benefit Fund (CBF) to be underwritten annually at \$500/MW (ie: a 100MW project would generate \$50,000 every year). The CBF will be directed by local volunteers with the money supporting community good works and services.

### **Request For Letter of Support**

Invenergy has requested that the Municipality of the District of Lunenburg provide a letter of support for the Laconia Wind Energy Center. A draft of the Letter of Support is attached.

### **Recommendation**

It is recommended that the Municipality support the proposal submitted by Invenergy in response to the Rate Based Procurement RFP for the development of the Laconia Wind Energy Center.

### **Recommended Motion**

Municipal Council supports the proposal submitted by Invenergy in response to the Rate Based Procurement RFP for the development of the Laconia Wind Energy Center and directs the Mayor to execute the Letter of Support as presented to Council.



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Print Name & Position

/xxx

*Attachments*



## Municipality of the District of Lunenburg

10 Allée Champlain Drive Cookville Nova Scotia Canada B4V 9E4

### Office of the Mayor

Phone: 902.543.8181 Fax: 902.543.7123 [mayor@modl.ca](mailto:mayor@modl.ca) Web Site: [www.modl.ca](http://www.modl.ca)

May 10, 2022

**Re: Nova Scotia Rate Base Procurement RFP, section 6.3.1.1, letter of support for Invenergy's Laconia Wind Energy Centre Proposal (the Proposal)**

As you may know, the Municipality of the District of Lunenburg is already home to the Whynotts Community Wind Project. This letter is written to reflect our hope and objective that Invenergy's nearby Laconia Wind Energy Centre (LWEC or the Project), in development, will be selected in the subject procurement and add to the Municipality's renewable energy generation.

Invenergy, majority Canadian-owned and the continent's largest independent renewable energy company, is developing the planned 100 megawatt LWEC in an ideal area of the Municipality that combines energetic winds with low residential density. Studies highlighted in an April 2021 report by the Global Wind Energy Council underscore the positive employment impact such a facility would have in the area; the report estimates that 5.24 jobs per MW (or 524 jobs in the case of TWEC) will be created over the 25-year lifetime of a typical on shore wind project.

The Project would also add an important new property tax stream to the Municipality. Based on a review of Nova Scotia's *Wind Turbine Facilities Municipal Taxation Act*, the 100 MW facility would generate annual tax revenue for the municipality of approximately \$700,000, which amount will increase in alignment with the consumer price index as published by the Government of Canada.

The Municipality would also benefit from the LWEC's construction and maintenance of new access roads. These additions to the existing road network would enable and/or add value to current or planned harvesting or reforestation activities, as well as enhancing area recreational activities such as ATVing, snowmobiling, hiking and more.

Prior to approaching local property owners with land agreements, Invenergy reached out to the Municipality to inform us of its interest in developing the Project. Their initiative, ensuring that we would be “first to know”, was both appreciated and important for our elected representatives and staff in our objective to be aware of and informed about significant developments in our community. The Company’s voluntary offering of a structured fund for the duration of the operating project specifically for the benefit of the area surrounding the LWEC is another meaningful aspect of the Project.

In summary, the Municipality supports Invenergy’s Proposal and requests its favourable consideration by the procurement administrator.

Yours truly,

Carolyn Bolivar-Getson, E.C.N.S.  
Mayor

TM/trb



67 Mowat Avenue | Suite 540 | Toronto, ON M6K 3E3  
T 416-901-9463 | F 416-546-9905

District of Lunenburg (the District)  
10 Allée Champlain Drive,  
Cookville, NS B4V 9E4

December 10, 2021

Attention: Jeff Merrill, Director of Planning & Development Services

Dear Mr. Merrill,

This year the province of Nova Scotia committed, by 2030, to providing 80% of its electricity from renewable sources and reducing its greenhouse gas emissions by over half. One way it plans to accomplish these goals is by contracting for 350 megawatts of electricity from new renewable energy projects to be built in Nova Scotia.

Invenergy is a majority Canadian-owned renewable energy company and we've developed ~30,000 MW of clean energy on four continents since 2001. We determined in an initial review that the Laconia area within the District has an energetic wind regime and transmission lines that currently have capacity for additional power.

Therefore, and following calls from Sumaya Moore to Laconia-area Councilors Oickle and Hubley, this is to let you know that we will be contacting area landowners in order to develop a wind project. Should the project progress and be selected in the current or any future RFP and proceed to operation, Invenergy will establish a Community Benefit Fund (CBF) to be underwritten annually at \$500/MW (ie: a 100MW project would generate \$50,000 every year). The CBF will be directed by local volunteers with the money supporting community good works and services.

We realize the Laconia area is outside any zoned areas and that accordingly a Development Agreement is not required by the District. Nonetheless we wanted to contact you as a courtesy to let you know about our activity. Please feel free to keep this letter on hand should you have any comments or questions, now or in the future.

Thank you,

Sumaya Moore, Land Agent (Windsor)  
[sumayamoore.co@gmail.com](mailto:sumayamoore.co@gmail.com) (902)306-1409

Rick Corradini, Land Agent (Windsor)  
[souwester@live.ca](mailto:souwester@live.ca) (902) 790-4601

Richard Deacon, Project Manager  
[rdeacon@invenergycanada.com](mailto:rdeacon@invenergycanada.com) (905)479-2600

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invenergy.com

Dear Resident:

Re: Proposed wind energy project (the Project) near Laconia, NS

We are reaching out to you and other members of your community to introduce a renewable energy development we are proposing for the Laconia area of Nova Scotia. This letter is to provide preliminary information and solicit your feedback. The following is information regarding our company (“Invenergy” or “the Company”), the provincial push to replace coal-fired generation with renewable energy, an overview of Invenergy’s proposed Laconia Project, and some insight into wind farms in general.



## Company Background

Invenergy is a majority Canadian-owned renewable energy company that has developed approximately 30,000 Megawatts (MW) of clean energy on four continents since 2001, including over 1,000 MW in Canada. In the Maritimes, we were early wind developers at Canso, a project which eventually evolved into Nova Scotia Power Inc’s (NSPI) 6 turbine “Sable Wind”. Currently we are mid-development on a larger project at Skinners Pond, PEI which is anticipated to come online in 2024.

## *Laconia’s Wind Advantage: A Strong wind resource with transmission capacity*

From our initial review of Nova Scotia’s renewable resource potential, the Laconia area of the province stood out as having an energetic wind regime, accessible transmission lines with available capacity, and a location within a provincially-preferred transmission zone.

The Project is in early development, and a General Project Study Area (see Figure next page) has been identified. Targeting a capacity of 100 MW generated by ~16 turbines, we anticipate the Project will be able to power up to 35,000 homes with zero-emission electricity.

## About Nova Scotia’s “80% Renewables” Move

Last summer, Premier Houston pledged to obtain 80% of the Province’s electricity from renewable sources by 2030. Part of this commitment will be reached through a Request For Proposals (RFP) for 350 MW of renewable low-impact electricity. The Province is receiving proposals in the next 60 days from independent power producers (including Invenergy at Laconia) for wind and other renewable energy projects to provide this electricity, and will announce the selected projects by end of year.

## Wind Energy – An Overview

Below is some general information on wind farms.

**Wind Turbines:** Wind turbines consist of a tower and three turbine blades, secured by a concrete foundation. When the wind blows, the blades of a wind turbine turn, generating lift which turns the turbine rotor, spinning a generator inside and generating electricity.

**Electrical Interconnection:** The electricity generated by the turbines is collected by low-voltage underground cables that terminate at a substation. Here it is transformed and connected to the transmission lines at the same high voltage as the lines for NSPI's further management and delivery to its customers.

**Infrastructure:** Each turbine will have its own approach laneway to provide access for construction as well as periodic maintenance during the operations phase. Temporary equipment laydown and storage areas, a permanent operations and maintenance building, and local road use are other requirements of a wind project.



## Environmental Considerations

The Project will comply with all applicable environmental legislation, regulations, and government policies. Should the Project be selected, site-specific wildlife, habitat, noise, shadow flicker, telecom & radar, socio-economic, and other studies will be conducted as required under the *Environment Act* and associated regulations.

## Local Economic Benefits

If the Laconia Wind Project is selected by the province in the RFP, we anticipate a number of positive economic benefits for the local region. Municipal tax revenues for Nova Scotia wind projects typically generate \$7,000/installed MW annually. The construction phase will provide major service and supply opportunities for local vendors from heavy equipment to hospitality providers. At peak project construction, 130 jobs per 100 MW is a common rule of thumb. Once completed, 5-7 permanent, skilled, well-paid jobs are typical for the operation and maintenance of this size of wind farm.

## Agreements with Landowners

Where opportunities to site turbines on private vs crown land occur, there are further local economic benefits. The lease agreements Invenergy signs with participating private landowners generate fixed rent payments immediately and until the Project is constructed. Once operational, landowner rent is based on power sales. Then for the life of the Project, half of that rent is divided among *all* signed landowners. So even those whose lands are leased but not ultimately used for Project facilities will continue to benefit, thereby broadening the financial boost within the community.

# Invenergy

## Community Benefits

Once operational, Invenergy will establish a Community Benefit Fund (CBF) that will be underwritten annually at \$500/MW (i.e.: a 100 MW project would generate \$50,000 every year). The CBF will be directed by local volunteers to determine how the money can best support community good works and services.

**Invenergy's Projects have funded:**  
*Village beautification projects, rural well-being initiatives, technology for seniors, museums, curling and hockey rinks, and local fire departments, to name a few.*

## Project Communications

Project updates will be maintained via a website (LaconiaWind.invenergy.com), newsletters, and, if permitted and prudent, Open House opportunity(s).

Thank you for your time in reviewing this information packet. Please direct comments or questions to our Project team listed below:

<b>Environmental Questions?</b>	Shawn Duncan President Strum Consulting	<b>E-mail:</b> SDuncan@strum.com <b>Phone:</b> (902) 835-5560
<b>Interested in Participating?</b>	Rick Corradini Land Agent (Windsor)	<b>E-mail:</b> Souwester@live.ca <b>Phone:</b> (902) 790-4601
	Sumaya Moore Land Agent (Windsor)	<b>Phone:</b> (902) 306-1409 <b>E-mail:</b> Sumaya.Moore.Co@gmail.com
<b>All Other Project Questions</b>	Richard Deacon Project Manager Invenergy Canada	<b>E-mail:</b> RichardDeacon@invenergycanada.com <b>Phone:</b> (905) 479-2600 <b>Address:</b> 540-67 Mowat Avenue, Toronto, ON M6K 3E3

### **Additional Resources for further information on Wind Energy & the Invenergy Wind Farm Project:**

Project Website:

[www.LaconiaWind.com](http://www.LaconiaWind.com)

Invenergy Company Website:

[www.invenergy.com](http://www.invenergy.com)

Information on Wind Energy in Nova Scotia:

<https://energy.novascotia.ca/renewables/wind-energy>

Information on Nova Scotia's 2022 renewable energy procurement process:

<https://novascotiarp.com/rfp>

[invenergyllc.com](http://invenergyllc.com)