

Magaguadavic Lakes Association



Proposed Mountain Ash Wind Energy Project Information Session

Some notes have been added to the original March 15, 2025 live presentation in an attempt to capture some of the narrative provided during the presentation. Basic content remains largely the same with only minor revisions to reflect ongoing data collection.

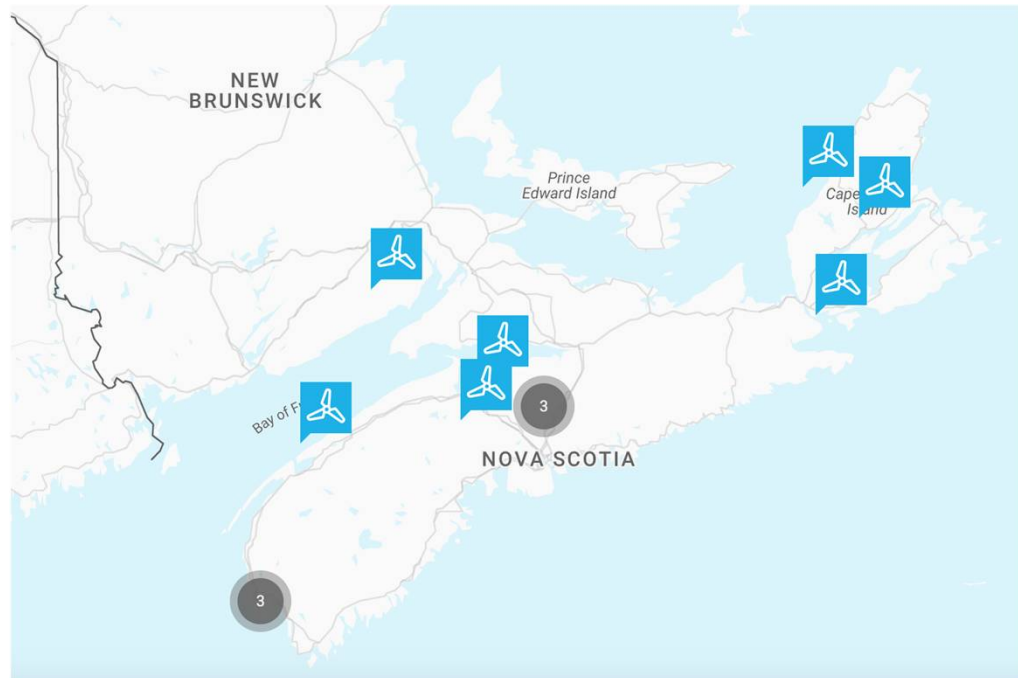
Proposed Mountain Ash Wind Energy Project

- Introduction
- Project Overview as Described by the Proponent
 - Introduction to SWEB (Proponent)
 - Stated Project Overview and Claimed Benefits
 - Project Milestones
 - Community Engagement
- Project Viewscapes prepared by the Magaguadavic Lakes Association (MLA)
- MLA Board Research and Concerns
- Discussion



Introduction to SWEB

- North American Subsidiary of Austrian-based international company
- Active in the Maritimes since 2010, primarily Nova Scotia
- Individual Projects are First Nations-backed & owned (majority or minority)



SWEB Mountain Ash Project

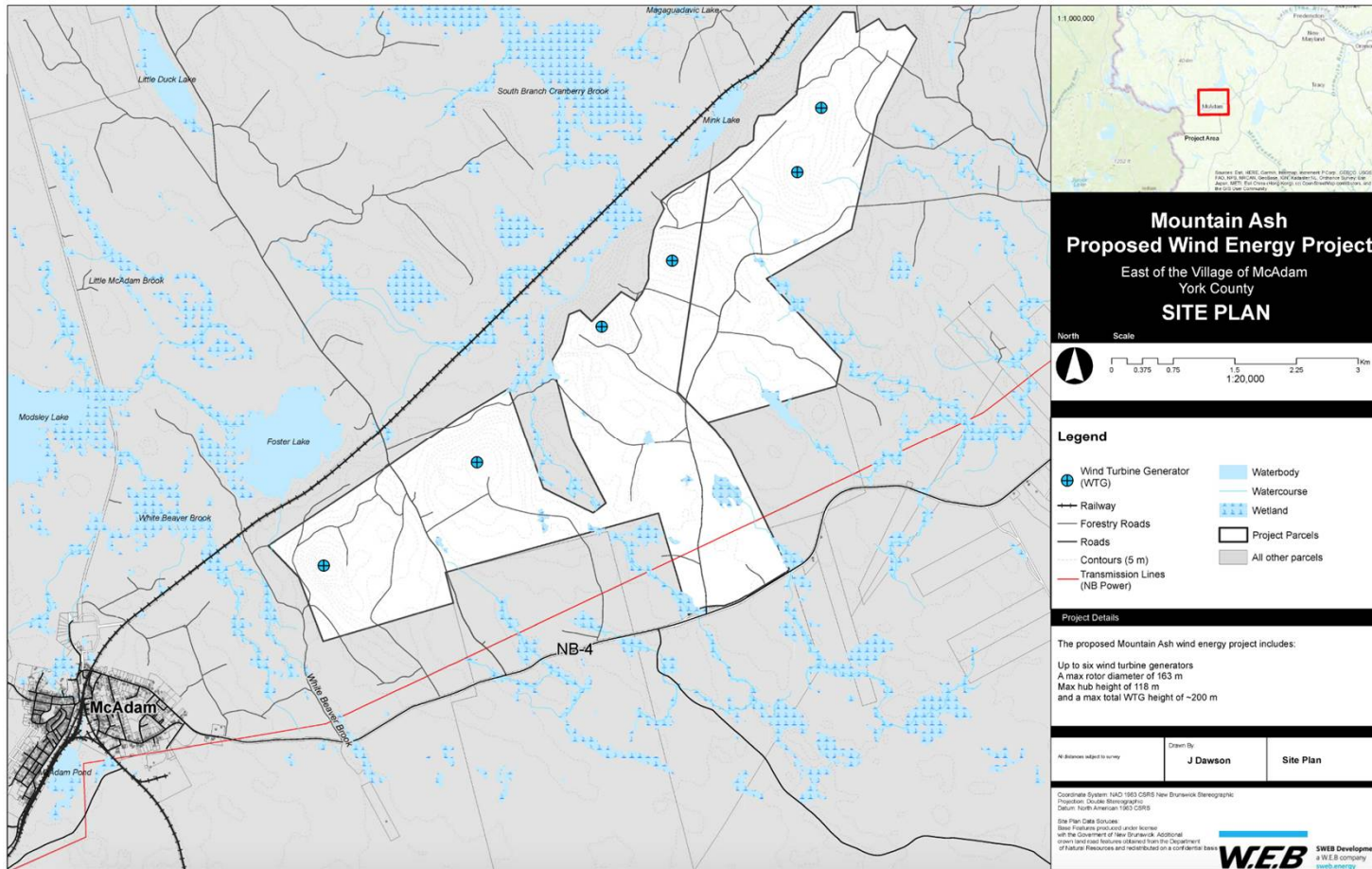
- **42 MW** wind farm on Crown Land east of McAdam
- Up to **6** x 200 meter turbines with expected go-live late 2027
- **60%** First Nations owned; Woodstock and 7 Mi'kmaq communities

SWEB-claimed Benefits include:

- Direct & indirect benefits for local stakeholders including First Nations
- Employment opportunities and benefits to local businesses
- Increased tax revenue for all levels of Government
- “Significantly” reduce CO2 emissions and power up 8,905 homes
- Community funding

SWEB Mountain Ash Project Poster

Presented by SWEB at McAdam Open House Nov 20, 2024



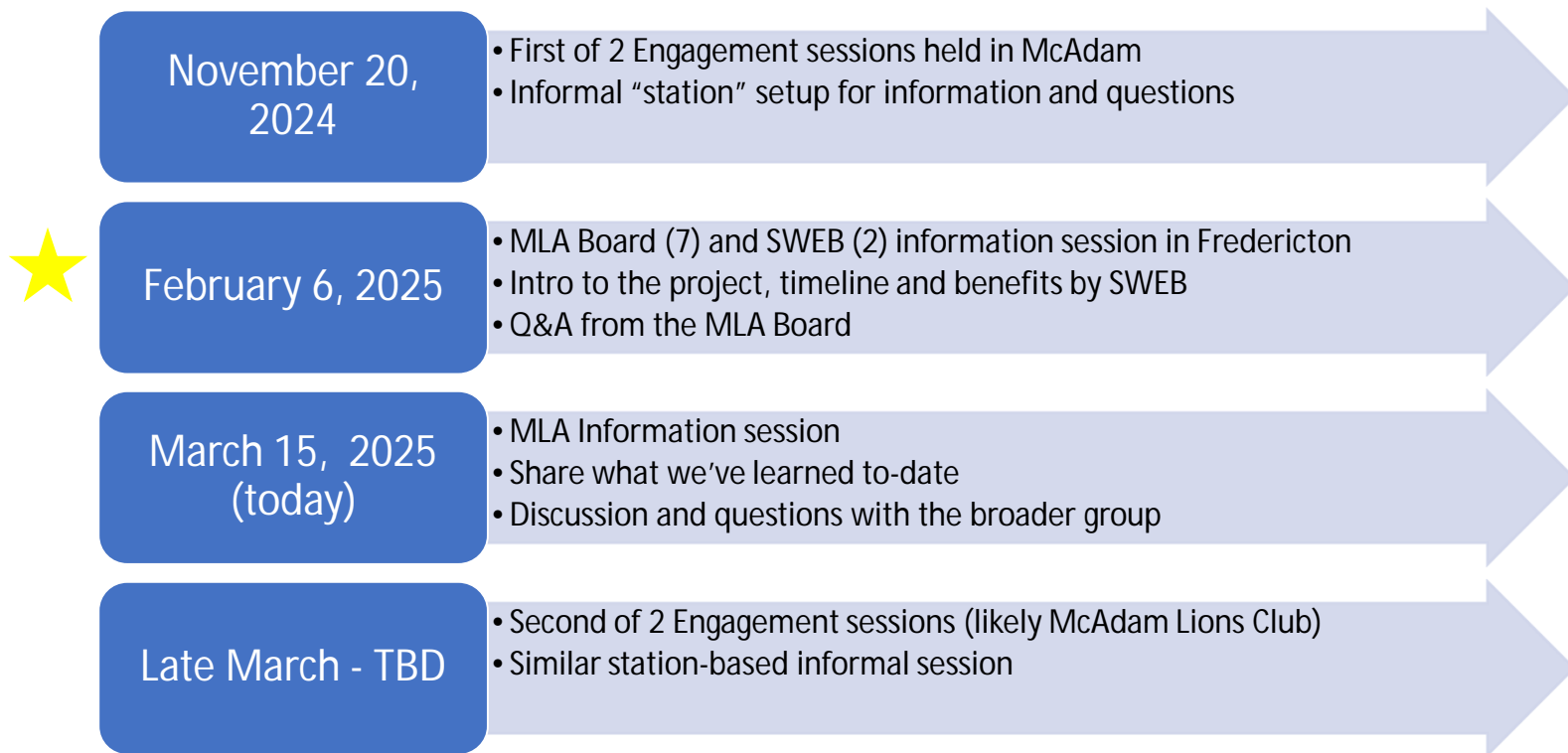
SWEB Mountain Ash Milestones

Sourced from SWEB Website

2021 – 2026	Pre-construction Stakeholder Engagement
2022 – 2025	Environmental Impact Assessment
2023 – 2025	Local Permitting
2023	NB Power REOI Bid Submission
2024 - 2025	Potential Execution of a Power Purchase Agreement
2026 – 2027	Anticipated Construction Period
2027	Anticipated Start of Commercial Operation

Mountain Ash Community Engagement

Information Compiled by MLA



SWEB & MLA Board Information Session (February 6th)

- Intro to the company and project, claimed benefits
- Site rationale is based on altitude and proximity to transmission lines
- SWEB anticipates EIA registration in **April 2025**
- Vetting not yet complete with Nav Canada, Cell Operators, Aviation Canada & DND
- Stated land requirement is **1 hectare per turbine**, including crane use, **roads 8m wide**
- Navigation lights will be required halfway and at top of turbines, flashing in synch 24 hrs/day
- Claimed no reported impacts to wildlife; NS sites in production have had wildlife return following construction
- Decommissioning includes removing the structure above-ground and grading the site
- One stated full time local job after construction
- Requested renderings of the visual impact of the turbines; these have not yet been received (Dillon Consulting)

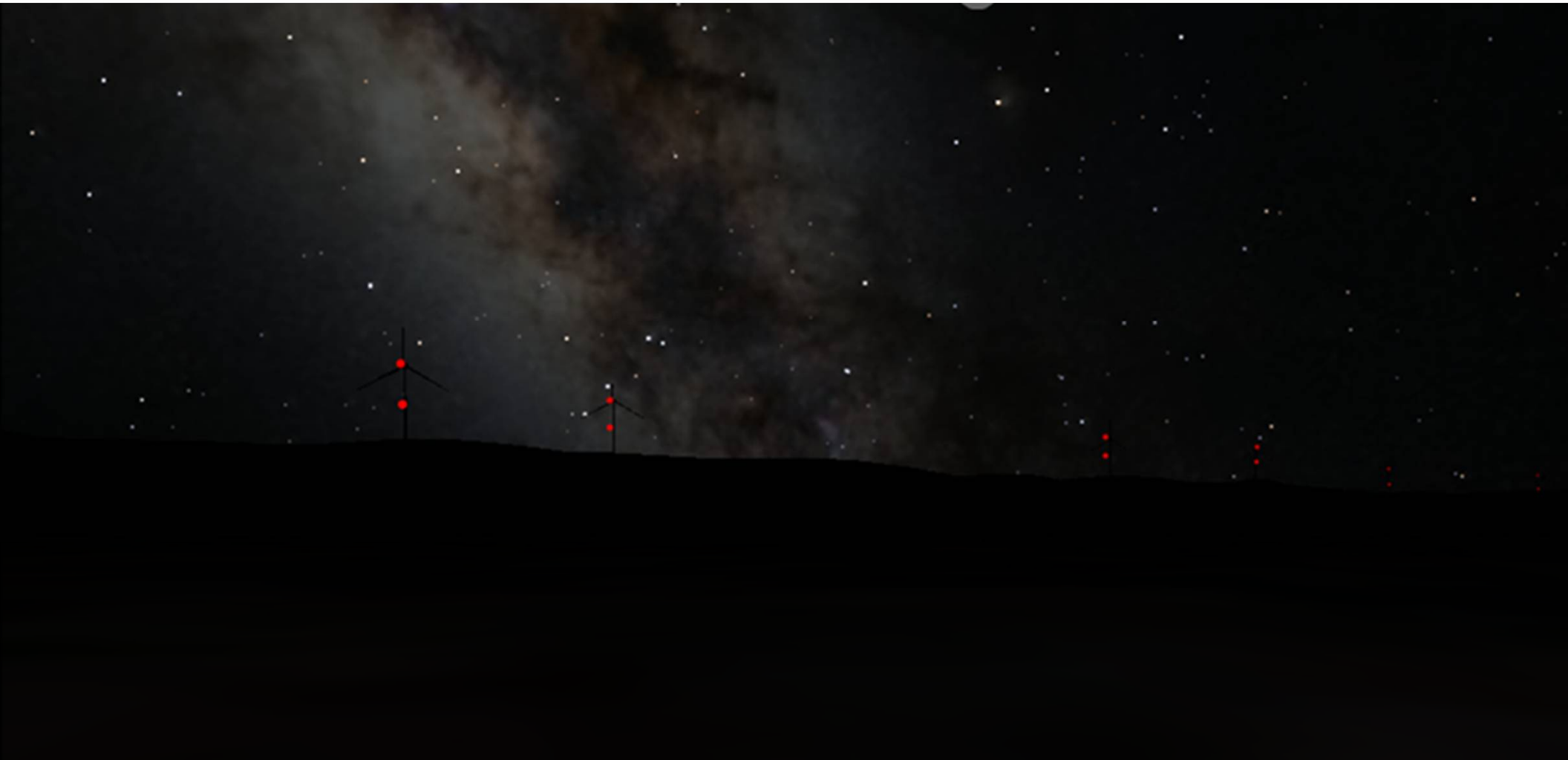
MLA Project Viewscapes



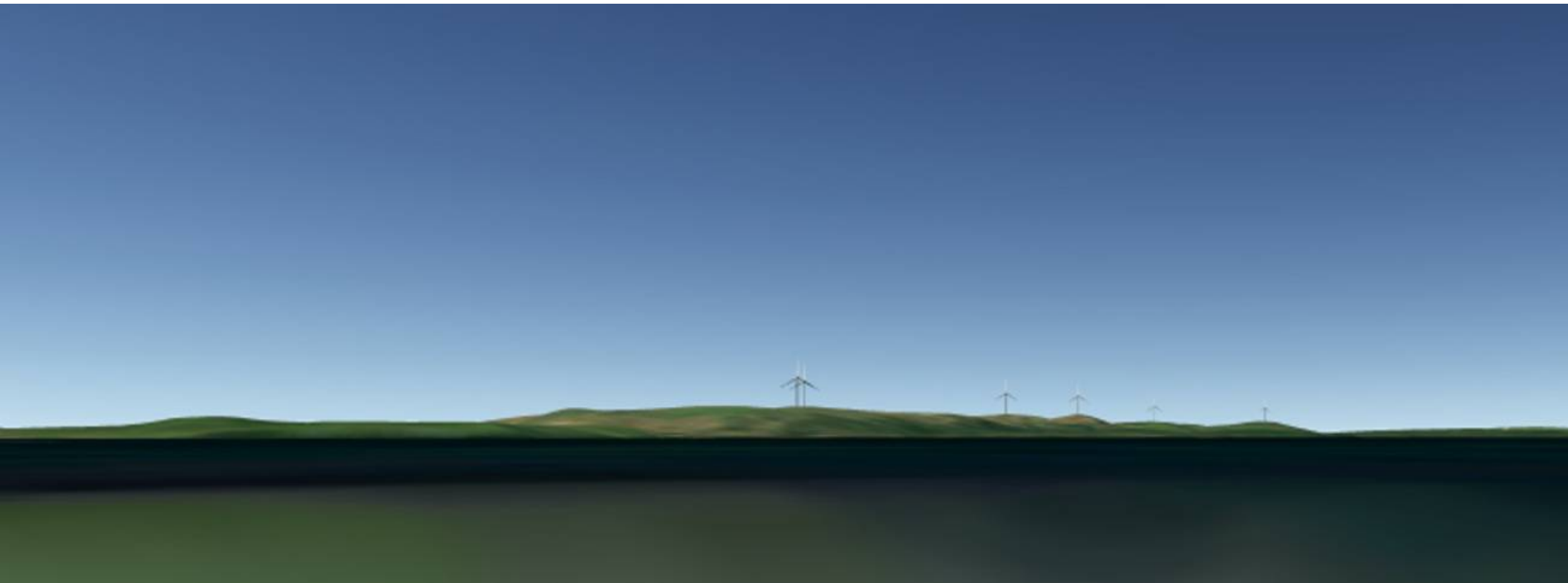
Siding (Day)



Siding (Night)



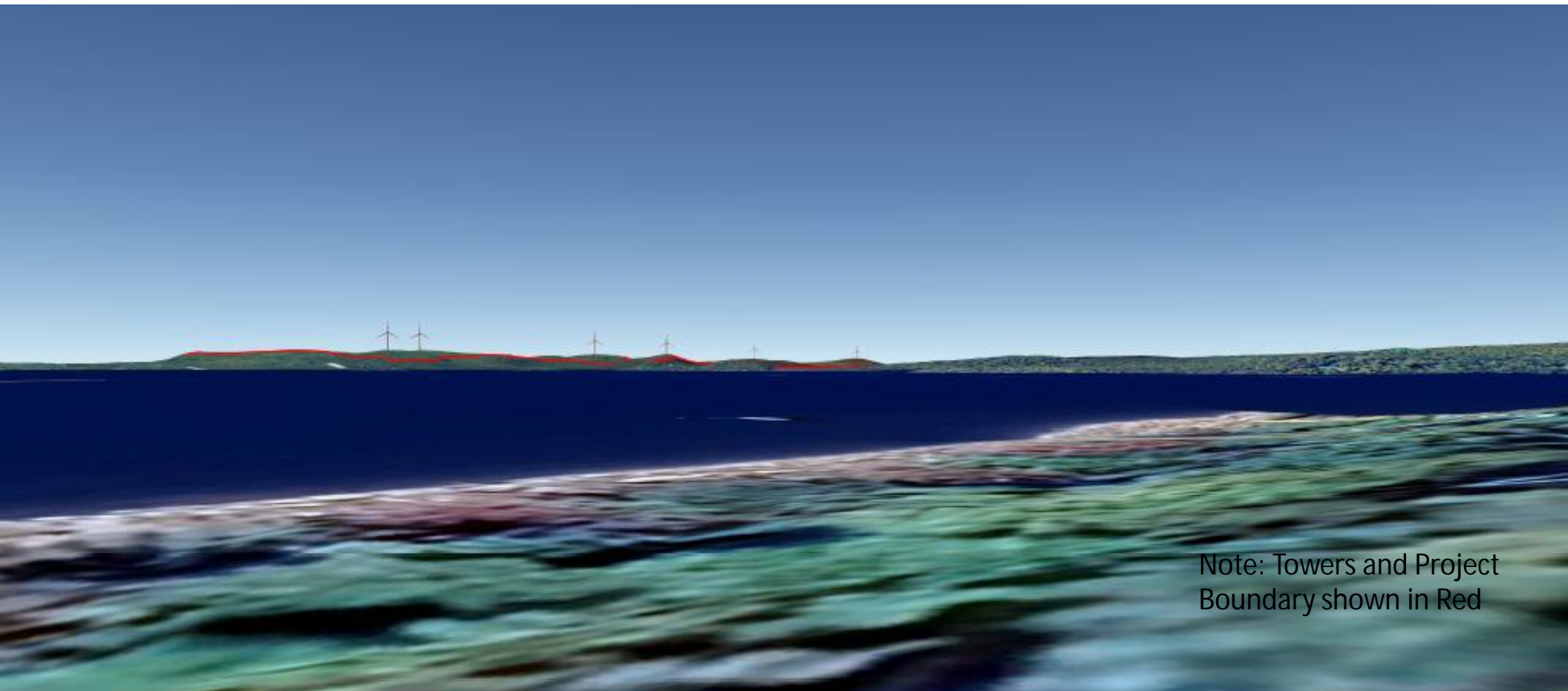
Y Camp (Day)



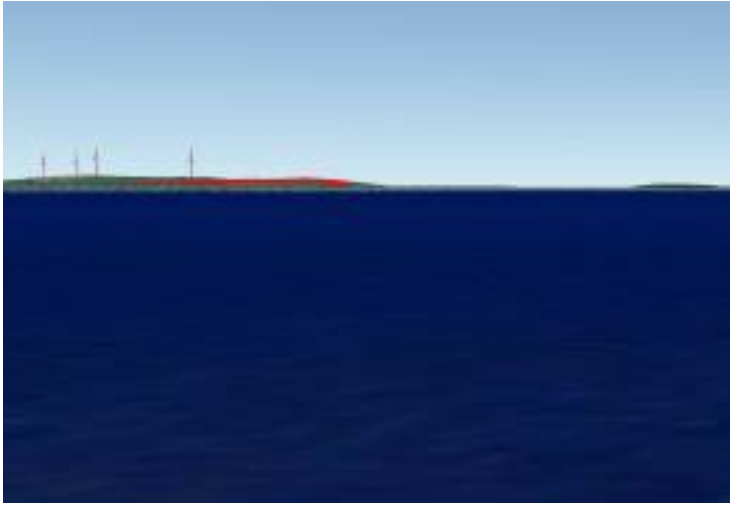
Y Camp (Night)



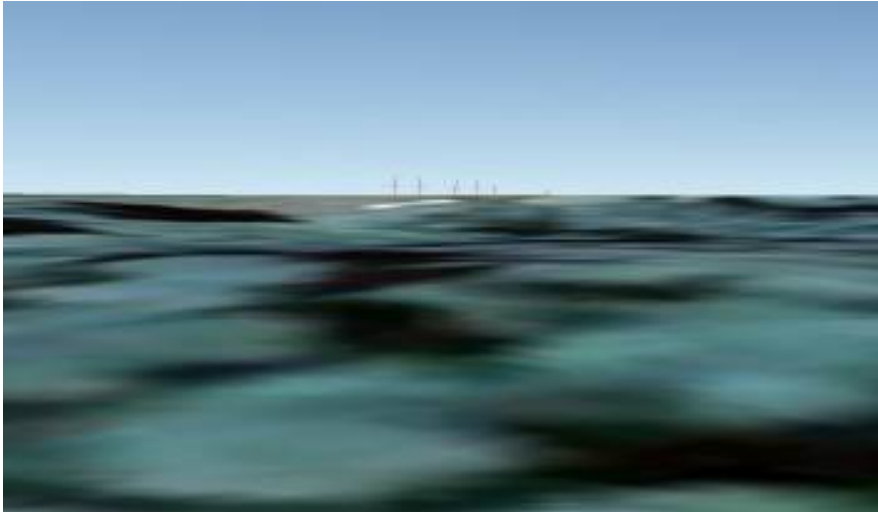
View from The Big Island



Note: Towers and Project
Boundary shown in Red



View from Harvey Lake



View from Lake George

MLA Board Research



MLA Board Research

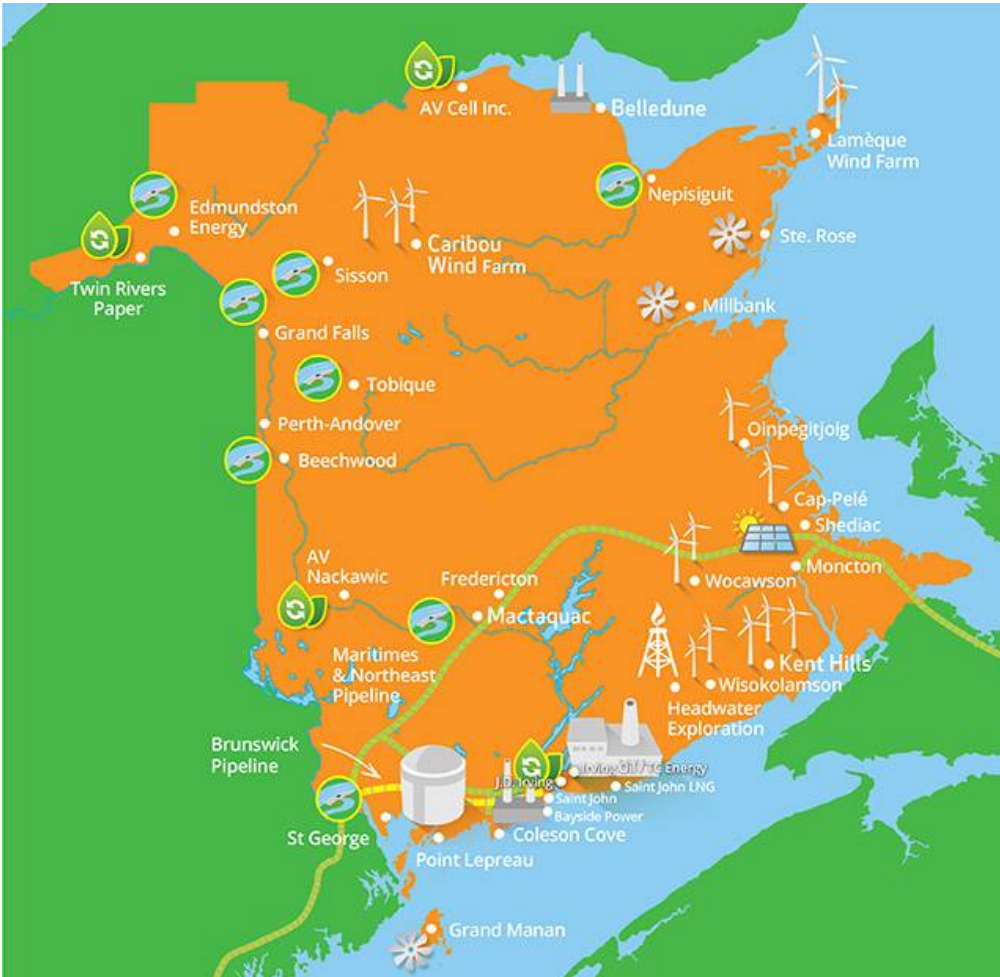
- Review of Wind Developments in NB
- Municipal Provincial and Federal Boundaries
- Protected Areas and Site Specific Wildlife Habitat Areas
- Overview of the EIA Process in NB
- Federal Guideline for National Historic Sites



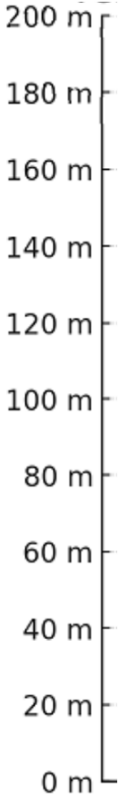
Wind Developments in the Province

- Cap-Pelé - 2.4 MW
- Oinpegitjoig - 3.8 MW
- Wisokolamson - 18 MW
- Wocawson - 20 MW
- Lamèque Wind Farm - 45 MW
- Caribou Wind Farm - 99 MW
- Kent Hills - 167.3 MW

Note: Irving Juniper Wind Farm Development and 3 Proposed SWEB Developments not shown



Size Comparison



Note: 15 Amherst Towers are highly visible in the Tantramar Marsh when entering Nova Scotia.



Amherst 2.1 MW

Note: Proposed towers are equivalent in height to a 60 Storey Building and are the Largest ever in the province.

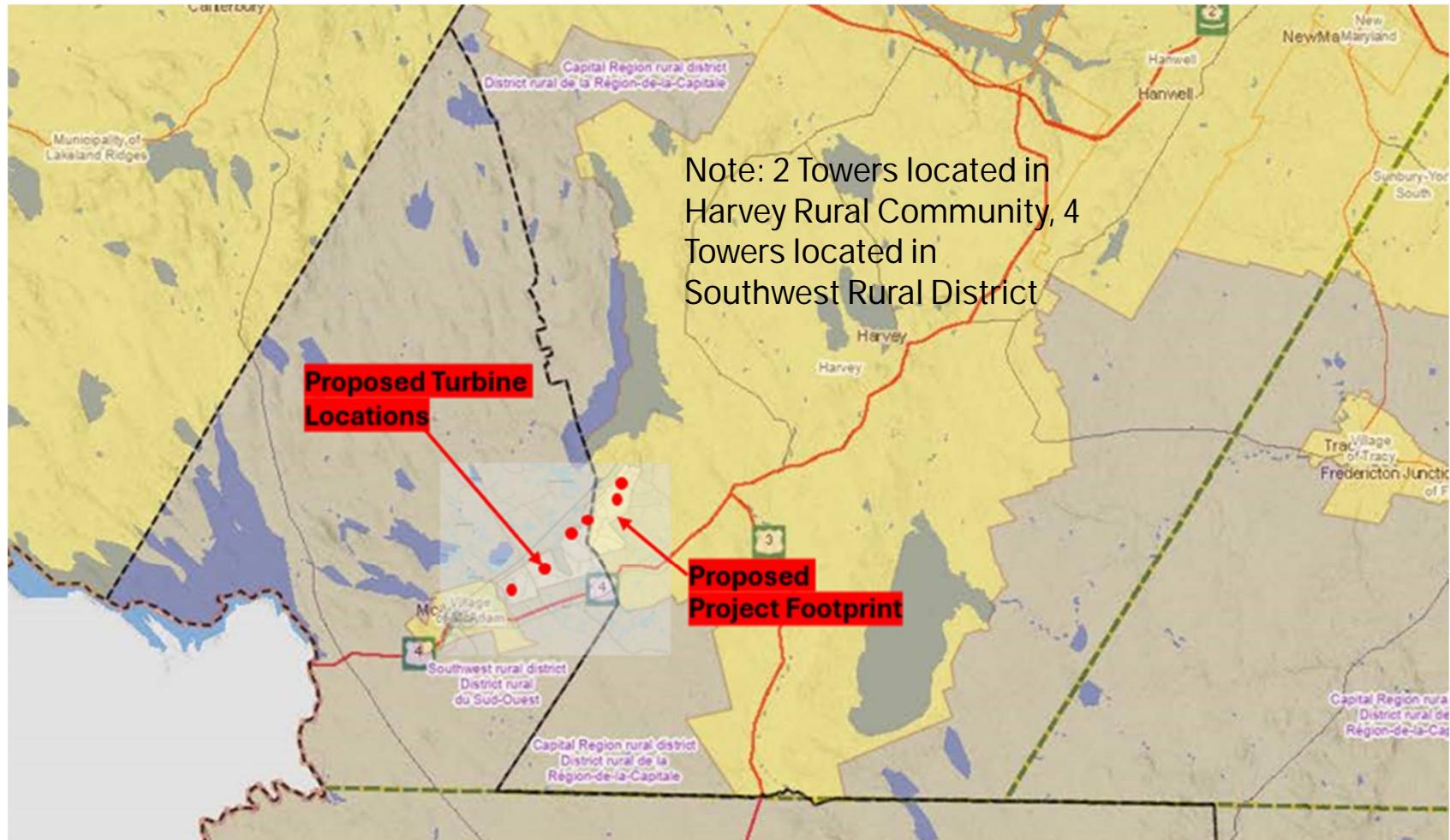


SWEB Mountain Ash 7 MW



747 Jumbo Jet

Municipal Boundaries

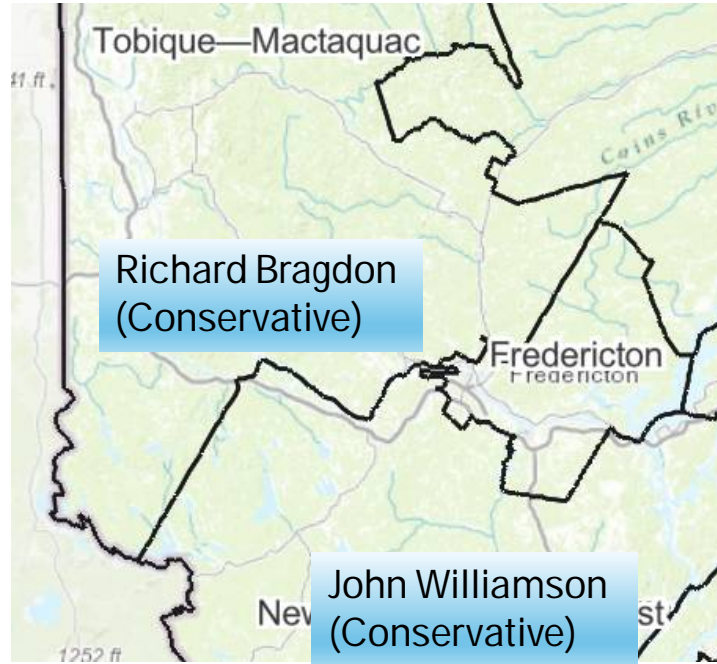


Provincial and Federal Boundaries

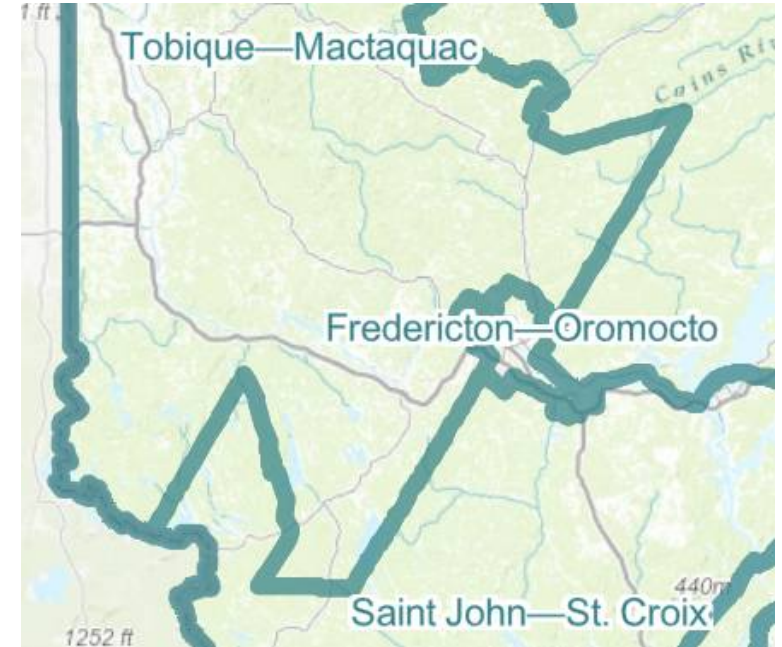
Provincial Ridings



Federal Ridings (Current)



Federal Ridings (2025 Election)



2 Towers Carleton York
4 Towers Saint Croix

All 6 Towers in New
Brunswick Southwest

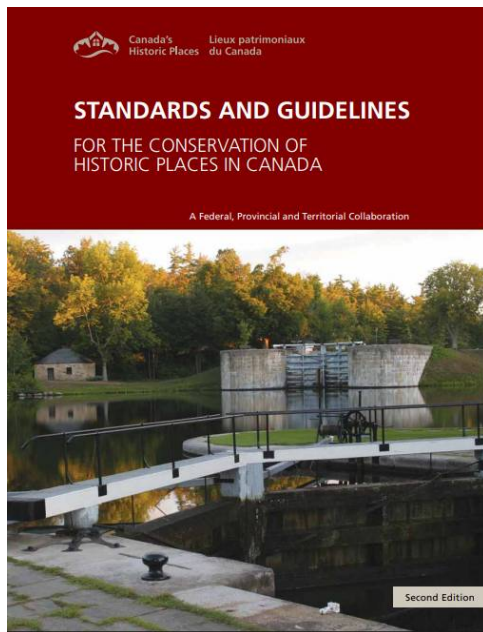
2 Towers Tobique-Mactaquac
4 Towers Saint John -Saint Croix

Overview Of Environmental Impact Assessment (EIA) Process

- Wind Farms of 3 MW or more require an EIA
- Process:
 - Pre Registration
 - Registration
 - TRC Review
 - Determination
- Assessing the impact on birds and bats, with pre-construction site surveys and post-construction monitoring plans is required.
- Public and First Nation Consultation is required

Federal Guideline for National Historic Sites

Relevant Because of the McAdam Train Station



The Canadian conservation guidelines explicitly caution that introducing green energy installations like wind turbines or solar panels into a cultural landscape “may affect its heritage value” due to their visual impact

MLA Board Concerns

- **Direct Visual Impact on Residents and Visitors**

- Existing terrain is relatively pristine
- Large towers with flashing lights will fundamentally degrade the character of the area
- Residents have made significant investments largely based on the rugged natural beauty

- **Impact of Grading on Six Unique Hilltops and Surrounding areas**

- Hilltops will be graded fairly level to accommodate each tower, 700+ ton cranes, and component laydown areas
- Access road system will be significant, to accommodate moving equipment and components, question stated 8m wide road width, real-world examples much wider
- Outdoor recreation activities like hunting, hiking, and ATVing will be affected

MLA Board Concerns

• **Impacts on Birds and Bats**

- Bald Eagles are an endangered species in the Province, several known nesting sites on the lake
- Little Brown Bats have been decimated due to white nose syndrome, wind turbines potentially threaten their recovery
- Question effectiveness of migratory bird and bat surveys (radar surveys and processing)
 - Methodology is designed for large migrations and may not represent non migrating or locally migrating birds ie Eagles
 - Bats are currently few in number, methodology cannot account for bats that would be present had they not been decimated by white nose syndrome
- Site is directly adjacent to an extensive tract of land recently set aside as protected, these lands are largely wetlands and could reasonably be expected to serve as habitat for many species of waterfowl and hunting habitat for raptors such as Eagles
- Tower No. 2 is less than 2 kilometres from an identified Site Specific Wildlife Habitat area

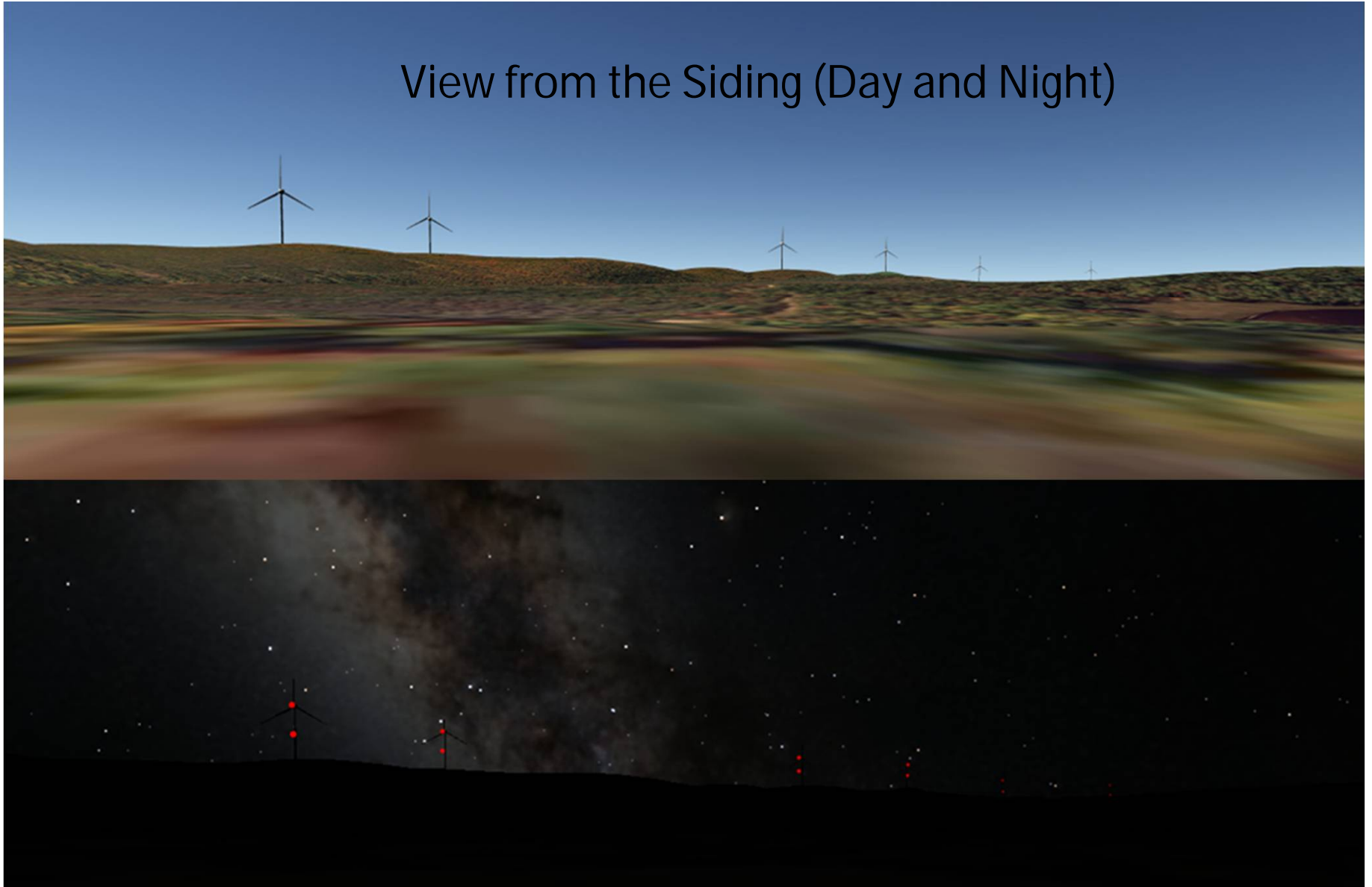
- **Noise concerns particularly for residents of the Siding**
 - Start up noise
 - Operational noise
- **Shadow Flicker particularly for residents of the Siding**
- **Safety**
 - Ice Throw poses a potential risk to winter/early spring users of nearby snowmobile/ATV trails (formulas would suggest over 400 metres)
 - Fire
- **Impact on McAdam Railway Station National Historic Site**
- **Jobs**
 - After construction only ONE full time job being created

Concerns

Direct Visual Impact on Residents and Visitors



View from the Siding (Day and Night)



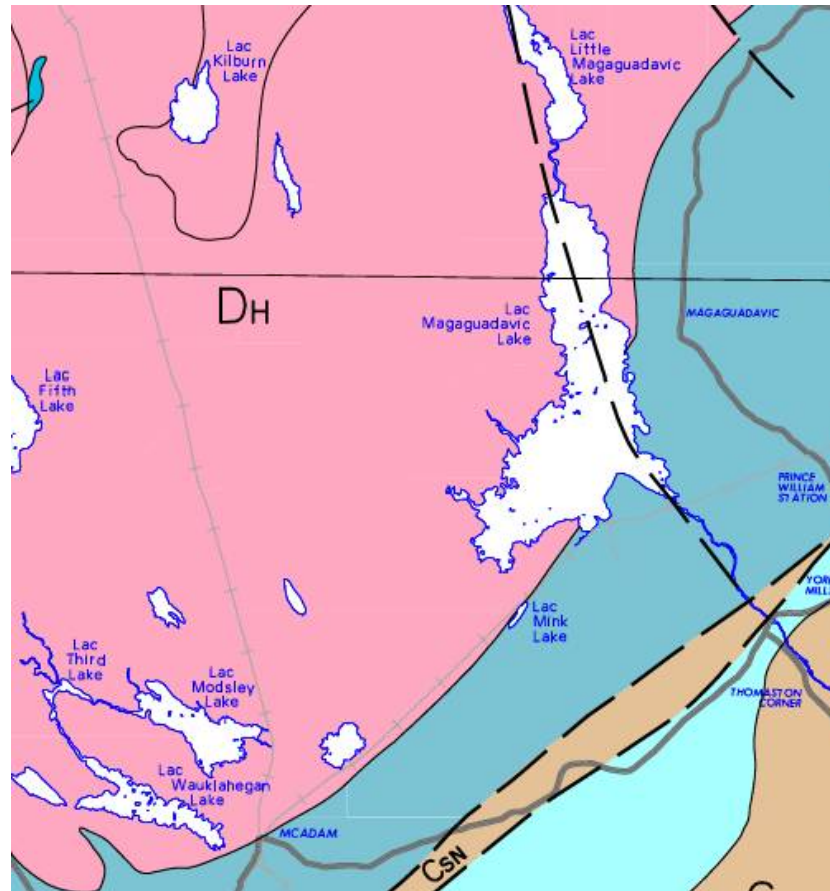
Concerns

Impact of Grading Six Unique Hilltops and Surrounding Areas



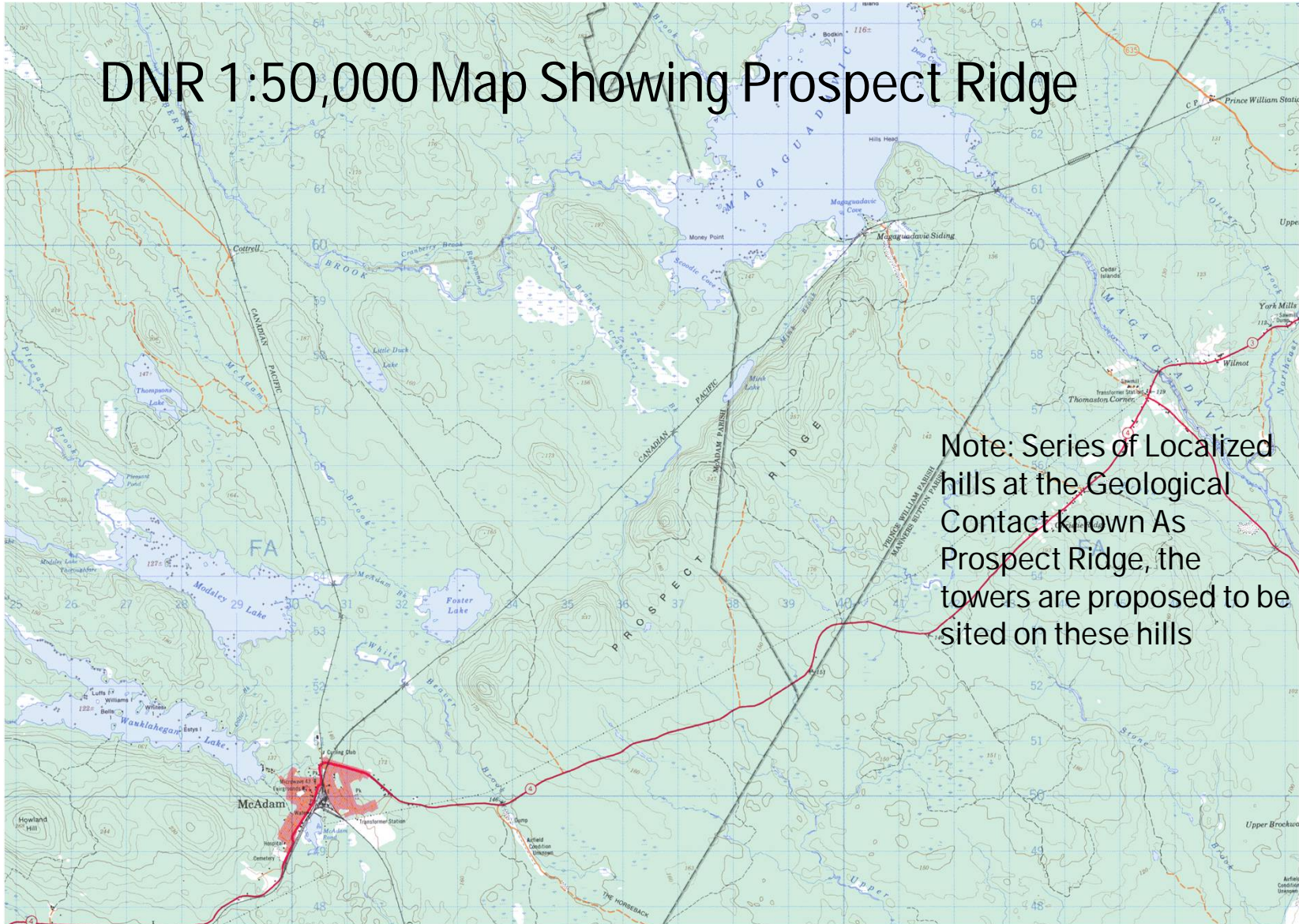
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Association

Local Bedrock Geology



Note: Site is a Ridge located at a Geological Contact between older Silurian Rocks (blue) and younger Intrusive Granite (pink). See topography next slide.

DNR 1:50,000 Map Showing Prospect Ridge



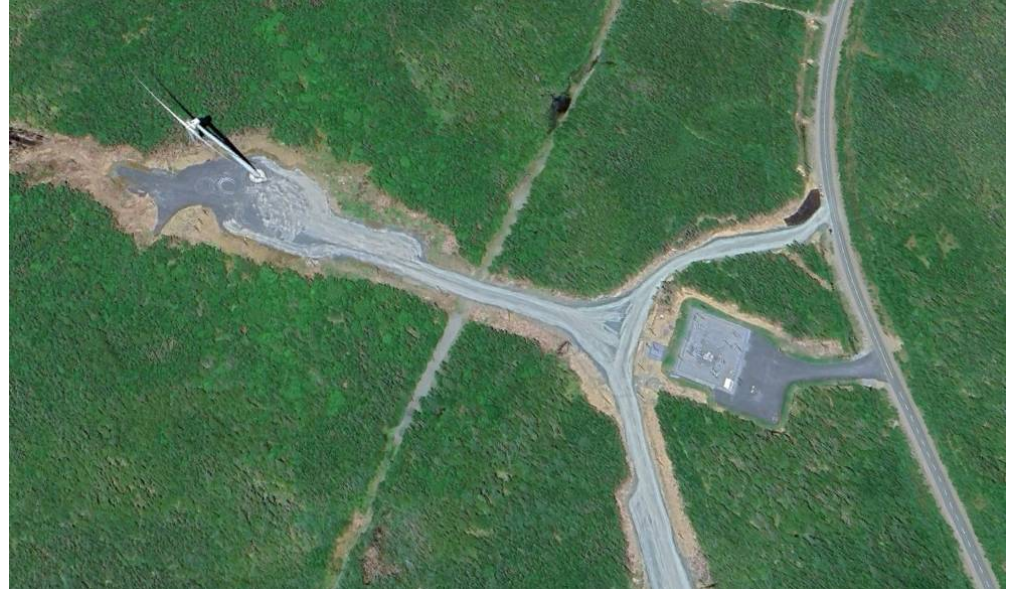
Note: Series of Localized hills at the Geological Contact known As Prospect Ridge, the towers are proposed to be sited on these hills

Example of Grading at Burchill Windfarm

Note: Cleared width for Tower is greater than one hectare



Notes: Road considerably wider than 8 metres (in this example cleared width is 40 metres). "Narrow" paved Coleson Cove road on the RHS is posted at 80 km/h



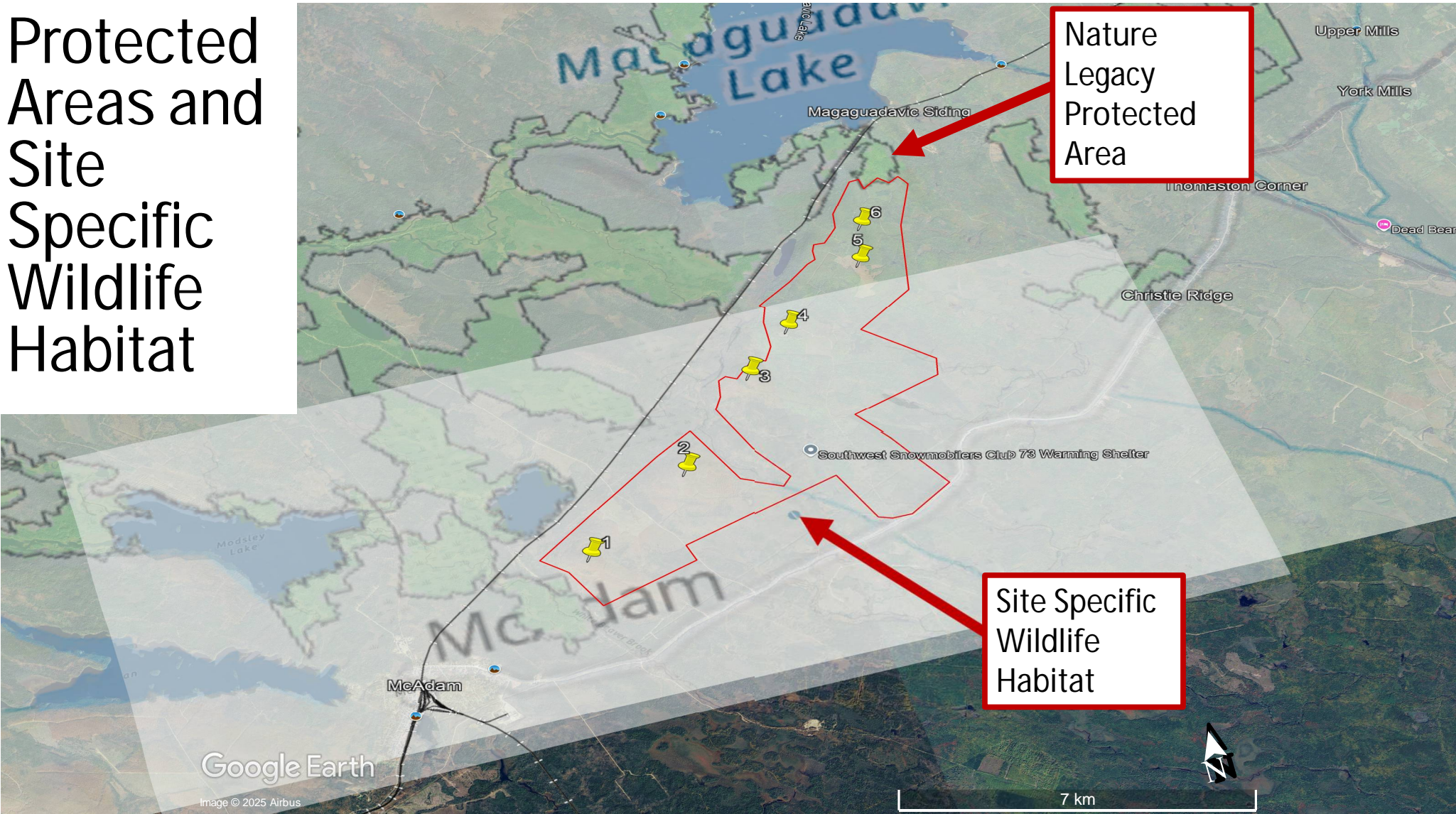
Notes: Road system will be akin to an Industrial Park. Wide road widths and large Radii are required to facilitate hauling components in and out. One blade is FIVE TIMES longer than a standard road going flatbed trailer.

Concerns

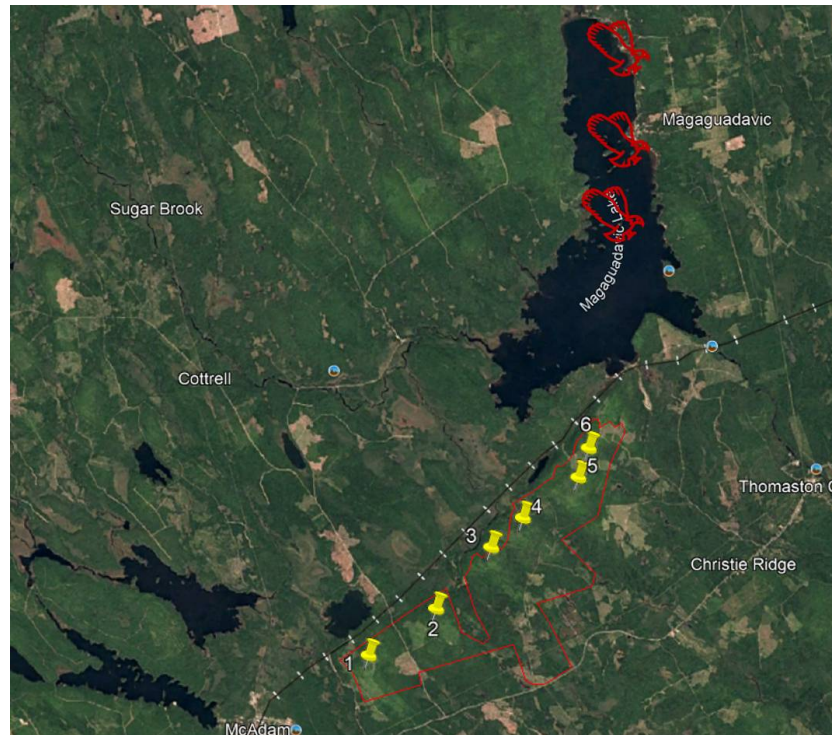
Proximity to Protected Areas and
Site Specific Wildlife Habitat



Protected Areas and Site Specific Wildlife Habitat



Known Bald Eagle Nesting Sites

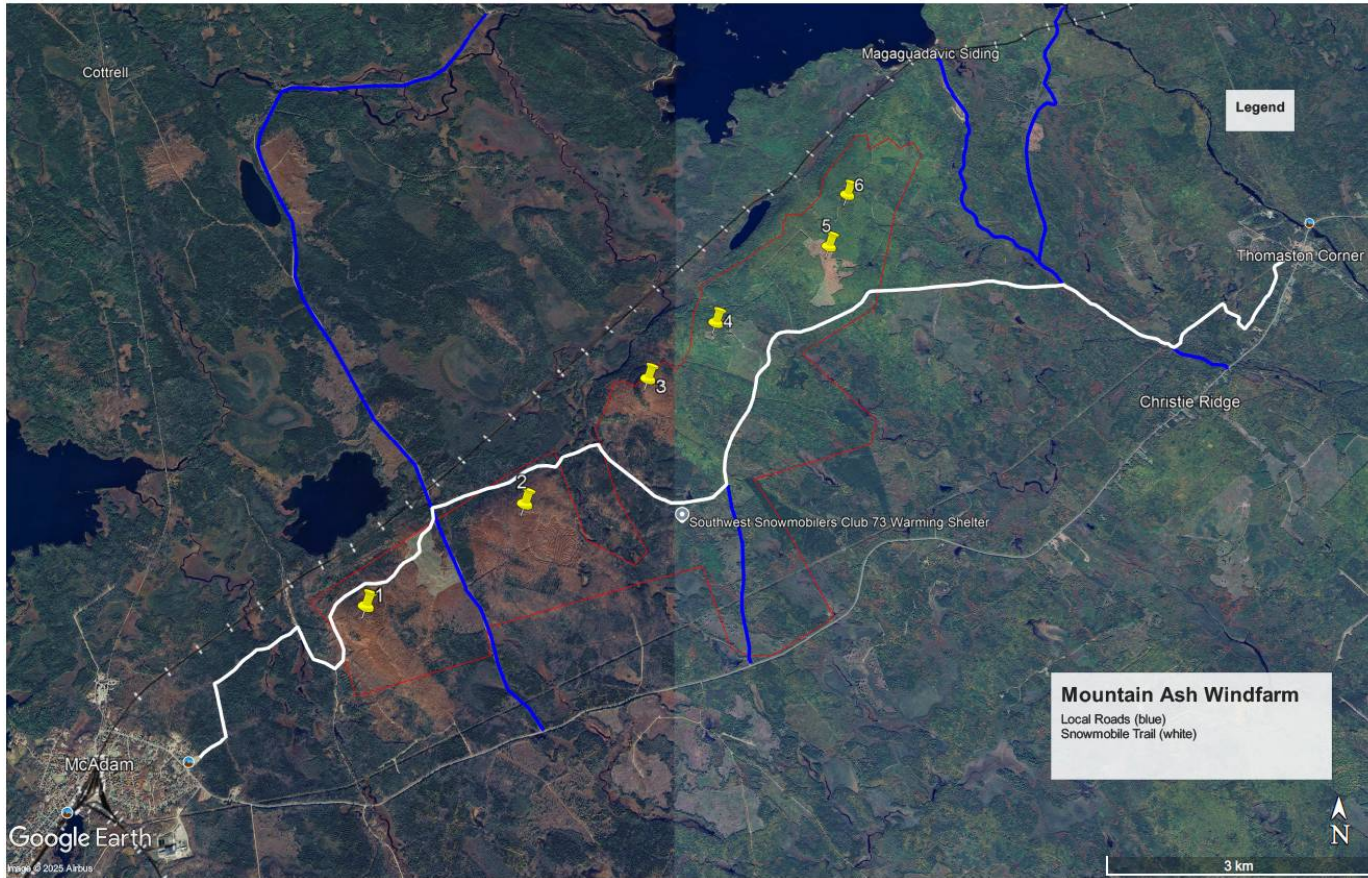


- Mink, Foster, Little Duck
Modasley, McAdam Lake??

Concerns

Proximity to Snowmobile /ATV Trail





Note: Towers are very close to Snowmobile/ATV Trail (about 200 metres in the case of Tower 1 and Tower 2)

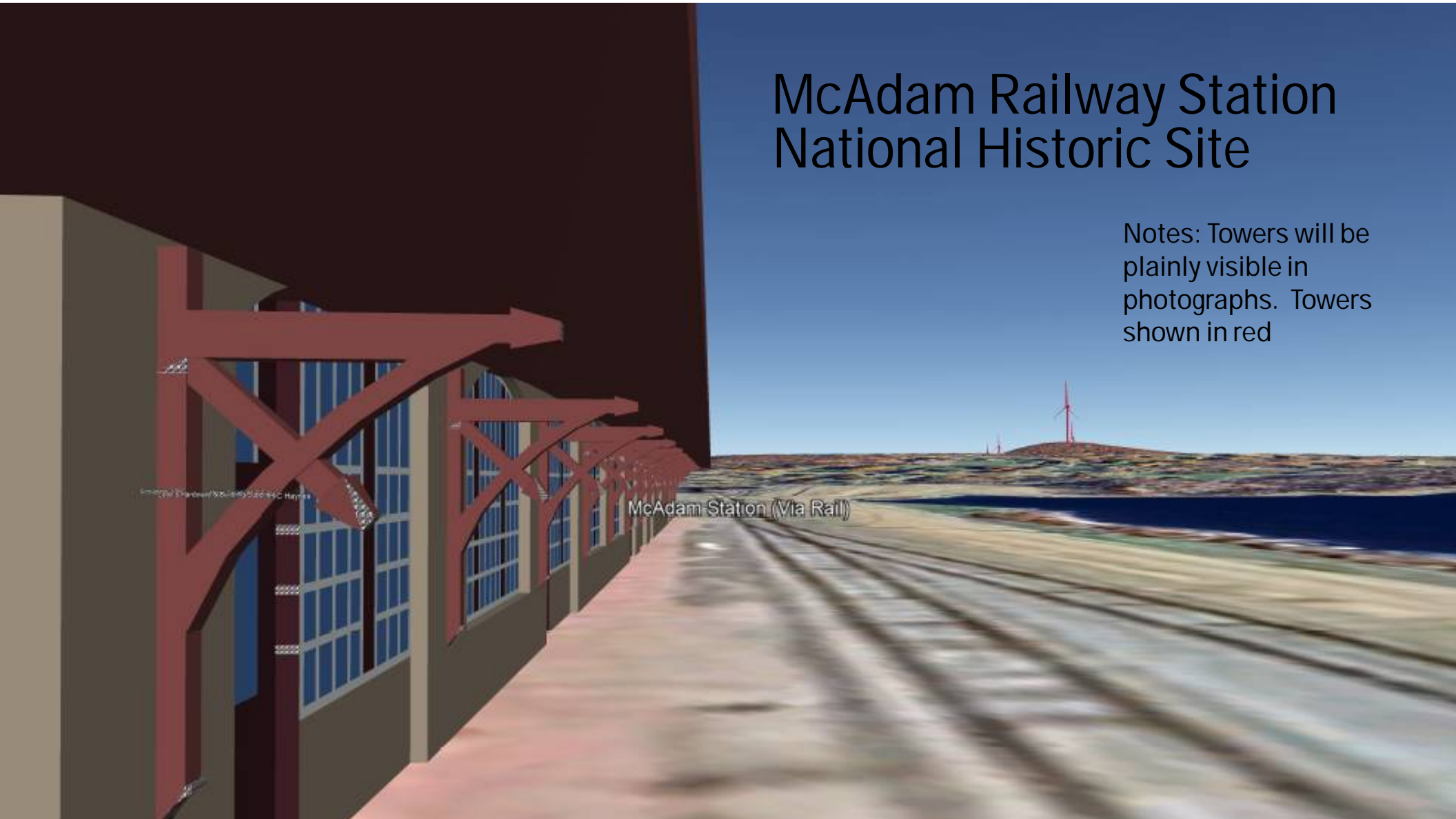
Concerns

Viewscape from McAdam Railway Station



McAdam Railway Station National Historic Site

Notes: Towers will be plainly visible in photographs. Towers shown in red



Thank You!

