

## Pollock, Meaghan Elizabeth

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**From:** @gmail.com>  
**Sent:** April 14, 2023 10:33 PM  
**To:** Environment Assessment Web Account  
**Subject:** Fwd: Ongoing studies, Higgins Mountain Wind Farm EA

**\*\* EXTERNAL EMAIL / COURRIEL EXTERNE \*\***

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Hello,

Higgins Mountain Wind Farm EA

Despite, repeated appeals such as the following I was never engaged for local knowledge, tourism expertise, broad conservation and biodiversity knowledge.

'As I have shared various times before, I am interested in assisting your research for the Higgins Wind project.

Aside from previously sharing project area information such as eastern waterfan and talus slopes locations, I also have a lot to share regarding socio-economic impact study, MEKS and visual impact study.

Please have whoever is conducting that research to reach out to me.'

They never did.

Begin forwarded message:

**From:** @elementalenergy.ca>  
**Subject: RE: Ongoing studies**  
**Date:** October 1, 2021 at 4:39:36 PM ADT  
**To:**

Thank you for reaching out and with your patience in my response.

Your local knowledge on these points will be valuable to the Project. I will follow up with you in the next week or two to arrange a session to discuss. Please advise of your availability the week of October 11th onwards.

All the best,

EIT, PROJECT COORDINATOR

d e [h@elementalenergy.ca](mailto:h@elementalenergy.ca)

2150 - 745 Thurlow St. Vancouver, BC, Canada V6E 0C5

[www.elementalenergy.ca](http://www.elementalenergy.ca)

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-----Original Message-----

From: @gmail.com>

Sent: September 27, 2021 4:54 PM

To: @strum.com>

Cc:

Subject: Ongoing studies

Hello,

As I have shared various times before, I am interested in assisting your research for the Higgins Wind project.

Aside from previously sharing project area information such as eastern waterfan and talus slopes locations, I also have a lot to share regarding socio-economic impact study, MEKS and visual impact study.

Please have whoever is conducting that research to reach out to me.

Thank you,

## Pollock, Meaghan Elizabeth

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**From:** @live.ca>  
**Sent:** April 14, 2023 10:40 PM  
**To:** @ncsnetwork.net  
**Cc:** Environment Assessment Web Account; ;  
**Subject:** FW: Higgins Wind Farm EMI Study- Official Letter of Objection  
**Attachments:** 230414 Electromagnetic Interference - NCS.pdf

You don't often get email from @live.ca. [Learn why this is important](#)

**\*\* EXTERNAL EMAIL / COURRIEL EXTERNE \*\***

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Thanks for sending us your Letter of Objection regarding the proposed Higgins Mountain Wind Farm Project. We engaged Strum to provide a formal response to concerns detailed in your March 17<sup>th</sup> letter. Please find the a Strum response letter attached.

The NCS Letter of Objection is the only objection we have received amongst all the other Commuincation and Radar System Operators that we consulted in the region. To confirm, an EMI study for the project was completed by Strum and included within the Project's environmental assessment registration document (EARD). The Project's EARD can be found on the [Nova Scotia Environment and Climate Change website](#) and the details of the EMI study can be found in *Section 10.2*.

We understand NCS is committed to providing fast and reliable telecommuincations services to your customers. Further to the EMI study completed for the EARD with additional information provided in the attached Strum response, it is our understanding that interference to telecommuincations services NCS provides is not anticipated, based upon the location of the NCS tower near Folly Mountain (adjacent to the Higgins Mountain access road from Hwy 4) and the location of other registered commuincations towers in the region.

We understand that strum had previously requested additional technical information such as the location of other unregistered NCS towers, transmit / receive frequencies, and licence numbers to associate commuincations between the NCS and other towers in the area. With the receipt of this information, we are happy to have strum further assess potential commuincation tower interference over Higgins Mountain and associated with the proposed Higgins Mountain Wind Farm wind turbine locations.

Please don't hesitate to follow up should you have any further questions regarding the Higgins Mountain Wind Project and the proposed location of wind turbines on Higgins Mountain. We are happy to meet with your team to better understand your concerns, further describe the scope of the EMI study and discuss the scope of further investigations as it related to the potential for interference with NCS telecommuincations customers.

Sincerely,



**Development Consultant**

2150-745 Thurlow St.  
Vancouver, BC, Canada V6E 0C5  
**elementalenergy.ca**



B Corps are businesses that meet the highest verified standards of social and environmental performance, transparency and accountability.

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**From:** @ncsnetwork.net>  
**Sent:** Friday, March 17, 2023 10:30:17 AM  
**To:** @elementalenergy.ca>; @strum.com  
**Cc:** ea@novascotia.ca <ea@novascotia.ca>  
**Subject:** Higgins Wind Farm EMI Study- Official Letter of Objection

Good Afternoon,

Please see the attached letter to be received as a letter of objection.

Respectfully,

NCS Managed Services Inc.

**\*\*\*PLEASE NOTE IF YOU ARE EXPERIENCING ISSUES WITH YOUR INTERNET CONNECTION CALL 1-877-473-3660 OPTION 103\*\*\***

## Pollock, Meaghan Elizabeth

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**From:** gmail.com>  
**Sent:** April 14, 2023 10:40 PM  
**To:** Environment Assessment Web Account  
**Subject:** Fwd: Chance to Meet at the Ski Hill on Monday?

**\*\* EXTERNAL EMAIL / COURRIEL EXTERNE \*\***

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Hello,

Higgins Mountain Wind Farm EA more relevant email discussions with Proponent regarding Visual Simulations and my repeated offers to help and assist them to get it right.

Edit highlights April 2023

Begin forwarded message:

**From:** [@strum.com](#)>  
**Subject: Re: Chance to Meet at the Ski Hill on Monday?**  
**Date:** October 1, 2021 at 4:35:27 PM ADT  
**To:** [@gmail.com](#)>  
**Cc:**

Hi Everyone

I'm happy to take direction from our client about getting additional photos from different locations, but it is too short of notice to arrange for our staff to be on site this weekend. We do follow a specific methodology for capturing photos for the visual assessments that does include using a tripod, a DLSR camera **with a specific focal length for the correct perspective**, and georeferencing equipment (GPS) for bearing and elevation.

We can discuss the next steps for locations and visual renderings next week.

Regards,

On Fri, Oct 1, 2021 at 1:22 PM  
Hello,

[@gmail.com](#)> wrote:

Can you answer the questions I put forward to you first and CC your answers with the group please.

Again, Strum should come this weekend.

On Oct 1, 2021, at 1:16 PM, [@3g-energy.com](mailto:)> wrote:

Regarding the visit on Monday, can you provide a phone number so we can coordinate?

---

**From:** [@gmail.com](mailto:)>  
**Sent:** October 1, 2021 11:24 AM  
**To:** [@3g-energy.com](mailto:)>; an  
<[sduncan@strum.com](mailto:sduncan@strum.com)>; [@elementalenergy.ca](mailto:@elementalenergy.ca)>  
**Cc:**

**Subject:** Re: Chance to Meet at the Ski Hill on Monday?

Hello,

We have been requesting this work for the past 3 years. Waiting until the last minute, the day before your Open House, to complete this important work is beyond irresponsible.

I suggest Strum staff comes today or this weekend to complete the work to have a chance to have useful visual representations ready for the Open House. I will make myself available to them.

I can take Strum staff to some of the many locations on our property where 6 turbines will be *Visually Dominant* and another 6 turbines are *Generally Dominant*. Doing the work before the end of the weekend will make it possible to have visual representations ready for your Open House. Taking photos on Monday will make it impossible

I can take Strum staff to the same locations you previously took photos to show how contrived those locations were to help minimize visual impacts. Literally 20-50' to the right of previous Ski Wentworth photos will show a dramatic impact difference than

your photos that appear to attempt to hide all southwest views. Your photos seem to purposely face north west of any turbines except your existing defunct turbines.

I would also be happy to take Strum to other properties around the area that will show markedly worse Visually Dominant sightlines. Again your first round of visual sightlines appear to purposely downplay visual impacts.

I found this Scottish research paper on how to take good photos for industrial wind complex visual impact analysis to be particularly helpful for type of camera used, lens choice, tripod, levelling suggestions, etc... to make the visual representations as close as possible to what the human eye actually sees.

<https://www.nature.scot/sites/default/files/2019-09/Guidance%20-%20Visual%20representation%20of%20wind%20farms%20-%20Feb%202017.pdf>

**Will Strum be using a high definition DSLR camera with tripod? If not, I can hire a professional photographer to join us.**

**Will you somehow have good quality visual representations ready for the Open House on Tuesday Oct 5th?**

I would also be happy to show you and Maryam around the mountain on Monday if Strum comes today or this weekend.

Thank you,

PS

Waiting to hear back from you and various topics I previously emailed you about including;

1. "As I have shared various times before, I am interested in assisting your research for the Higgins Wind project.  
Aside from previously sharing project area information such as eastern waterfan and talus slopes locations, I also have a lot to share regarding socio-economic impact study, MEKS and visual impact study.  
Please have whoever is conducting that research to reach out to me."
2. Do you plan to invite, as previously requested, TIANS & \_\_\_\_\_ to the next CLC meeting so CLC members can hear what they have to say instead of only inviting them to the Open House where most CLC members and the community won't have the opportunity to hear what they have to say?
3. \_\_\_\_\_ did you receive my comments, additions, and corrections to your last CLC Minutes report? I would like the minutes to more accurately reflect some of our discussions I believe were omitted or incorrect for the public record.

4. When do you start the socio-economic study that is required for the EA? Ski Wentworth, the largest employer in Cumberland County, TIANS and hopefully the new provincial Tourism department are all on standby waiting to hear to Strum as previously stated numerous times.

On Oct 1, 2021, at 10:51 AM, [@3g-energy.com](#) wrote:

I am bringing my camera plus I am taking on a site tour on Monday. Probably in the afternoon. Would we be welcome to visit the ski hill and take some photos for the simulations? How can we reach you?

Best regards,

General Manager  
3G Energy Corp  
3808 Armitage Ave, Dunrobin, ON, K0A1T0  
Phone:  
Email: [@3g-energy.com](mailto:@3g-energy.com)  
Website: [www.3g-energy.com](http://www.3g-energy.com)

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President



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Tel: 902.835.5560 (24/7)  
Fax: 902.835.5574  
Cell:

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## Pollock, Meaghan Elizabeth

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**From:** @gmail.com>  
**Sent:** April 14, 2023 10:45 PM  
**To:** Environment Assessment Web Account  
**Subject:** Fwd: Higgins Mountain Wind: November CLC Meeting

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Hello,

Higgins Mountain Wind Farm EA - moose information 2021

The following highlights November 2021 as the first time attempted to share Best Practice for industrial activity in core moose habitat. shared with proponent in 2022.  
The 2023 EA does not acknowledge this information or the longer version

Begin forwarded message:

**From:** @Dal.Ca>  
**Subject: Re: Higgins Mountain Wind: November CLC Meeting**  
**Date:** November 23, 2021 at 1:38:29 PM AST  
**To:**  
<  
@3g-energy.com>, "

Good day, all.

Thank you for the invitation. Unfortunately, I have a pre-existing standing commitment Tuesdays 5:00-7:00. I might be able to join after that.

Points that I would be looking for or recommending in terms of windmill (and road) location are:

1. Locations should be concentrated so as to minimize footprint of site impact (clearing) caused by windmills, associated construction, access and maintenance roads and any other infrastructure;

2. Layout should be such that moose could move across the site in both directions (e.g., east-west and north-south) (1) without being more than 200 m from mature forest cover and ideally (2) with no or minimal road crossings;
3. To avoid indirect impacts on moose:
  - a. Any roads that can be decommissioned post construction should be, and those that cannot should be gated, with restricted access, to minimize opportunities for disturbance due to motorized recreational and other human uses, including poaching;
  - b. Cleared areas needed for construction but not needed for operations should be restored to enhance recovery of forest cover, to benefit moose and discourage deer (who carry a brain worm that kills moose).

Warm regards.

## Pollock, Meaghan Elizabeth

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**From:** @gmail.com>  
**Sent:** April 14, 2023 10:52 PM  
**To:** Environment Assessment Web Account  
**Subject:** Fwd: Higgins Visual Simulation

**\*\* EXTERNAL EMAIL / COURRIEL EXTERNE \*\***

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Higgins Mountain Wind Farm EA Visual Simulations

Community members have been requesting Visual Simulations of specific popular look-offs since before 2021. This may be the first evidence I have of sharing it with Proponent. The Look-off (Hostel trails) and the Ridge trail look-off (Ski Wentworth) both have impressive commanding views looking southeast-south-southwest.

The Proponent has not presented these in their Visual Impact work.

Thanks,

Begin forwarded message:

**From:** @gmail.com>  
**Subject: Re: Higgins Visual Simulation**  
**Date:** November 24, 2021 at 8:51:54 AM AST  
**To:** @elementalenergy.ca>  
**Cc:** [info@higginswind.com](mailto:info@higginswind.com), [ea@gov.ns.ca](mailto:ea@gov.ns.ca)

Hi,

Great you have agreed to do a simulation for one of my properties. Thank you.

But I must insist you complete visual simulations for all my properties including two look-offs while your team is in Nova Scotia in 2021.

One look-off has been a NS staple of hiking, orienteering since the 1960's. It is one of NS's most iconic scenic look-offs.

Winter is coming and it will make accessing some of these locations much more difficult for you.

I understand some of your team is in NS for more than a week so no excuse not to get them all done now.

Thank,

On Nov 23, 2021, at 9:59 PM, Maryam Baksh [@elementalenergy.ca](mailto:maryam@elementalenergy.ca)> wrote:

Hi ,

Friday before 3:30 works for us. I'll follow up with you with more detailed arrangements tomorrow.

Completely acknowledging your visual simulation requests for your other properties near Wentworth Falls. Let's keep in touch for arrangements for these photos in the near future, as well as for the look-offs.

Best,

<image001.gif>

, EIT, PROJECT COORDINATOR  
e [@elementalenergy.ca](mailto:maryam@elementalenergy.ca)  
2150 – 745 Thurlow St. Vancouver, BC, Canada V6E 0C5  
[www.elementalenergy.ca](http://www.elementalenergy.ca)

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**From:** [@gmail.com](mailto:maryam@elementalenergy.ca)>  
**Sent:** November 23, 2021 5:55 PM  
**To:** [@elementalenergy.ca](mailto:maryam@elementalenergy.ca)>; [info@higginswind.com](mailto:info@higginswind.com)  
**Cc:** [ea@gov.ns.ca](mailto:ea@gov.ns.ca)  
**Subject:** Re: Higgins Visual Simulation

Hello,

I'm around Friday before 3:30.

As stated in previous requests I would like a visual simulation from my home property and at no less than five from my other properties near the Wentworth Falls where I am developing 4 season tourism assets including accommodations, public trails and mountain landscape viewing areas.

Also as previously shared there are two much loved local look-offs that need to be included in your assessments. The Wentworth Hostel Look-off and The Ridge trail look-off.

Thank you,

Sent from my iPhone

On Nov 23, 2021, at 9:29 PM, Maryam Baksh  
[@elementalenergy.ca](#)> wrote:

Hi ,

Nice connecting with you again during the CLC. As a follow up to our call, I wanted to touch base with you on your request for visual simulations to be conducted from your property on Folly Lake. I will be in the Folly Lake area with a photographer this Friday from late morning to early afternoon. Are you available to meet with us to collect a photo from your home property?

Have a great evening,

<image001.gif>

, EIT, PROJECT COORDINATOR

[@elementalenergy.ca](#)

2150 – 745 Thurlow St. Vancouver, BC, Canada V6E 0C5

[www.elementalenergy.ca](http://www.elementalenergy.ca)

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## Pollock, Meaghan Elizabeth

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**From:** @gmail.com>  
**Sent:** April 14, 2023 10:58 PM  
**To:** Environment Assessment Web Account  
**Subject:** Fwd: Socio-economic impact study. Higgins Mountain Wind project

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Hello,

Higgins Mountain Wind Farm EA - CLC, socio-economic impact study, visual assessments,

Begin forwarded message:

**From:** @gmail.com>  
**Subject: Re: Socio-economic impact study. Higgins Mountain Wind project**  
**Date:** February 17, 2022 at 12:34:11 PM AST  
**To:**

Hello,

I have repeatedly and recently asked Higgins Mountain Wind Project consortium for certified **visual assessments** for several high value tourism properties. You recently shared the following;

"We will conduct the remaining visual assessments from a representative sample of vantage points in late spring. As the weather conditions haven't been favourable this past winter season, we will be completing our visual assessments when the weather is more reliable. "

This is ridiculous! Over 70,000 visitors will be recreating in Wentworth area this winter alone. While we have had quite a few storms this year we have also had many perfect weather, blue sky, no wind, and warm days. Environmental consultants are very well prepared for challenging weather conditions as they do their important environmental assessment work in the field.

People are out snowshoeing, nordic skiing, downhill skiing, fat biking, waterfall hunting every day this winter.

The attached photo below was taken from across the Hwy from the famous Wentworth waterfalls on my property I plan to add rental cabins and create new public trailhead access. Photo looks west above the falls, and Higgins Brook and would have significant flicker & visual impact from your planned turbines #6, #7, #8, #9, #10 and maybe more. Photo location is a one minute walk from the well maintained Hwy #4, I can supply snowshoes to anyone undertaking assessments if required.

Surely your environmental consultants can find a blue sky weather window to do their assessments now.

I am getting stressed by the lack of action you are taking!!!!!!

Myself and others have been asking you for input on their **socio-economic impact analysis** for several years. So far we have been denied any opportunity to share.

“the socio-economic study is underway, and our consultants are following practices as prescribed by the provincial EA to complete this study.”

can you please share what “practices (are) prescribed by the provincial EA to complete this study”?

A very frustrated, concerned and stressed out local resident and business owner,

On Feb 16, 2022, at 9:23 PM,

[@elementalenergy.ca](mailto:@elementalenergy.ca)> wrote:

Hi

Thank you for your email.

Please be assured that the socio-economic study is underway, and our consultants are following practices as prescribed by the provincial EA to complete this study.

We will conduct the remaining visual assessments from a representative sample of vantage points in late spring. As the weather conditions haven't been favourable this past winter season, we will be completing our visual assessments when the weather is more reliable.

Again, thank you for reaching out.

Best,

FCT COORDINATOR

[@elementalenergy.ca](mailto:@elementalenergy.ca)

2150 – 745 Thurlow St. Vancouver, BC, Canada V6E 0C5

[www.elementalenergy.ca](http://www.elementalenergy.ca)

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-----Original Message-----

From: [@gmail.com](mailto:@gmail.com)>



Sent: February 10, 2022 9:30 AM

To: [@elementalenergy.ca](mailto:)>

Cc: [ea@gov.ns.ca](mailto:ea@gov.ns.ca); [wind.info@novascotia.ca](mailto:wind.info@novascotia.ca)

Subject: Socio-economic impact study. Higgins Mountain Wind project

Hello

Colchester County mayor summoned the Higgins Mountain Wind partners to a meeting in late 2021.

You said the partnership will be submitting a socio-economic impact study the same time you submit your Environmental Assessment to the EA office.

You are probably aware I have been asking for a Socio-Economic Impact Analysis for as long the CLC has been meeting.

And I am still waiting for visual assessments from various locations you have promised assessments for. So far you have ignored the location that camera battery died and the popular look-offs we have discussed.

Like a good EA, a proper Socio-Economic Impact Analysis takes time and please note that no one from your group or consultants have reached out to Ski Wentworth, NCS Managed Services or other companies operating in the immediate area.

When do you plan to begin your Socio-economic impact study?

When do you plan to do visual assessments for the areas you haven't assessed but promised?

The Higgins Mountain industrial wind project has consistently failed and has not followed up as promised.

Thank you,



## Pollock, Meaghan Elizabeth

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**From:** gmail.com  
**Sent:** April 14, 2023 11:12 PM  
**To:** Environment Assessment Web Account  
**Subject:** Proposed Project Comments

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Project: higgins-mountain-wind-farm Comments: I disapprove of the Higgins Mtn wind farm I am worried that the risks out way the benefits of erecting a massive industrial windfarm. I love the lifestyle we have here in Wentworth with 4 seasons of recreation, the wildlife, nature and the peace and enjoyment found here in throughout the four seasons of Wentworth. .The size and scale of the project is massive, 623 feet on top the of our 900 foot hills is massive. Other issues have come up in the past, such as clearcutting on the top of Higgins Mtn, after a rainstorm the Wallace River fills much faster. WW valley is a watershed area. we all depend on crocks, springs or shallow wells for drinking water. The current report states only a few streams that run off Higgins Mtn toward the wallace River, as you can tell after a heavy rain storm you cant possibly count the run-off streams entering the Wallace River. The wildlife in the valley is amazing and enormous. It is recognized that turbines are harmful to them. The moose is protected. We want to protect are area from the oversized windmills to preserve the nature=al beauty the Wentworth Valley has to offer to date. Please reconsider the construction of the Windmill Farm. Thank you Name: Email:

@gmail.com Address: Municipality: Wentworth email\_message: Privacy-Statement: agree x:  
43 y: 29



April 17, 2023

Honourable Timothy Halman  
Minister of Environment and Climate Change  
Nova Scotia Department of Environment and Climate Change  
PO Box 442  
Halifax, NS B3J 2P8

6589 Chebucto Road, Suite 201  
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800.948.4267  
Fax. 902.422.0184

[www.tians.org](http://www.tians.org)

Dear Minister Halman,

On behalf of the Tourism Industry Association of Nova Scotia (TIANS), we are writing to express our position as it relates to the request for public input into the proposed Higgins Mountain Wind Farm Project.

TIANS has been a longtime champion of highlighting the connection between a healthy environment and a sustainable tourism industry. Tourism sector operators are respectful of the need for increased use of renewable energy sources; many business owners were early adopters of best practices in sustainability. However, the lack of a historically strong regulatory framework is resulting in proposals of this nature at locations that are inappropriate in site as well as scale. A number of jurisdictions around the world, particularly in Europe, are rethinking onshore wind development policy in light of environmental concerns and current economic models that favour the companies, not the jurisdiction. Nova Scotia should be approaching similar decisions around this in context of a Nova Scotia First policy.

TIANS in partnership with Tourism Nova Scotia is currently embarking on the development of a holistic tourism strategy that will provide a framework for new economic growth. One of greatest assets for the Tourism Industry is our natural product. A healthy tourism industry is integrally linked with a healthy environment. Adventure and recreational based activities are the fastest growing sectors of the tourism economy, which pre-Covid-19 generated \$2.7 billion in revenue and generated over \$450 million in tax. People are seeking destinations that value and demonstrate environmental stewardship.

The Wentworth Valley, home to Higgins Mountain, attracts over 100,000 visitors annually who enjoy the stunning lookoffs, waterfalls, trails and mountains. Along with being a core habitat for endangered mainland moose, the area is synonymous as a ski destination, and holds tremendous value as a 4-season destination for visitors. The proposed wind farm development at this site, and the potential long-term effects warrant a deeper examination of impacts and TIANS suggest a comprehensive socio-economic impact analysis be completed prior to final decisions being made.

Honourable Timothy Halman

April 17, 2023

Page 2

As we emerge from COVID-19, our environmental priorities should be aligned with our economic opportunities. The concerns raised around the siting and size of wind projects are symptomatic of the broader need for a comprehensive strategy that will support meeting environmental goals without sacrificing the natural assets that the tourism industry is built on. The development of coordinated and robust regulatory processes, from all levels of government, will be an important step in advancing these values.

TIANS appreciates the opportunity to provide a tourism perspective around this important issue.

Sincerely,

TIANS Chair



TIANS President



cc: TIANS Board

Minister Pat Dunn, Communities, Culture, Tourism and Heritage