MUNICIPAL COUNCIL

Monday, October 27, 2025 @ 7 p.m.

COUNCIL CHAMBERS/YOUTUBE STREAMING CHANNEL

1. Call to Order
2. Land Acknowledgement
3. Approval of Agenda
4. **Presentation:** IESO Nova Scotia regarding Fast Acting Natural Gas Power Generation proposed for Salt Springs and Marshdale.
5. Adjournment

Fast Acting Natural Gas Power Generation

Proposed for Salt Springs and Marshdale

Meeting of the Committee of the Whole

Municipality of Pictou County

October 27, 2025

Agenda

- Nova Scotia's new Independent Energy System Operator – IESO Nova Scotia
- Upcoming procurement for new energy generation
- Proposed fast acting natural gas generation - Salt Springs and Marshdale
- Community engagement
- Community benefits
- Anticipated questions and concerns
- Questions

Introductions - IESO Nova Scotia Team Members

- Aaron Long, P.Eng., Procurement and Projects Manager
- Colleen Rollings, P.Eng., Procurement Project Lead
- Matthew Sears, Local Field Support Coordination
- Rob Batherson, Communications
- Cathy MacIsaac, Communications
- Steve Rankin, Engagement
- Mary-Frances Lynch, Engagement
- Johnny Johnston, President and CEO

Introduction to IESO Nova Scotia

- Independent, not-for-profit entity, assuming key system functions from Nova Scotia Power
- Born out of the *More Access to Energy Act 2024*
- Overseeing electricity grid and long-term planning and procurement
- Ensuring an affordable, reliable, resilient system, ready for clean energy future
- Delivering on *Clean Power Plan 2030* - 80% renewables by 2030, stop using coal fired electricity by 2030
- Working in best interest of the province, not shareholders

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Procurement of new energy generation

- Coal plants (1,232MW) closing by 2030, renewables increasing (1,000MW+ wind)
- Critical to have reliable, stable electricity supply when renewables aren't available
- Roadmaps: *Integrated Resource Plan* (NSPI), *Clean Power Plan* (Gvt of NS)
- IESO Nova Scotia competitive procurement, at least 300MW of new generation
  - Goals - reliability, lowest price for ratepayers
  - First procurement for fast acting natural gas power
- Future procurements for batteries, hydrogen, other technologies

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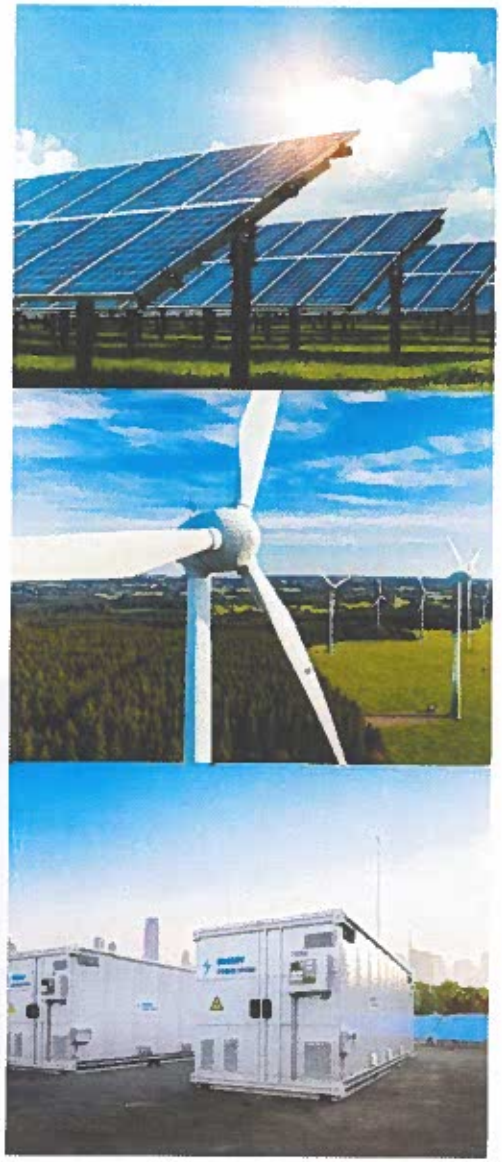

Proposed Fast Acting Natural Gas Power Generation

Salt Springs and Marshdale

Fast Acting Natural Gas Power Generation

- Submitting permits for 300MW facility at each Salt Springs and Marshdale
- RFP for proponent to build and own at least 300MW
  - May not use both proposed sites
  - Site selection based on community, environmental, and cost factors
- Facility will not run 24/7
- Lower CO_2 emissions than existing coal
- Supports the build out of more renewables

Sample 300 MW fast acting natural gas facility

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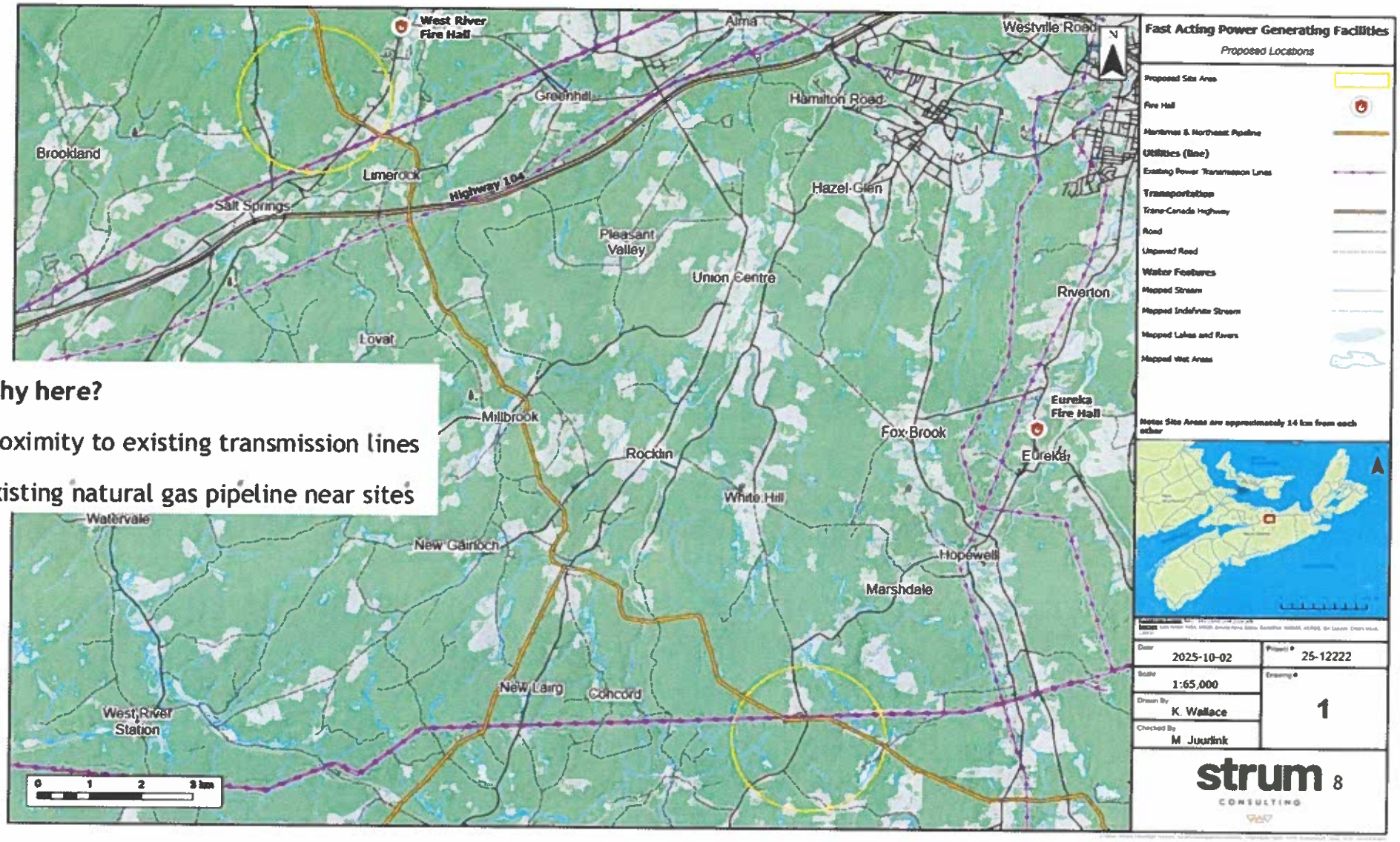

Why here?

Proximity to existing transmission lines

Existing natural gas pipeline near sites

Project Status

Progress to date:

- Facility location scoping
- Environmental field studies
- Landowner discussions
- Community and First Nations engagement

What's next:

- Continue community and First Nations engagement
- Geotechnical work
- Aquifer assessment and well monitoring program
- Environmental Assessment submission
- Development Agreement submission
- Provisional Building Permit
- RFP launch for proponent to build and operate

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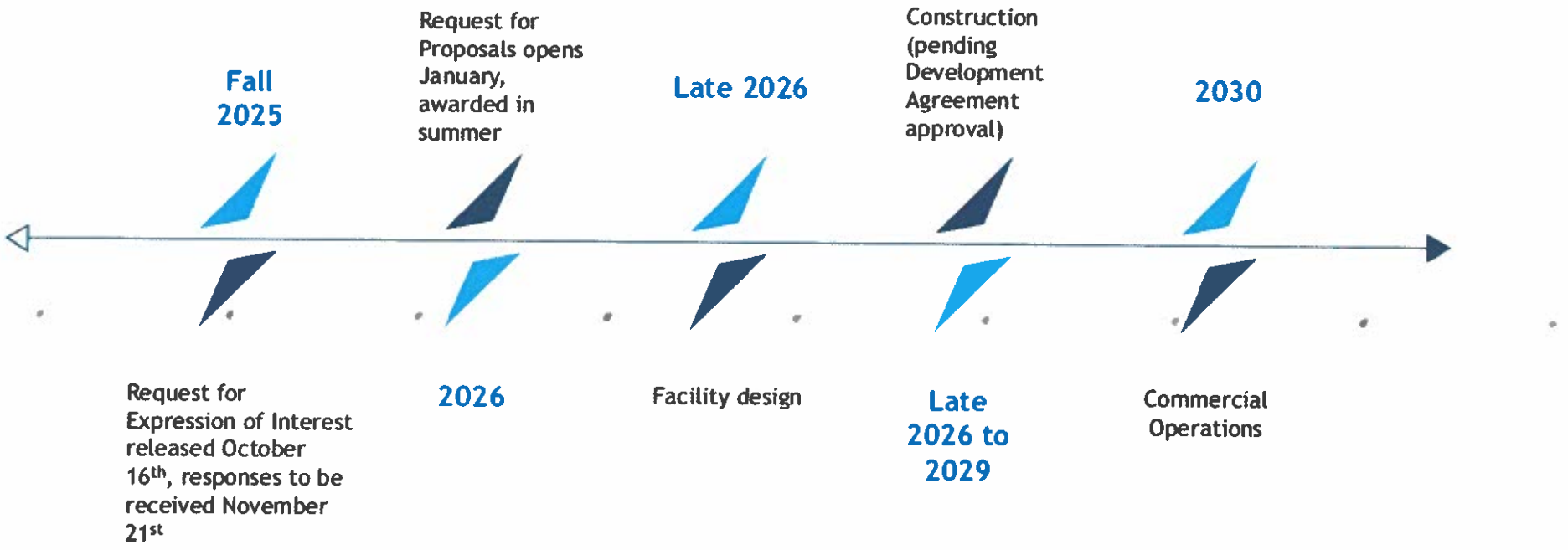
Fall 2025
Request for Expression of Interest released October 16th, responses to be received November 21st
Request for Proposals opens January, awarded in summer
2026
Late 2026
Facility design
Construction (pending Development Agreement approval)
Late 2026 to 2029
2030
Commercial Operations

Community Engagement

- **Community feedback matters:** woven into site design, construction, operations, community benefits
- Meetings with **local residents and landowners**
- **Reach out to community groups:** Fire chiefs, environmental groups, recreationists, river associations, Chamber of Commerce, business, etc.
- **Open houses** -> November 12 and 13
- Formation of a **Community Liaison Committee**

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Community Open House

Learn more about proposed fast acting natural gas power generation being considered for the communities of **Salt Springs** and/or **Marshdale,** Pictou County.

Open House Details:

Proposed Salt Springs Facility
Nov 12, 4-8 pm
West River Fire Hall, 19 Gates Rd, Salt Springs

Proposed Marshdale Facility
Nov 13, 4-8 pm
Eureka Fire Hall, 5222 Stellarton Trafalgar Road, Eureka

Community Benefits

- **Jobs:** 100-125 construction jobs, 10-15 operational jobs per 300MW facility
  - Local hiring is a priority
  - Develop "local business directory", host job fairs, advertise job opportunities locally
- **Training:** potential operations training
- **Economic spinoffs:** spending at local businesses, contractors, gas stations, restaurants
- **Local sponsorship:** support for local events, community groups and infrastructure
- **Municipal tax revenues:** based on facility size, road upgrades, commercial rate, and comparable local and provincial facilities
- Opportunity *now* to shape local benefits as part of RFP, based on community feedback

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Anticipated questions and concerns

Concern	Key Mitigation
Facility operational sound	• Sound modelling underway • Guidelines for Environmental Noise - NS Dept of Environment and Climate Change • In rural areas, must adhere to 53dBA at receptors during daytime hours (7am-7pm), quieter in evening and overnight • Noise barriers and natural vegetation buffers
Emissions	• Emissions modelling underway, must comply with provincial air quality guidelines • Lower CO_2 than coal facilities • Facility not operating 24/7 • Initial reliance on natural gas with back-up light fuel oil, but designed to transition to hydrogen and biofuels
Aquifer and well protection	• Operational assessment of local aquifers underway to evaluate effects on groundwater quantity and local wells • Baseline testing on local wells near facilities • Comprehensive aquifer and well monitoring program to detect any changes • Additional mitigation measures put in place if needed
Visual	• Setback from receptors • Landscaping and natural vegetation buffers

Anticipated questions and concerns

Concern	Key Mitigation
Environmental impacts	• Class 1 Nova Scotia Environmental Assessment (EA) and Federal EA underway • Identify and mitigate potential impacts on air, water, wildlife, communities, Mi'kmaq rights, and cultural resources • Mitigation measures planned to avoid, reduce, or offset any effects.
Facility effluent	• No hazardous effluent is generated. Water output from the power generation process will be neutralized and tested prior to controlled release to existing surface water sources.
Safety - spills, leaks, accidents	• Risk of spills, leaks, or accidents is low • Facility designed and operated to highest safety standard, fuel storage double contained • Emergency detection, monitoring, and shut-off systems quickly identify/contain issues • Project team will meet with local emergency responders to ensure coordinated response plans and regular training exercises
Traffic congestion during construction	• Traffic management plan will be developed • Proper scheduling of construction deliveries - local considerations re: school bus routes, local "rush hour", regular communication with residents • Minimize heavy truck use during peak hours • Ensure safe road access • Road wear will be monitored and repairs coordinated with Municipality

Questions?

Thank you

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www.ieso-ns.ca/