

1. Introduction

On July 8, 2024, Enbridge Saskatchewan Wind Limited Partnership (now, Seven Stars Energy Limited Partnership), which is wholly owned by Enbridge Inc., (“Enbridge”), applied to the Rural Municipality (“RM”) of Weyburn No. 67 for an amendment to Zoning Bylaw Rural Municipality of Weyburn 6-2013 (“Bylaw 6-2013”). Enbridge subsequently requested the RM pause its review of the amendment request to provide additional time for Enbridge to engage with the local community.

Having had constructive discussions with area stakeholders, including the RM of Weyburn, the RM of Griffin, and local residents, Enbridge has done further work on the layout of its proposed Seven Stars Energy Project, an approximately 200 MW commercial scale wind facility to be located within the RM of Weyburn No. 67 and the RM of Griffin No. 66 (“Project”). As a result, Enbridge has determined it will not pursue the full scope of amendments previously submitted to the RM of Weyburn No. 67 (“RM of Weyburn”) and is providing this Application for Amendment to Bylaw No. 6-2013 in its place. This Application is limited to requesting an amendment to Bylaw 6-2013 to provide clarity that the domestic wind energy system maximum tower height restriction does not apply to commercial wind energy systems.

2. Request

Bylaw 6-2013 contemplates the construction of both domestic and commercial wind energy systems within the RM of Weyburn and outlines requirements related to each. The Bylaw is structured to incorporate by reference the requirements for domestic wind energy systems, which are outlined in section 5.12, into the requirements for commercial wind energy systems, which are outlined in section 5.13. However, there is uncertainty as to whether the restriction on tower height included in section 5.12 is intended apply to commercial wind energy systems, recognizing that the bullet in section 5.12 addressing tower height specifically references domestic wind energy systems while other bullets in section 5.12 do not.

Enbridge submits that there is a need to eliminate this uncertainty and clarify that tower height restrictions for domestic wind energy systems do not apply to commercial wind energy systems. This request is supported by a number of factors.

Perhaps most significantly, applying the maximum tower height for domestic wind energy systems to commercial wind energy systems would be wholly inconsistent with the fact that the Zoning Bylaw contemplates the potential development of commercial wind energy systems in the RM of Weyburn. A 45-metre height restriction would effectively foreclose the development of such systems in the RM of Weyburn as modern commercial wind energy systems necessarily involve towers that well exceed this height. There are no commercial-scale wind turbines on the market that would comply with a 45 m height limitation.

Furthermore, the increase in the minimum setback for commercial wind energy systems from residences and groups of residences, which is outlined in section 5.13, arguably acknowledges the increased height of commercial wind energy systems, suggesting that the height restriction outlined in 5.12 was not intended to apply to commercial wind energy systems.

Moreover, no specified maximum height for commercial wind energy systems is consistent with the neighbouring RM of Griffin No. 66 (Bylaw No. 4/2024), and the approaches of other Saskatchewan RMs currently benefiting from commercial wind energy developments, including the RM of Lake of the Rivers No. 72, RM of Stonehenge No. 73, RM of Kingsley No. 124 and the RM of Hazelwood No. 94.

3. Benefits of Commercial Wind Energy Systems

Commercial wind energy systems bring significant socio-economic benefits to local communities and therefore it is important not to foreclose potential development through a restriction on tower height that was intended for domestic wind energy systems.

Construction and operation of the Seven Stars Energy Project is expected to create significant and sustained benefits for more than 30 years within the RM of Weyburn, the RM of Griffin and the City of Weyburn – including employment, contracting and business opportunities, annual tax revenues, lease payments to landowners, sponsorship of community-driven programs and initiatives, spinoffs from spending locally, and rural road upgrading.

Labour spending for the Project is estimated at approximately \$75 million, with construction being spread over two years with an average workforce of 100 people, including local hires. The influx of workers into the community will create opportunities for local goods and service providers. Weyburn-area service companies are also poised to benefit from up to \$40 million in contracting work needed to support construction.

Over its anticipated 30-year lifespan, the Project will create more than \$100 million in estimated economic benefits for the Weyburn region, including tax revenue for local municipalities, lease payments to landowners in the Project area, employee salaries, third-party contracting for maintenance and upkeep of Enbridge's office and warehouse facility, and an Enbridge fund to support community-driven programs and initiatives.

Additionally, Project construction will entail upgrades to rural roads, where needed, which is a benefit that will remain after construction is completed.

Please see the attached Fact Sheet in Appendix A for a summary of the anticipated benefits of the Project.

4. Regulatory Safeguards

Enbridge understands there are concerns about the potential impacts of such development and is committed to engaging with area stakeholders with respect to their concerns. The requested amendment does not diminish the rigor of the assessment of the Project by the responsible regulators.

In addition to the development permit process of the municipalities, commercial wind energy projects like the Seven Stars Energy Project are subject to careful evaluation through the provincial environmental assessment process, which involves an assessment of potential environmental, socio-economic, and cultural effects. This includes potential impacts to wildlife, vegetation,

wetlands, acoustic environment, land use, and heritage resources, and the development of related mitigation measures.

Enbridge is currently preparing Terms of Reference for review by the Saskatchewan Ministry of Environment – Environmental Assessment Branch. The Terms of Reference outline the specific studies a proponent will undertake and the information to be obtained as part of an environmental impact assessment for the Project. Following the submission of the Terms of Reference, and completion of the associated assessments and consultation, an Environmental Impact Statement (EIS) will be prepared and submitted for technical review. The Minister of Environment will make a decision whether to approve the Project, considering the content of the EIS, technical comments made by the Saskatchewan Environmental Assessment Review Panel, and any public submissions made during the comment period.

Such projects are also subject to various other regulatory requirements, including Transport Canada's *Aeronautical Act* and NAV CANADA's Land Use Program, which regulate proposed structures that may be considered obstructions to air navigation.

5. Summary

Since the original Application for Amendment of Bylaw 6-2013 was submitted in July 2024, Enbridge has spent time listening to the municipalities, local businesses, residents, and the community. This engagement has been beneficial and has led to this revised Application for Amendment of the Bylaw, which is much narrower in scope than the original July 8, 2024 Application.

Recognizing the benefits commercial wind energy systems could bring to the area and the protections afforded by applicable regulatory review processes and requirements, Enbridge requests the RM of Weyburn amend Bylaw 6-2013 to make it clear that the maximum tower height restriction outlined in section 5.12 does not apply to commercial wind energy systems. Enbridge has enclosed a minor proposed revision to section 5.13 of Bylaw 6-2013 for Council's consideration in Appendix B.

Appendix A

Seven Stars Energy Project Fact Sheet



Seven Stars Energy Project

Significant, sustained local economic benefits

Enbridge delivers the energy that fuels quality of life. We safely connect millions of people around the world to the energy they rely on every day through our four core businesses—liquids pipelines, natural gas pipelines, gas utilities and storage, and renewable energy.

Our roots run deep in Saskatchewan, all the way back to 1949 when the first pipe was laid for the Enbridge Mainline pipeline network. For the past 75 years, Enbridge has been working collaboratively with our neighbours in southern Saskatchewan. Our people live and work in the communities where we operate, we have a strong history of responsibly developing projects, and we're proud of our reputation as a good neighbour.

The work we do creates well-paying jobs in towns and cities, generates tax revenue to build schools, hospitals and roads, stimulates local economies, and provides grants and volunteer labour that strengthens communities.

Construction and operation of the proposed 200-megawatt (MW) Seven Stars Energy Project in southern Saskatchewan will create significant and sustained economic benefits for more than 30 years within the RM of Weyburn, the RM of Griffin and the City of Weyburn – including employment, contracting and business opportunities, annual tax revenues, lease payments to landowners, sponsorship of community-driven programs and initiatives, spin-offs from spending locally, and rural road upgrading.

Construction benefits

Construction projects play an important role in driving economic growth and development.

The Seven Stars project construction would be spread over two years (spring to fall in both 2026 and 2027), with an average workforce of 100 people, including local hires. Labour spending is estimated at approximately \$75 million. For much of the construction period, two to three crews will work simultaneously within the project area to lay the foundations and erect the wind turbines and related infrastructure.

The influx of workers into the community will create opportunities for local goods and services providers. Unlike many large construction projects, there will be no camps providing daily meals and accommodation for workers. This means opportunities for Weyburn-area businesses providing hotels and lodging, including rental suites or homes, restaurant and laundry services, and entertainment and recreational pursuits.

Weyburn-area service companies are also poised to benefit from an estimated \$20 to \$40 million in contracting work that will be available to support construction (*see list*). While these contracts will be sourced by our engineering, procurement and construction contractor, Enbridge will encourage them to use local contractors who meet our standards of safety, quality, cost-competitiveness and socio-economic performance.

Finally, project construction will entail upgrading of rural roads that may not meet project transportation needs. Any roadwork that needs to be completed during construction will be at Enbridge's cost and will be conducted in consultation with the regional municipality. These upgrades will be a benefit that remains after construction is completed.

Typical services for wind farm construction	Typical service requirements for wind farm operations	Typical employment needs for wind farm construction	Full-time employment for Operations
<ul style="list-style-type: none"> • Aggregate supply • Crane services • Concrete supply • Emergency medical services • Equipment rental • Fencing services • Heavy haul • Hydrovac services • Labour • Landscaping and reclamation • Lighting systems • Matting supplies • Office/Trailers • Portable toilets • Safety services • Security services • Snow removal • Survey/Locating Services • Traffic control • Vegetation management • Water hauling (potable) 	<ul style="list-style-type: none"> • Road maintenance • Road grading • Weed control • Crane hire for large component maintenance • Crane pad building • Hospitality, lodging, restaurants and catering • Office supply • Consumables and tool supply for minor works • Fuel supply • Vehicle maintenance • Equipment rental • Janitorial services • Waste management services • Security services 	<ul style="list-style-type: none"> • Equipment operators • Trades people (e.g. electricians, mechanical, etc.) • Labourers • Crane operators • Security personnel • Safety personnel 	<p>Full-time positions:</p> <ul style="list-style-type: none"> • Site Manager • Operations Coordinator • Site Administrator • Operations Manager • Parts/Warehouse • Operations Administrator • Technicians

Ongoing operations benefits

Over its anticipated 30-year lifespan, the Seven Stars project will create more than \$100 million (\$3.4 million to \$4 million annually) in estimated economic benefits for the Weyburn region. This includes tax revenue for local municipalities, lease payments to landowners in the project area, employee salaries, third-party contracting for maintenance and upkeep of Enbridge's office and warehouse facility, and an Enbridge fund to support community-driven programs and initiatives.

Adding up tax revenue

Tax revenue to the local area will be determined by the size of the Seven Stars project and the number of turbines in the respective RMs. We estimate a 200-MW wind project, with startup in 2027, would contribute approximately \$800,000 annually to the RM of Weyburn, RM of Griffin and for provincial education taxes, beginning in 2028. Over the expected 30-year life of the project, that amounts to more than \$25 million in revenue.

These estimates are based on current tax policies, procedures and legislation in place in Saskatchewan.

Local Enbridge operations base

The Seven Stars project team is evaluating options for a local operations office, which could include new construction or renovation of an existing commercial space. Plans call for a 18-by-45-metre main building with offices, a control room, truck bays, a small warehouse and a fenced yard on two acres of land.

Backstopping non-profit community programs

As we do in other communities, Enbridge is committed to contributing locally through a community investment program that will be implemented during construction and on an annual basis when the project is operating.

Through our Fueling Futures program, we contribute through three core areas:

Sustainable communities

Support sustainability projects that educate on the environment, habitat conservation and remediation, and supporting energy transition.

Vibrant communities

Invest in projects that create a safe space for diversity and inclusion while celebrating culture and community.

Safe communities

Purchase of new equipment and training for local first responders.

How to contact us

We are happy to answer any questions you may have about the Seven Stars Energy Project.

power.operations@enbridge.com
enbridge.com/sevenstarsenergy

Appendix B

Proposed Revision to Zoning Bylaw 6-2013 Section 5.13

Excerpt from RM of Weyburn No. 67 Zoning Bylaw No. 6-2013

5.13 COMMERCIAL WIND ENERGY SYSTEMS

In addition to the regulations for Domestic (Privately Owned) Wind Energy Systems in 5.12, *other than the maximum tower height restriction, which only applies to domestic wind energy systems*, the following regulations shall apply:

- Where a number of Wind Energy Systems are proposed to operate in close proximity to each other as a Wind Farm and the electrical power that is generated will be sold to a Public or Private Utility, the proposed development shall be deemed a Discretionary Use in the Agricultural Resource District.
- The Developer shall submit a site plan that shows the legal land description, the size of the site, the location of the Commercial wind energy system in relationship to the property lines and other structures or buildings, including roads, underground cabling, overhead lines, fencing and access.
- Council will require the developer to consult with the adjacent property owners within a 5.0 kilometre radius surrounding the proposal prior to reviewing the Development Permit application.
- The minimum site size for the allowance of any wind energy system shall be 2.0 hectares.
- Wind energy systems must be a minimum distance of 1.0 kilometer from any residence or group of residences.
- The developer is required to enter into a road use agreement with the Municipality for the construction period to ensure roads are maintained in condition agreeable by both parties.
- The developer shall undertake required consultations and/or studies to determine appropriate setback distances from environmentally sensitive areas, wetlands, or other protected or sensitive areas.
- The Developer shall submit a site plan that shows the location of the wind energy systems including roads, underground cabling, fencing, overhead lines, drainage and access.
- Landscaping shall be provided by the developer, where deemed necessary by Council, to maintain safety, protection and the character of the surrounding area.
- Accessory outdoor storage shall be screened from adjacent residential dwellings and public highways and the location of the storage shall be shown on the sketch that forms part of the Development Permit application.
- Development applications must be accompanied by a report of any public information meetings or other process conducted by the developer.
- A post-construction reclamation plan as well as a decommissioning plan shall be submitted with the development application.