Julissa Stewart
[redacted]

October 12, 2026

c/o Shelley David
Municipal Clerk
Municipality of the County of Richmond
2357 Highway 206, P.O. Box 120
Arichat, Nova Scotia B0E 1A0
Via email

Dear Warden Lois Landry and Members of Council,

Thank you for your response regarding the proposed data centre in Point Tupper. In earlier correspondence I asked if EverWind has provided a written project description that can be shared with the public, and whether the County has had or expects any discussion of a municipal role before a design is filed with the Eastern District Planning Commission. My understanding is that there is currently no written project description that can be released.

I appreciate the invitation from Councillor Brent Sampson to place concerns on the record. My primary concerns, though non-exhaustive, are the presence of a significant regulatory gap and the unexamined promotion of closed-loop cooling systems for AI data centres; a novel land-use which did not exist in Canada several years ago.

Financial considerations
Large data centre proposals often project substantial commercial tax revenue. Once approved, developers routinely seek every available tax subsidy, exemption, relief program, and economic-development incentive. Municipalities can find themselves left with far less net benefit than originally projected.

Digital sovereignty
Canadian data hosted within a facility relying on software or operators subject to U.S. jurisdiction falls under the U.S. CLOUD Act (2018), allowing federal U.S. authorities to compel production of data regardless of its physical location. A large share of data centre entities operating in Canada are foreign-controlled. There has been very little public discussion of corresponding safeguards or binding definitions of "sovereign AI" at the municipal or provincial level.

Closed-loop cooling systems
These systems come with unresolved questions about water and power consumption, and the eventual disposal of proprietary coolants (including PFAS and related compounds). Developers typically do not disclose how spent cooling fluids will be

managed and disposed of. Recent incidents elsewhere in Canada, such as what appears to have been a chemical spill into a local watershed in Cambridge, Ontario, show the difficulty of obtaining clear public information when proprietary formulations and NDAs are involved.

While these are my primary concerns at this time, I also hold additional questions regarding water usage and capacity, power demand, tonal noise, and other potential impacts that warrant careful examination as more project details become available.

Warden Landry's October 5 letter to Drake Lowthers outlines important safeguards the County would expect. Which legally enforceable municipal rules currently guarantee those safeguards? If they do not yet exist, will Council examine and close that regulatory gap before considering any proposal?

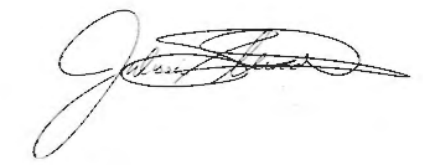
I formally request:

1. That the October 13 meeting initiate a staff examination of the planning and regulatory framework applicable to data centres;
2. That this correspondence be added to the public record;
3. That Council impose, or at minimum seriously consider, a temporary moratorium on this project and any other proposed data centres until such time that (a) complete project information is made available to the public, and (b) binding municipal regulations addressing the issues above are in place; and,
4. That Council confirm whether any existing Community Benefit Agreement or similar arrangement with EverWind Fuels contains clauses that would permit expansion of the project scope to include a data centre.

This would allow the staff research now underway in Port Hawkesbury to be completed properly and would ensure that any future consideration of data centre proposals arrives within clear regulatory guardrails and a context of informed decision-making.

I also note the potential for wind-energy projects to serve as a back-door pathway for AI data centre development and urge that any such linkage be examined with the same caution.

Thank you,



Julissa Stewart

cc: Warden Lois Landry, Municipality of the County of Richmond
All Councillors, Municipality of the County of Richmond
Troy MacCulloch, CAO, Municipality of the County of Richmond

Outlook

Fw: Point Tupper Data Centre – Update on Planned Community Engagement Sessions

From: Mark Stewart <mark.stewart@everwindfuels.com>
Sent: October 12, 2026 9:35 PM
To: Lois Landry <lois.landry@richmondcounty.ca>
Subject: Point Tupper Data Centre – Update on Planned Community Engagement Sessions

Hi Lois,

We know councillors have been hearing from residents regarding the proposed data centre development at the Point Tupper Industrial Park, so I wanted to provide a brief update ahead of Tuesday's Committee of the Whole meeting.

EverWind is finalizing plans and booking halls for community engagement sessions in Richmond County, which we are currently targeting for late October or early November. We recognize that residents have questions and concerns, and these sessions will provide opportunities to share information, hear directly from community members and discuss potential impacts. We see these sessions as part of an ongoing conversation with residents as the project progresses and have always been part of the engagement plan.

We also expect to make more detailed technical project information available ahead of the sessions, including information addressing key questions raised by residents around electricity, water use, wastewater, environmental considerations and the proposed development more broadly.

We appreciate the Municipality's willingness to help share information about the sessions once dates and venues are confirmed, as well as your continued engagement as the project evolves. Please don't hesitate in reaching out with any questions beforehand.

Thanks,
Mark

Mark Stewart

Director of Engagement | EverWind

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