COMMUNITY RESOURCE

Point Tupper Data Centre: A Community Checklist

Updated October 25, 2026 · Francis Syms, P.Eng. · francissyms.com/resources

Important disclaimer. This checklist is provided for general informational and educational purposes only. It is not legal, regulatory, financial, technical or professional advice of any kind. The Point Tupper project was announced on October 16, 2026 and is moving quickly, so this reflects public reporting up to October 25, 2026 and may be incomplete or outdated. Some figures are company estimates, and the views expressed are the author's own. Communities and elected officials should seek independent advice before relying on it. Francis Syms accepts no liability for decisions made in reliance on this material. For a general framework and a community benefit agreement template, see the Data Centre Community Checklist and Template, April 2026.

Where things stand

EverWind announced the Point Tupper data centre on October 16, 2026, so most of the detail is still a promise or an open question. This table sorts what is known from what is not, as of October 25, 2026.

Status	What we know	Source
Announced	More than $10 billion in total, with more than $8 billion for the data centre campus and $2 billion for wind. A first phase of 95 MW in late 2027, and 420 MW by 2028 subject to regulatory conditions. Anthropic has signed a 20-year lease for the first phase.	Global News, Oct 16
Announced	2,000 construction jobs and 215 permanent jobs. These cover the whole plan, the data centre and the wind projects together.	Global News, Oct 16
Promised	EverWind will pay the connection and grid upgrade costs attributable to the project, and the Premier says household rates will not rise.	Global News, Oct 16
Promised	A closed-loop cooling system, cooled mostly by air, with water help in the hottest weather. The company estimates about 100,000 litres a day at first and 500,000 at full size.	Global News, Oct 16
Promised	EverWind and Anthropic have signed Canada's voluntary Responsible Data Centre Development Principles, which carry no penalties.	ISED
Not yet known	What powers the first phase, an independent water study, what becomes law, whether phase two is financed, whether there are backup generators and what they burn, and how many jobs go to local people.	Reporting to date

How to use this checklist

The five sections follow Canada's national expectations for data centres, so each question has a standard to point to. Tick a box only when you have an answer in writing.

- Ask in writing, one topic per message, and note the date you sent it.
- Ask for a reply by a date, two or three weeks out is reasonable.
- Copy your MLA and your county councillor so the question is on record.
- A good answer is specific, in writing and checkable. "We will protect ratepayers" is a promise. A commitment written into an approval or a law is something you can hold them to.
- Keep every reply, and share the answers with your neighbours, your parish and your community groups.

1. Lasting local benefits

The national principle says a data centre must create clear, lasting benefits for the host community and Indigenous rights holders, such as jobs, training and apprenticeships, local and Indigenous procurement, and tax contributions.

- [ ] How many of the 215 permanent jobs are at the data centre, and how many are wind jobs?
- [ ] Is the permanent jobs number binding in the approval, with a timeline, a definition of full-time and a penalty if it is missed?
- [ ] Is there a binding local hiring requirement for construction and for operations, with a definition of "local" and annual third-party verification?
- [ ] What training and apprenticeships lead to those jobs, with which local colleges and trade unions, and do they start before construction?
- [ ] How much of the construction work is committed to local and Indigenous businesses?
- [ ] What will the municipality receive in taxes, and how will it be spent? The company has estimated more than $400 million over the life of its projects.
- [ ] Have Mi'kmaw and other First Nations communities been meaningfully consulted, not just notified, and are they resourced to take part?
- [ ] What are the terms of the ownership stake being negotiated with the Membertou-led First Nations consortium?
- [ ] Is there a fully executed community benefit agreement before final approval, not a letter of intent, with a security deposit and a clawback if commitments are missed?

2. Electricity and your power bill

The national principle says a data centre must not shift project-driven electricity costs onto households, must pay for the connection, generation and grid upgrades its project causes, and must not compromise reliability.

- [ ] Where will the electricity for the first 95 MW come from, and when? The wind projects still have to be built, and the provincial grid still includes coal.
- [ ] Will new generation be built to match the new load, through a mechanism such as Nova Scotia's Green Choice program, so existing customers' supply is not drawn down?

- [ ] Is the promise to pay all connection and grid upgrade costs written into the project's approval, and is it public?
- [ ] Will the Nova Scotia Utility and Review Board review how the project affects household rates?
- [ ] If the real costs turn out higher than estimated, who pays the difference?
- [ ] How will the campus behave on the coldest winter evenings? Nova Scotia set a record peak of 2,481 MW in January 2026, and the plan says the campus will reduce or stop drawing from the grid when reliability requires. How, for how long, and powered by what?
- [ ] Will there be backup generators? If so, how many, what fuel, how many hours a year will they run, and is there an annual cap on operating hours?
- [ ] Does the project delay or change the plans to retire or convert the coal plants by 2030?
- [ ] How big are the batteries, and what do they cover? EverWind says several hundred megawatt-hours.

3. Water, air and noise

The national principle asks data centres to minimize freshwater use and environmental impact, to prefer low-impact technology such as closed-loop cooling and waste heat recovery, and to measure and report water use and other impacts using recognized standards.

- [ ] Where will the water come from? Reports mention Landrie Lake. Is that confirmed, and who else draws from it?
- [ ] Is there an independent water study, and will it be published before phase two goes ahead?
- [ ] Is closed-loop cooling a condition of approval, or only a design choice that could change?
- [ ] When does the cooling system add water, how much, and on how many days a year?
- [ ] Check the estimate. The company says 500,000 litres a day at full size for 420 MW. The April checklist cites about 125,000 litres an hour, roughly 3 million a day, for a 150 MW evaporatively cooled site. The two figures may not measure the same thing, so ask which measure is used and for the study behind the lower number.
- [ ] What is the plan in a dry summer?
- [ ] Will water use be measured and published using a recognized standard, and who verifies it?
- [ ] What power usage effectiveness (PUE) is the design targeting, and who audits it independently? PUE is total facility power divided by computing power, so a lower number means less energy wasted.
- [ ] Can the waste heat be put to use locally?
- [ ] If there are generators, what NOx and particulate limits apply, how many test hours a year, and has air quality modelling been done?
- [ ] What sound levels are expected at the nearest homes, and who checks them?
- [ ] Is an environmental assessment required, and where can the public read it?

4. Transparency, approvals and what is law

The national principle asks developers to engage early with local governments and Indigenous communities, to give independently verifiable information on power, water, sound and emissions, and to report on their commitments over time. The Premier says the usual industrial and environmental approvals apply. The Opposition wants the safeguards written into legislation.

- [ ] Which approvals does the project need, and where can the public read the applications and conditions?
- [ ] Will there be public meetings in Richmond County before key decisions, and when?
- [ ] Which commitments will be written into approvals or legislation, and which are only company promises?
- [ ] Will the companies publish independently verified reports on power, water, sound and emissions, and how often?
- [ ] Who independently monitors compliance after construction, who pays for it, can the public see the results, and can the community trigger an audit on reasonable grounds?
- [ ] Will EverWind and Anthropic report against Canada's five principles every year?
- [ ] How can a resident raise a concern or a complaint, and who must answer it?

5. Data, strategic value and what if it fails

The national principle asks for clear, lasting benefits to Canada, including access to compute for Canadian researchers and businesses, and says facilities that hold sensitive data must meet Canadian requirements for legal protection, cybersecurity and continuity of service.

- [ ] What data will be processed at Point Tupper, and will any public-sector, health or other sensitive Canadian data be involved?
- [ ] Under whose law will that data be held? Anthropic is a US company, and US law can reach data a US company controls wherever it is stored. Ask for the answer in writing.
- [ ] Will Canadian researchers, businesses and public institutions get access to the computing capacity?
- [ ] Which Canadian suppliers and training programs will benefit?
- [ ] If phase two is not built, or the lease ends early, what happens to the site, the grid upgrades and the jobs?
- [ ] Is there a developer-funded decommissioning plan, with financial security held in escrow, that survives a change of ownership?
- [ ] Who pays if the project fails: the company, its lenders, the province or ratepayers?
- [ ] Phase two depends on regulatory conditions and the lease value was not disclosed. What can be made public about the financing?

Who to ask

Start with your MLA and your county councillor. Then send the specific question to whoever can actually answer it. Find current contact details on each organization's official website.

Who	What they can answer
Your MLA and the Premier's office	Whether commitments will be put in law, public hearings, and how the approval process works
Richmond County council	Local approvals, taxes, community benefits and public meetings
The provincial environment department	Industrial and environmental approvals, their conditions, and the public documents on water, air and noise
Nova Scotia Utility and Review Board	How the project affects rates and Nova Scotia Power's plans
Nova Scotia Power	Grid connection, where the power comes from, winter reliability and coal retirement plans
EverWind	Project design, jobs, water, community benefits and First Nations agreements
Anthropic, Canada public policy	What will run at Point Tupper, which data will be involved, and how it will meet the Premier's conditions and the national principles
Membertou Development Corporation	The status of the ownership talks
Innovation, Science and Economic Development Canada	The national principles and whether signatories are reporting against them

Your question log

Record each question so you can follow up and share the answers. Print this page, or copy the table into your own notes.

Date sent	Who I asked	Question	Reply due	What they said

How this relates to the April checklist

The April 2026 checklist is the general framework for any Maritime data centre proposal, with a community benefit agreement template and key terms. This checklist applies the same questions to Point Tupper and organizes them around Canada's five national expectations, which were published in September. Every April question appears here. Use the April template for the legal provisions of an agreement.

April checklist question	Where it appears here
1 New renewables versus existing supply, 2 Who pays for grid upgrades, 4 Backup generation and air quality	Sections 2 and 3
3 Power usage effectiveness, 8 Independent water assessment, 9 Closed-loop cooling	Section 3
5 Binding permanent jobs, 6 Binding local hiring, 7 Workforce training, 10 First Nations consultation, 11 Executed community benefit agreement, 12 Security deposit and clawback	Section 1
13 Independent compliance monitor	Section 4
14 Lease expiry and decommissioning	Section 5

Sources and notes

This checklist reflects public reporting as of October 25, 2026. The project is moving quickly, so check for updates before you send a question. It is a guide for asking questions, not legal or technical advice. It was drafted with the help of an AI assistant, Claude, which is made by Anthropic, the company leasing the first phase at Point Tupper, and the facts were checked against the sources below.

- Global News, October 16, 2026: the Point Tupper announcement
- Innovation, Science and Economic Development Canada: Canada's Responsible Data Centre Development Principles
- ISED news release, September 3, 2026
- The Logic: the principles carry no compliance mechanism or penalties
- CTV: Opposition urges the Premier to debate the data centre
- Nova Scotia Power: electricity and generating stations
- Nova Scotia Power: working together through an extremely cold weekend, January 26, 2026