

NOVA SCOTIA WIND PROJECTS

Higgins Mountain Wind Farm LP and Wedgeport Wind Farm LP (the Partnerships) were formed between Elemental Energy Renewables Inc., Stevens Wind Ltd., and Sipekne'katik First Nation to design, construct and operate the Higgins Mountain and Wedgeport Wind Farm Projects (the Projects).

The Partnerships combine indigenous values, local knowledge and responsible resource stewardship with industry leading experience gained through constructing and operating renewable energy projects across Canada.



THE ELEMENT OF TRUST POWERS OUR PARTNERSHIPS

We work with diverse partners - including Indigenous Nations, project developers, investors, and suppliers dedicated to sustainable operations - to create a one-team approach where transparency and accountability create relationships that launch projects for mutual benefit.

Stevens Wind and Elemental Energy are owners and operators of seven COMFIT wind projects across Nova Scotia and two wind projects in Newfoundland.



ABOUT ELEMENTAL

Canadian private renewable energy development company with over 200 MW of wind, solar, and hydro projects in construction/operations, and over 1,000 MW of projects in development. This includes 74 MW of wind farms in Nova Scotia and Newfoundland. Our project portfolio map is shown below.

OUR VISION

We are committed to projects that generate environmental benefits for the planet, positive social impacts for the communities in which we work, and long-term financial returns. From greenfield to fully operational, we develop, fund, and acquire projects at various stages of development.

OUR TEAM

Elemental is an entrepreneurial team of individuals with diverse backgrounds in energy, finance, sustainability and project development. The team brings a track record of executing complex transactions, building successful businesses, and developing lasting partnerships.





PROJECT OVERVIEW

The Wedgeport Wind Farm Project is located on privately owned and Crown land parcels near Little River Harbour and within the Municipal District of Argyle.

THE PROJECT INCLUDES THE FOLLOWING MAJOR COMPONENTS:

ROADS, LAYDOWN AREAS AND TURBINE PADS: Construction of new access roads and laydown areas and turbine pads to support Project construction and operational activities.

WIND TURBINES: Installation of up to 13 new turbine foundations, assembly and erection of new wind turbine generators to generate clean and renewable electricity.

ELECTRICITY COLLECTOR LINES AND SUBSTATION: Construction of new collector lines to move medium voltage electricity generated by wind turbines to the substation where it is stepped up to high voltage electricity for transmission.

TRANSMISSION LINE: Construction of a new 138 KV transmission line following an overland route to connect the Project with the NSP Tusket Substation.

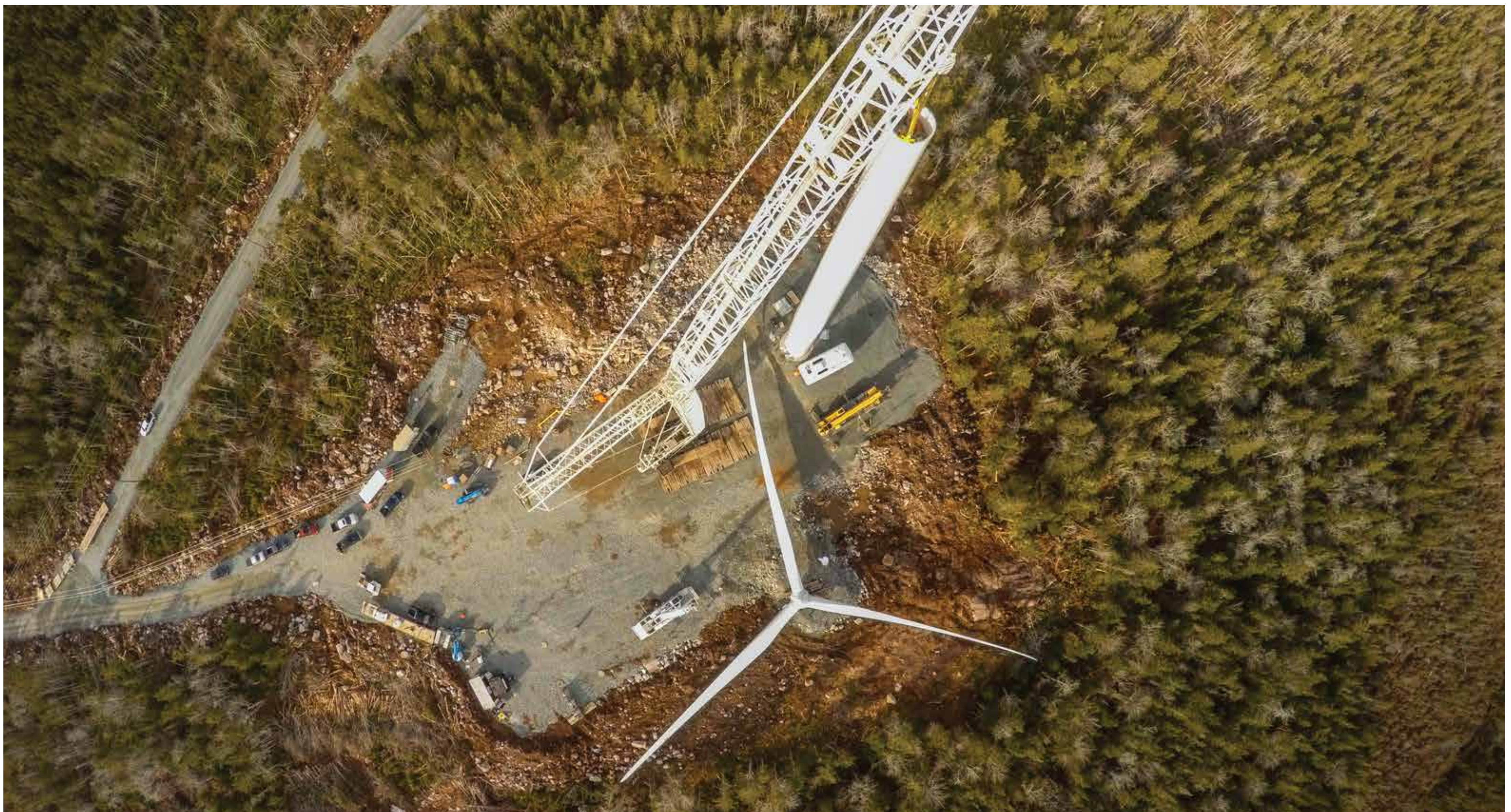
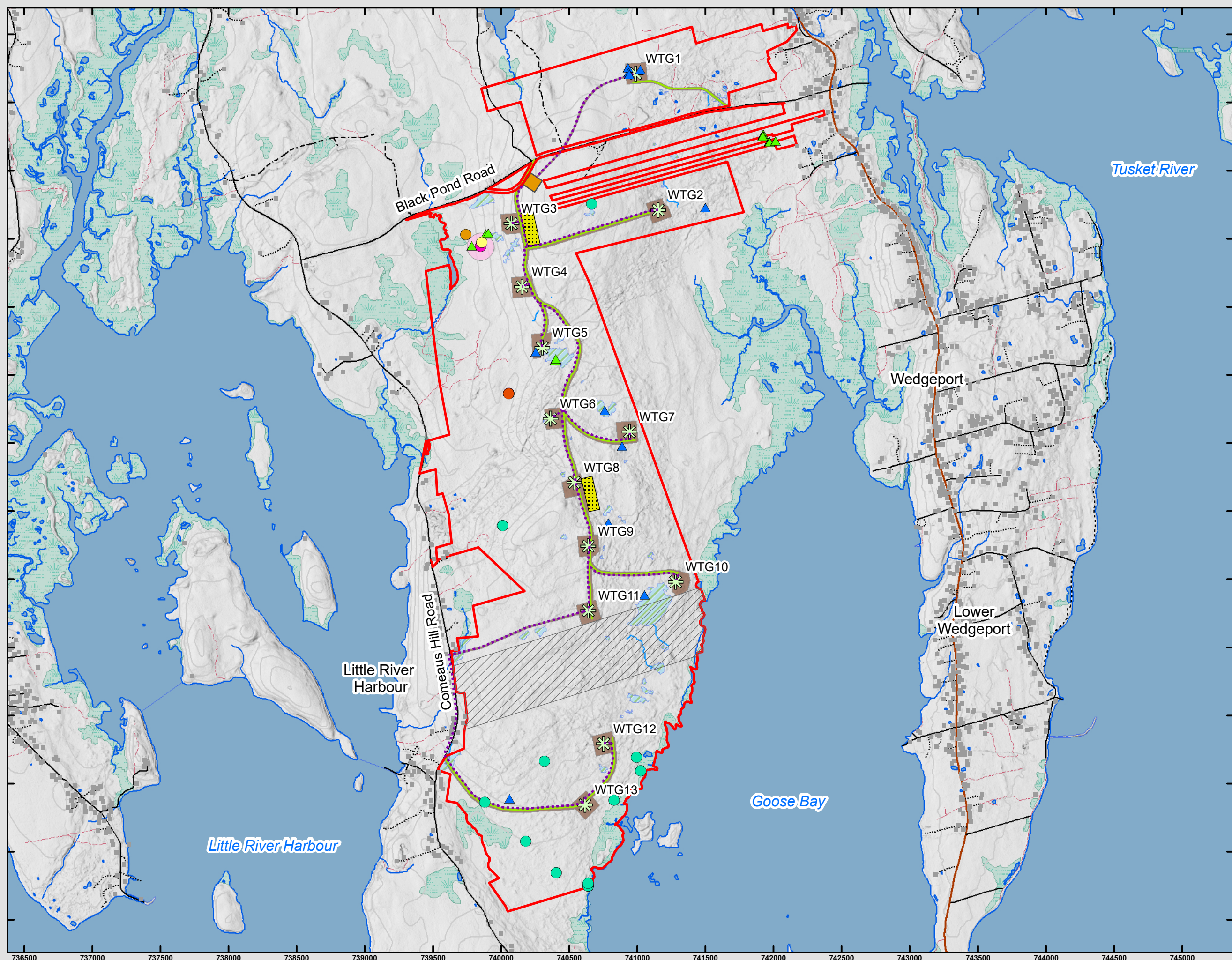


FIGURE 1

Wedgeport Wind Project Layout and Assessment Area

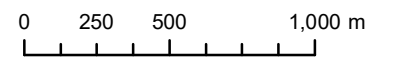
Little River Harbour, NS



- | | |
|---|--|
| ■ Buildings | ● Salted Shell Lichen (<i>Coccocarpia palmicola</i> , S3S4) |
| — NSTDB Contour line (5 m) | ● a lichen (<i>Fuscopannaria sorediata</i> , S2S3) |
| — NSTDB Mapped Watercourse | ● Fringe Lichen (<i>Heterodermia neglecta</i> , S3S4) |
| — Field Delineated Watercourse | ● Powdered Ruffle Lichen (<i>Parmotrema perlatum</i> , S3S4) |
| ■ NSTDB Open Water | ● Blue Felt Lichen (<i>Pectenium plumbeum</i> , SARA & COSEWIC Special Concern, NSESA Vulnerable, ACCDC:S3) |
| ■ Field Delineated Wetland | ● Eastern Skunk Cabbage (<i>Symplocarpus foetidus</i> , S3S4) |
| ■ NSECC Mapped Wetlands | ● Red Beard Lichen (<i>Usnea rubicunda</i> , S2S3) |
| ■ Blue Felt Lichen SMP 100m Buffer | ● Highbush Blueberry (<i>Vaccinium corymbosum</i> , S3S4) |
| ⊛ Wind Turbine Generator (WTG) | |
| — Access Roads | |
| — Collector Line | |
| ■ Project Footprint | |
| ■ Laydown Area | |
| ■ Substation | |
| ▨ PID 90024985 Excluded from Project Area | |
| ▭ Project Area | |



Coordinate System: NAD 1983 CSRS UTM Zone 19N
 Projection: Transverse Mercator
 Datum: North American 1983 CSRS
 Units: Meter



1:26,000 Scale when printed @ 11" x 17"

Drawn By: MD Project Number: 21-576
 Reviewed By: Date: 2023-01-13



McCallum Environmental Ltd.

Prepared For:



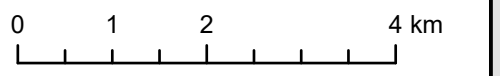
FIGURE 1

Wedgeport Wind Farm Proposed Transmission Line Route

- 5m Contour Line (NSTDB)
- Watercourses (NSTDB)
- NSPI 69kV Transmission Line
- Proposed Project Transmission Line
- Mapped Waterbodies (NSTDB)
- NSECC Wetland Inventory
- Yarmouth 33 I.R.
- Tuskett Islands Wilderness Area
- Project Area



Coordinate System: NAD 1983 CSRS UTM Zone 20N
 Projection: Transverse Mercator
 Datum: North American 1983 CSRS
 Units: Meter

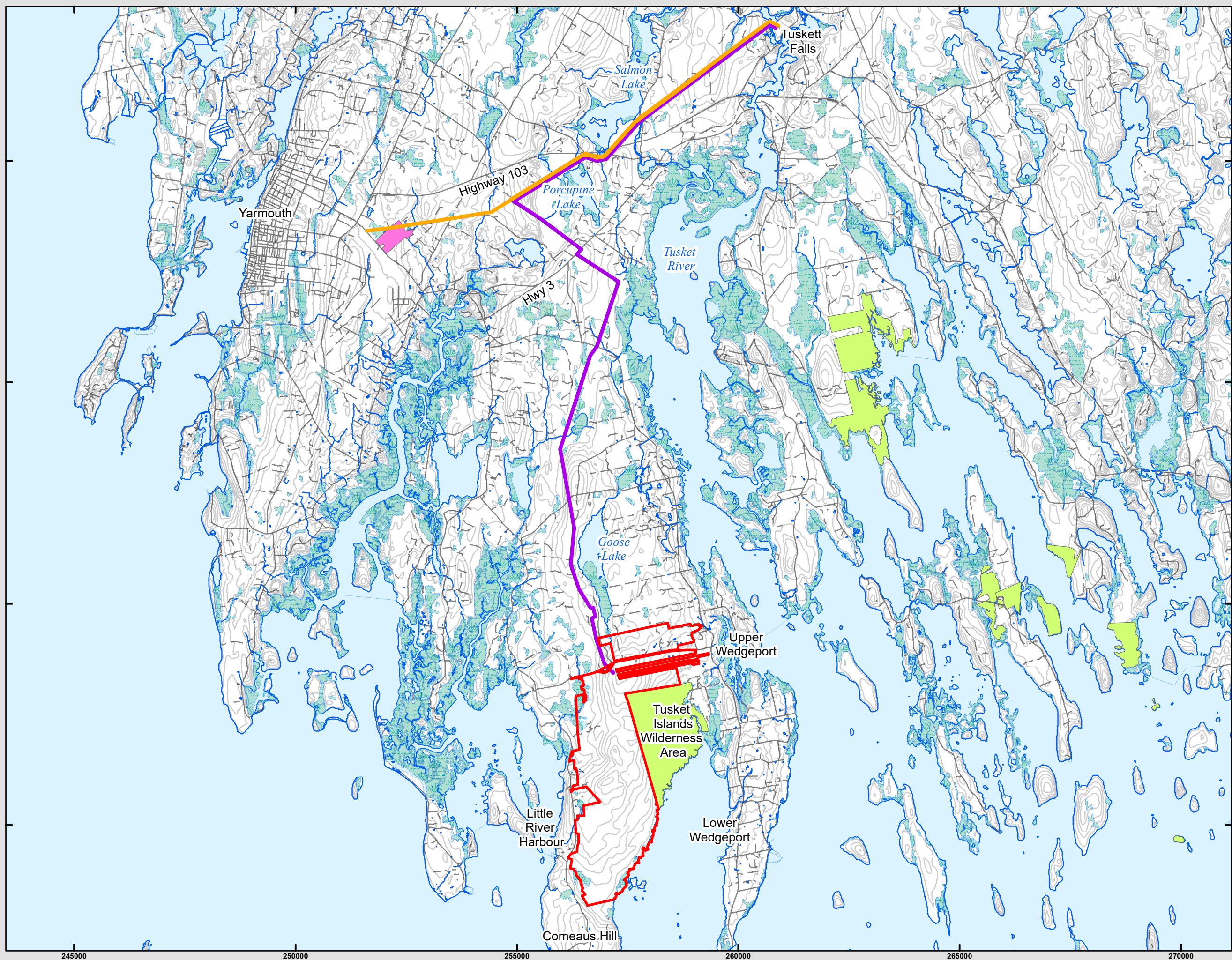


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Drawn By: MD Project Number: 21-576
 Reviewed By: JB Date: 2023-10-06



McCallum Environmental Ltd.



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WHY HERE?

STRONG WIND RESOURCE at Wedgeport Wind Farm location makes this site ideal for a wind power project.

ELECTRICAL GRID available capacity to host new generation where investment and generation is needed to service the local electricity load.

SUPPORTIVE COMMUNITY including local government, landowners and other community members who have experience with Pubnico and other Black Pond Road wind turbines.

LOCAL LANDOWNERS interested in hosting turbines on their land.

WHY NOW?

The Government of Nova Scotia is competitively procuring renewable energy through the **Rate Based Procurement** to source renewable energy for Nova Scotian's.

The purpose of the Rate Based Procurement was to attract low-cost and innovative solutions to procure 350 MW of renewable and low carbon electricity for the province of Nova Scotia. In addition to supporting Nova Scotia's goals to fight climate change, this procurement will encourage investment and create jobs.

In August 2022, the Higgins and Wedgeport Wind Farm Projects were awarded 25 year Power Purchase Agreements (PPAs) with Nova Scotia Power Inc. (NSPI) to supply up to 180 MW of clean, low cost and renewable electricity for Nova Scotian's.

This procurement will help the province get closer to the 80% target and support the province's goal of achieving a 53% reduction in greenhouse gas emissions by 2030 and net-zero by 2050.



COMMUNITY ENGAGEMENT

We recognize that support of the Mi'kmaq Nations, local communities and landowners are key to successful projects, which is why we work diligently to provide engagement opportunities.

We have been working to engage with Mi'kmaq Nations, communities and project stakeholders to introduce the Project and incorporate feedback from interested parties. To date, our engagement activities include:

- Spring 2022 Project Information Session and project newsletter.
- Conversations with local landowners, community groups, businesses, and organizations
- Engagement of Mi'kmaq Nations
- Calls and meetings with local and provincial governing bodies
- Project updates sent via email, mailouts, and information published on our website at www.wedgeportwind.ca
- Phone and email for any comments or inquiries:
development@elementalenergy.ca and 604-648-6630

COMMUNITY LIAISON COMMITTEE

If there is interest from the community we are open to forming a Community Liaison Committee (CLC) to facilitate community input into the Project. Through regular meetings, project information can be shared on matters determined to have environmental, social or economic importance to the local community. Information gathered through this committee will be recorded and integrated into the design, construction and operations of the Project.



FEEDBACK RECEIVED THROUGH ENGAGEMENT



PROJECT NAME: Concerns raised by local residents regarding the Project name. It has been suggested that since the project is in close proximity to Little River Harbour, the name should be changed.

HEALTH AND NOISE IMPACTS: Many residents had questions about potential shadow flicker and noise impacts from wind farms.

IMPACTS TO MIGRATORY BIRDS: Concerns raised during the EA review period regarding potential interactions between migratory birds and operating wind turbines.

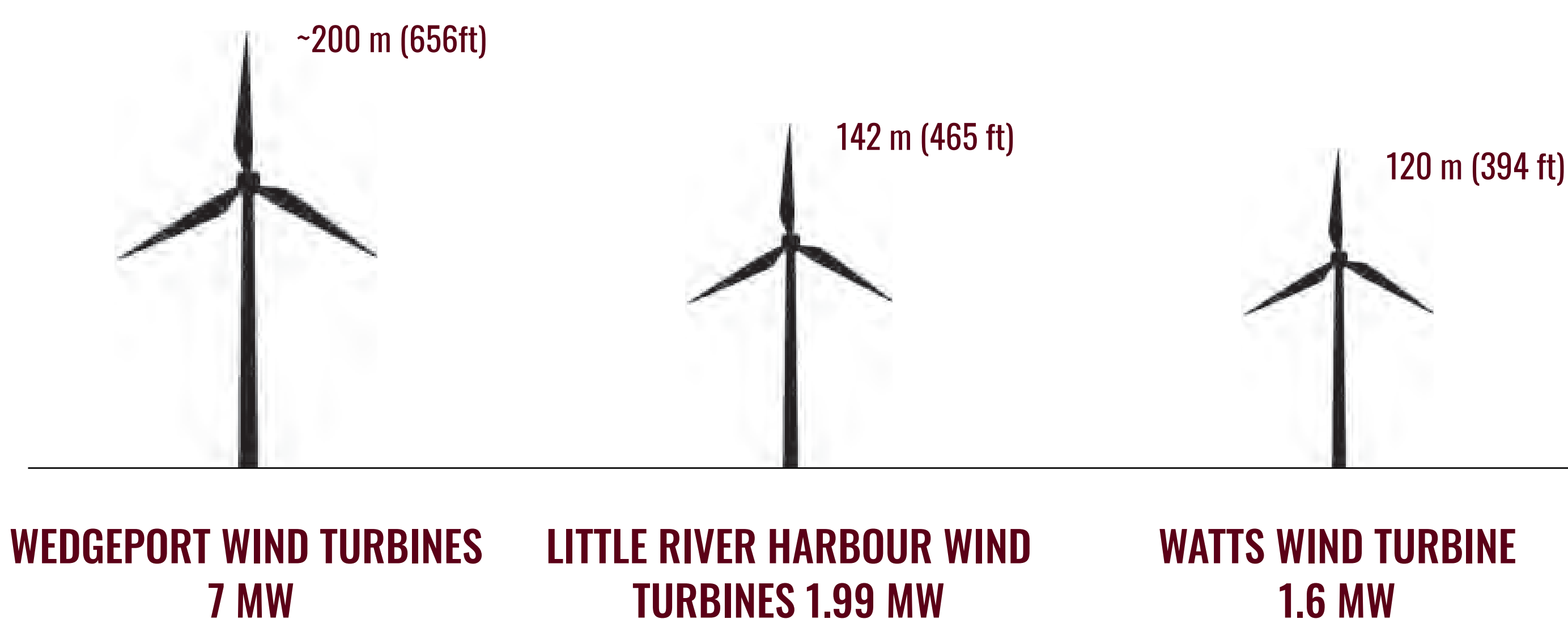
ENVIRONMENTAL IMPACTS: Concerns raised about impacts to flora and fauna at an individual species and cumulative perspective.

PROPERTY VALUES: Concerns raised around potential impacts to property values when located near proposed or operating wind turbines.

COMMUNITY BENEFITS: ensure that community benefit funds are distributed in communities that are affected by the Project. Broad support for the proposed community benefit fund.

SUPPORT FOR WIND ENERGY: Many residents voiced support for wind energy, including at Higgins, provided that other concerns were mitigated.

HOW DO OUR TURBINES COMPARE?



Wedgeport Wind turbines are 30% taller than Little River Harbour Wind and 40% taller than Watts Wind, but produce 3 to 4x more power per turbine. This results in fewer turbines being needed to deliver the Project's energy generation capacity.



ENVIRONMENTAL ASSESSMENT

An Environmental Assessment (EA) for the Project was required by the Nova Scotia Environment and Climate Change EA Branch (NSECC). The purpose of EA is to promote sustainable development by protecting and conserving the environment.

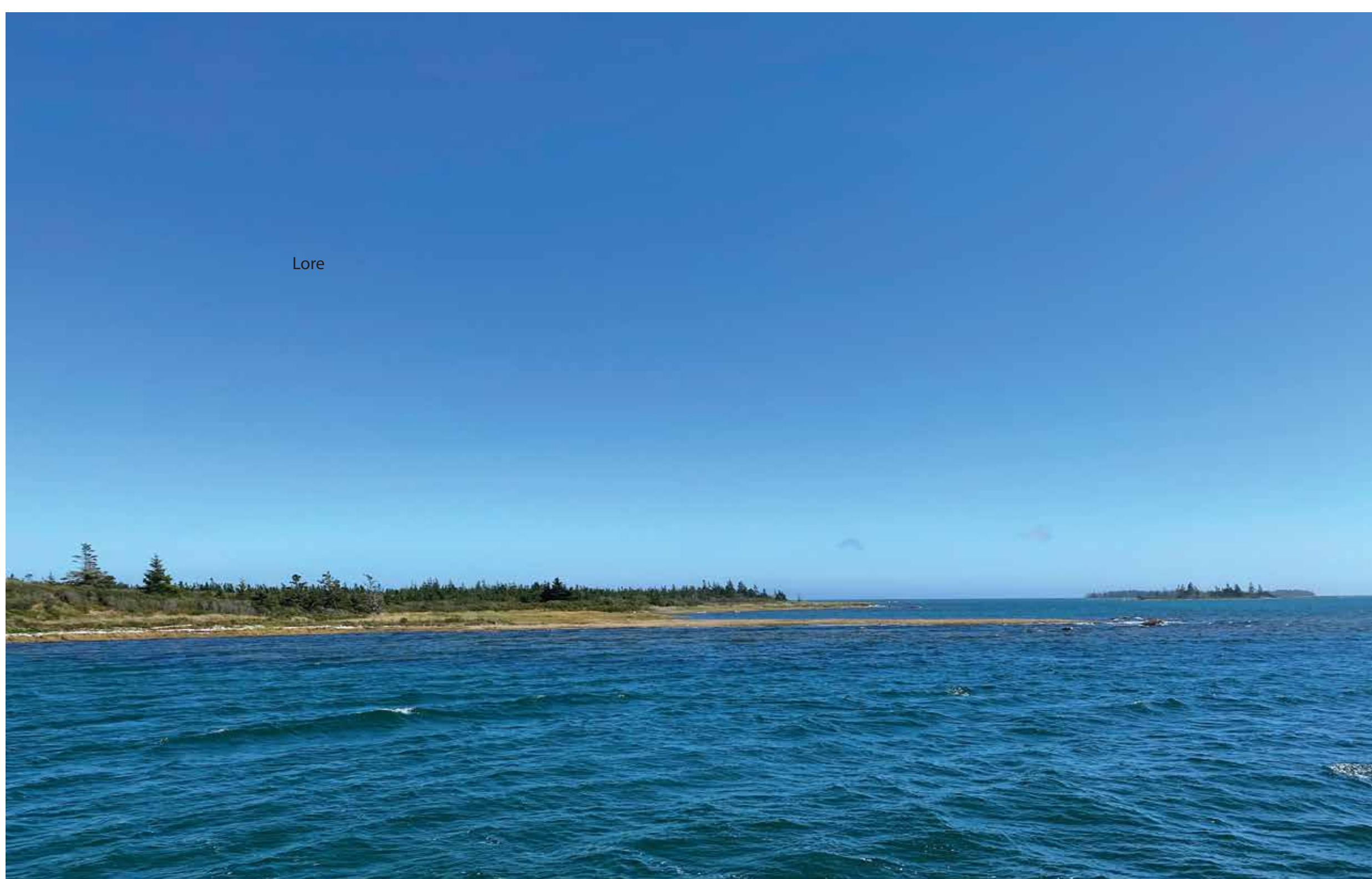
Public consultation is an integral part of the EA process and the community was invited to comment on the EA during the review period.

The EA application was registered on March 15th, 2023 and approved by the NSECC Minister on May 4, 2023. In arriving at his decision, the Minister concluded that any adverse environmental effects arising from the Project can be adequately mitigated through compliance with the terms and conditions of the EA approval.

STUDIES COMPLETED

The following baseline environmental studies were included as part of the Environmental Assessment:

- Avifauna (birds & bats)
- Wildlife (e.g. moose)
- Vegetation
- Wetlands
- Watercourses & aquatic habitats
- Groundwater & geology
- Noise & shadow flicker
- Visual impacts
- Archaeological & MEKS
- Socioeconomic studies





ENVIRONMENTAL ASSESSMENT

KEY FINDINGS

WATER RESOURCES

- Project design prioritized avoidance of important wetlands and watercourses.
- 44 wetlands and 8 watercourses identified, with direct impacts anticipated to 5 wetlands and 1 watercourse crossing.
- No impacts anticipated to Wetlands of Special Significance.

HABITAT, FLORA, AND FAUNA

- No Species at Risk (SAR) vascular plants identified.
- Acoustic monitoring for bats detected low bat activity within Project Area.
- No reptile, amphibian or mammal (excluding bats) SAR identified.
- One invertebrate SAR, monarch butterfly, was identified.
- Project design prioritized the avoidance of important habitats such as wetlands, watercourses known to support SAR, rare plants and lichens.

SOCIO-ECONOMIC ENVIRONMENT

- No expected adverse effects to property values or tourism values in the area based upon local project experiences and literature review.
- Project consists of a small footprint on private land and Crown land that will benefit MD Argyle, local communities and landowners.
- Anticipated to be an increase in truck and construction related traffic during construction and with wind turbine delivery.
- No direct or indirect impacts to cultural and heritage resources are expected

AIR QUALITY, NOISE, AND VISUAL IMPACT

- Turbines setback by a minimum of 1000 m from existing residences
- Shadow flicker and operational sound modeling indicates that all receptors (existing residences), meet regulatory requirements.



ENVIRONMENTAL ASSESSMENT

NEXT STEPS

PRIOR TO PROJECT COMMENCEMENT

- Update field assessments for wetlands, watercourses, rare plants and archaeological resources, where there are changes to the Project.
- Develop the following Plans:
 - Erosion and Sediment Control Plan
 - Contingency Plan
 - Wildlife Management Plan
 - Environmental Protection Plan
 - Complaint Resolution Plan
 - Mi'kmaq Communication Plan

PRIOR TO TURBINE CONSTRUCTION

- Update sound and shadow flicker modeling when turbine locations and model specifications are confirmed.
- Develop a Surface Water Management Plan.
- Undertake wetland and watercourse alteration permitting.

PRIOR TO PROJECT OPERATIONS

- Complete second year of bird and bat field studies (underway).
- Develop Bird and Bat Operational Monitoring Program.

ONGOING

- Annual reporting to NSECC on the status of the terms and conditions of the EA Approval and any monitoring requirements.



WHAT'S NEXT?

ANTICIPATED SCHEDULE OF PROJECT

2020 – 2022

- Project notification and preliminary public consultation
- Environmental field work

2022

- Awarded Power Purchase Agreement (PPA) under Nova Scotia Rate Based Procurement RFP
- Prepare Environmental Assessment

2023

- Power Purchase Agreement executed
- Environmental Assessment approved
- Development Agreement Application submitted to local government

2024

- Project construction begins with vegetation clearing and road construction
- Site preparation and turbine foundation construction

2025

- Erect turbines, complete collector lines, substation and transmission line interconnection
- Commission Project and begin commercial operations





COMMUNITY BENEFITS

EMPLOYMENT OPPORTUNITIES

The Projects are expected to create many jobs during construction, and full-time roles are anticipated throughout operations.

LOCAL CONTRACTING OPPORTUNITIES

Construction and operations will rely on local supply chain and services, with opportunities such as surveying, civil, electrical, and mechanical construction, equipment transportation and operational maintenance contracting opportunities.

TAX REVENUE

Property tax payments to the municipality will support municipal services, infrastructure, and local initiatives for decades to come.

COMMUNITY BENEFITS FUND

Contribution to local initiatives via a community benefits fund for each project.

GREENHOUSE GAS EMISSIONS REDUCTIONS

Offset greenhouse gas emissions from current coal-fired generation in Nova Scotia.

EDUCATION AND TRAINING OPPORTUNITIES

Community education and training opportunities / events.

LOCAL STIMULUS

Local businesses will benefit from increased spending on goods and services during construction and operations project phases.

CLEAN, LOW-COST POWER

New low-cost, reliable, and renewable electricity for Nova Scotians.





COME WORK WITH US

We are seeking interest from qualified Nova Scotia contractors to support us with project design and construction activities.

CIVIL DESIGN AND CONSTRUCTION

- Engineering and project management
- Road, crane pad, laydown, bridge design and construction
- Aggregate, concrete, rebar, and other materials supply

ELECTRICAL DESIGN AND CONSTRUCTION

- Engineering and project management
- Medium voltage collection lines design, materials supply and construction
- Substation design and construction

WIND TURBINE CONSTRUCTION

- Foundation design and construction
- Turbine erection and commissioning

ENVIRONMENTAL

- Environmental studies, construction planning and monitoring
- Onsite environmental monitoring and supervision during construction

OTHER SERVICES

- Equipment supply, equipment rentals, materials supply
- Health and safety, sanitation services, shipping and logistics, security, food services, snow clearing, communications
- Third-party owner's engineering, testing, and QA/QC
- Legal, insurance, audit, and financial services



THANKS FOR STOPPING BY!

We are committed to ongoing dialogue with interested individuals and stakeholders. Please take a moment to complete a **“Feedback Form”** to share your thoughts on the proposed Project.

If you have any outstanding questions or concerns, we invite you to speak to one of our representatives today. If you prefer to get in touch with us later, our contact information is:

Tel: 604-648-6630

Email: development@elementalenergy.ca

Web: www.elementalenergy.ca/projects

