



OPEN HOUSE

WEDNESDAY, APRIL 20, 2022

5:00PM - 7:00PM

This event is subject to COVID-19 safety protocols

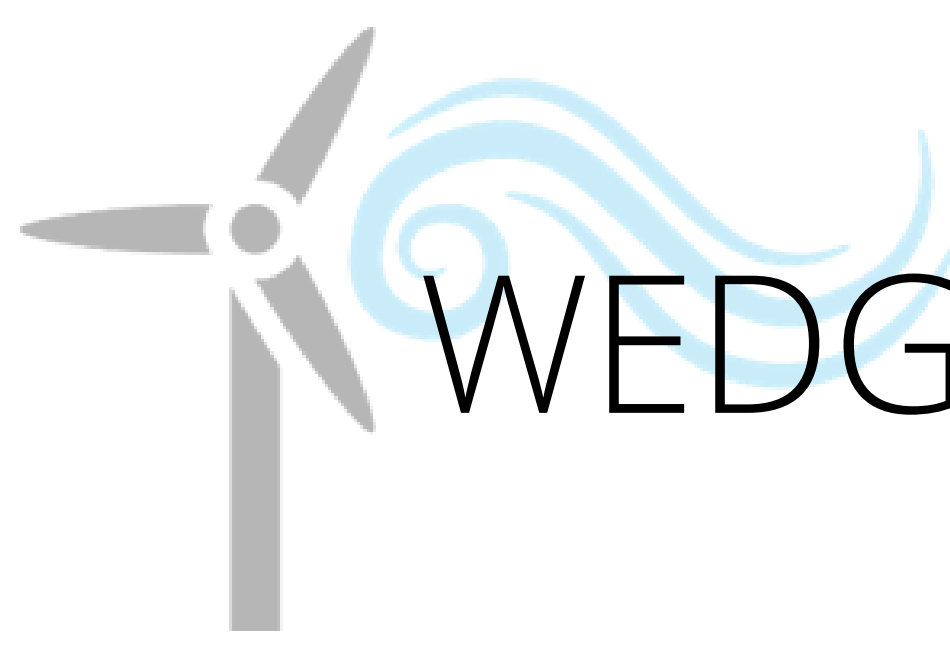


Welcome to our Open House

Please sign in at the registration desk then feel free to view our display boards and say hello.

Our team is here to provide information about the project, listen to your feedback, and answer your questions.

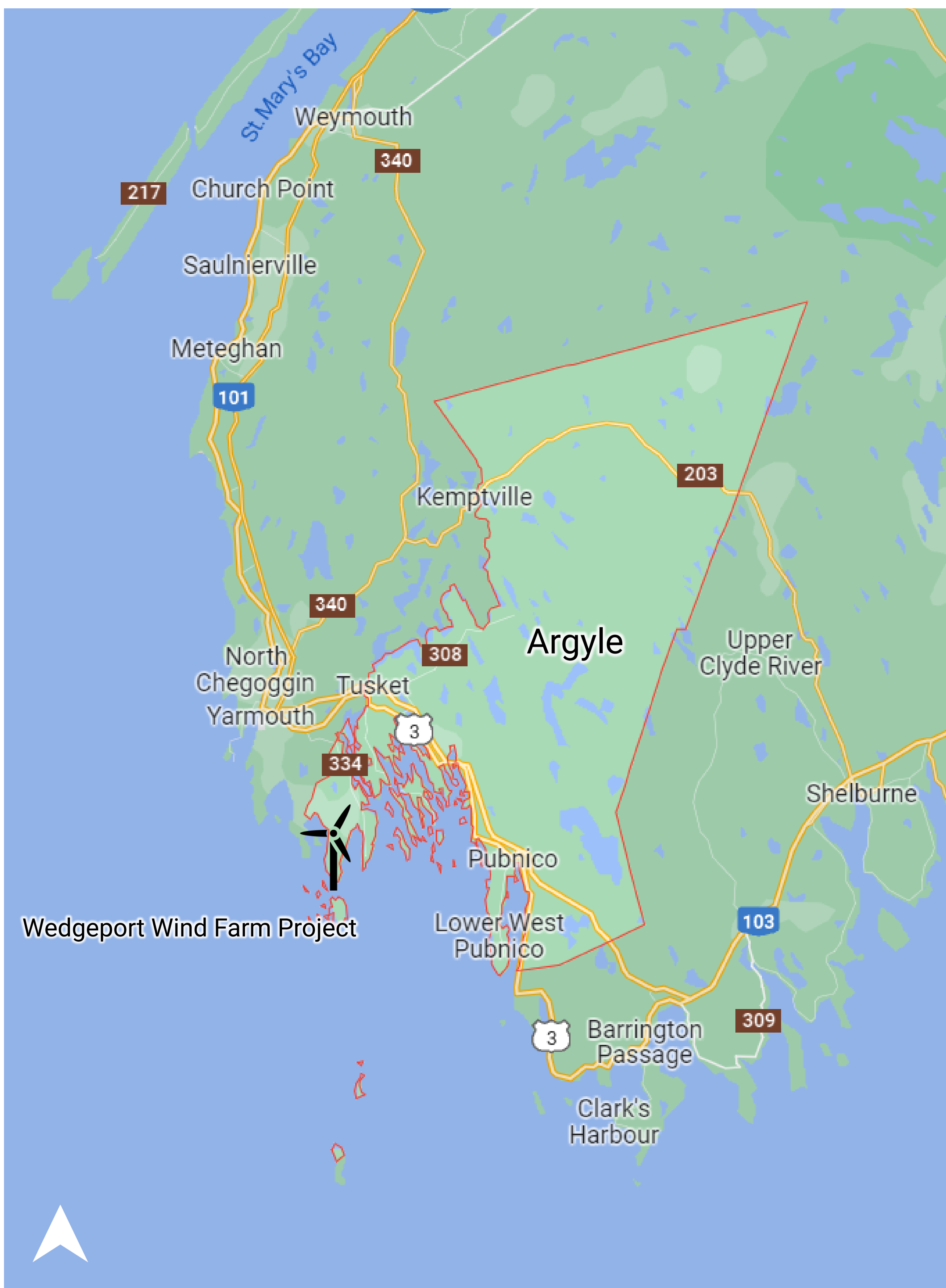
Thank you for attending!



WEDGEPORT WIND FARM

Project Overview

- Developer:** Wedgeport Wind Farm LP
(Elemental Energy & Stevens Wind)
- Project Name:** Wedgeport Wind Farm
- Municipality:** Municipality of the District of Argyle
- Project Type:** Wind Power
- Project Size:** 50 — 80 MW (approximately 9—14 wind turbines)



Location:
Wedgeport, NS

Project Infrastructure:
Wind turbines, spur roads, meteorological tower, substation, and other electrical equipment.

Interconnection:
The Project will connect to Nova Scotia Power's electrical transmission line located near Tuskent.



WEDGEPORT WIND FARM

Wedgeport Wind Farm LP

Wedgeport Wind Farm LP is a partnership between two experienced Canadian wind development companies: Elemental Energy and Stevens Wind.

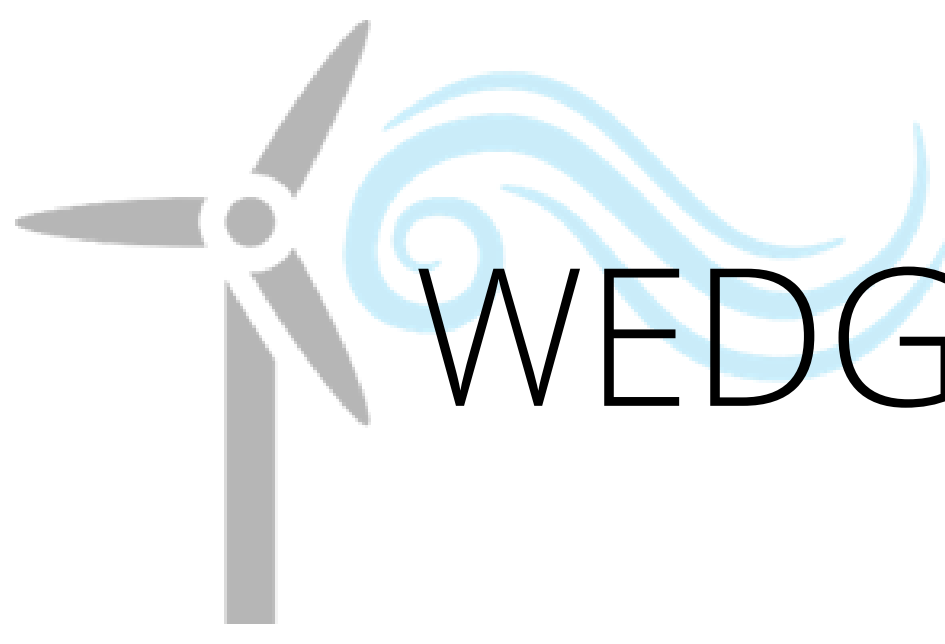
Wedgeport Wind Farm LP combines the talents and resources of its partners to develop the Wedgeport Wind Farm Project. Each partner has extensive experience developing, financing, constructing, owning, and operating wind energy projects in Nova Scotia, the Maritimes, and across North America.



Across the partnership, we have been extensively involved in wind energy in Nova Scotia. We are owners and operators of **7 COMFIT** projects across Nova Scotia, including the COMFIT turbine at Wedgeport, and other wind projects in the Maritimes.

We have collective experience creating community energy projects and Indigenous energy projects across Canada.

Together, we possess a diversity of experience, extensive knowledge of Canadian renewable energy markets, and **local ownership and representation.**



WEDGEPORT WIND FARM

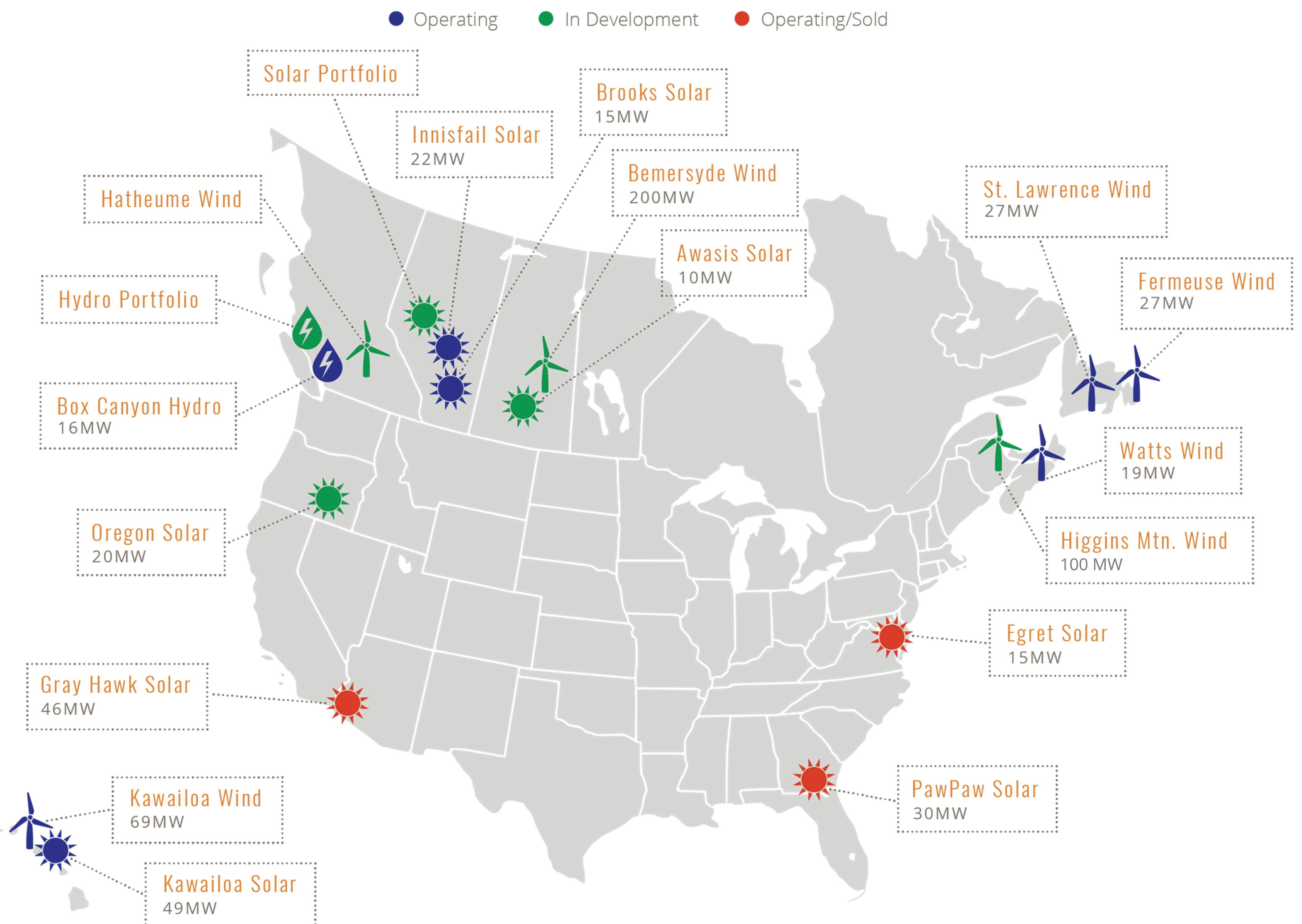
Elemental Energy



About Us: 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 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, and project development. The team brings a track record of executing complex transactions, building successful businesses, and developing lasting partnerships.



Community Benefits

Employment: The Project is 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 job opportunities such as surveying, civil, electrical, and mechanical construction, and equipment transportation.

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.

Greenhouse Gas Emissions Reductions: Offset greenhouse gas emissions from coal-fired generation in Nova Scotia.

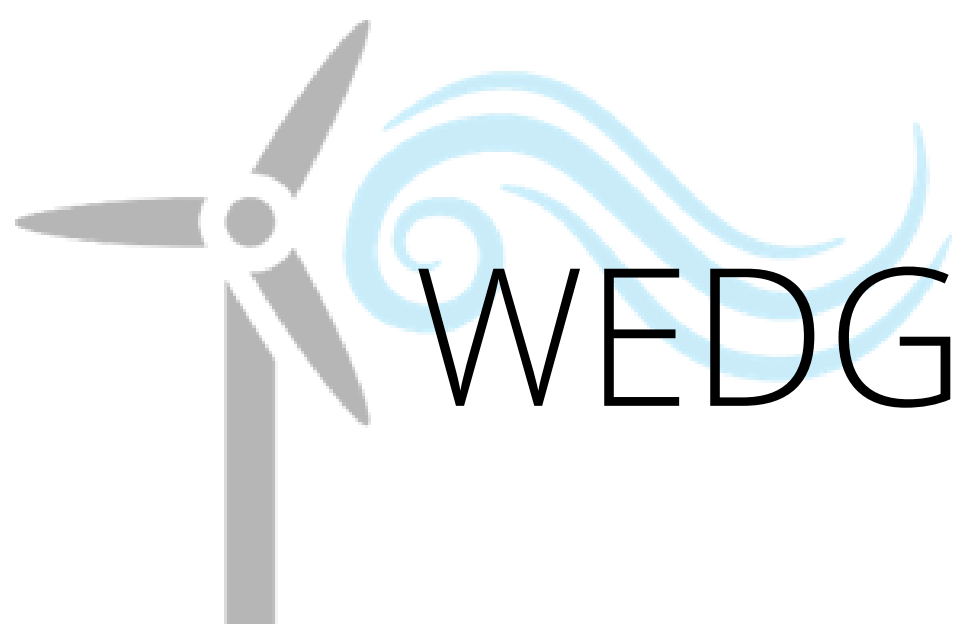
Education: Community education and training events.

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

Clean, low-cost power: Low-cost, reliable, and renewable electricity for Nova Scotians.

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





WEDGEPORT WIND FARM

Why Here?

Strong and proven wind resource at Wedgeport makes this site an ideal location for a wind power project.

Grid connection with available capacity to host new generation.

Private landowners interested in hosting wind turbines.

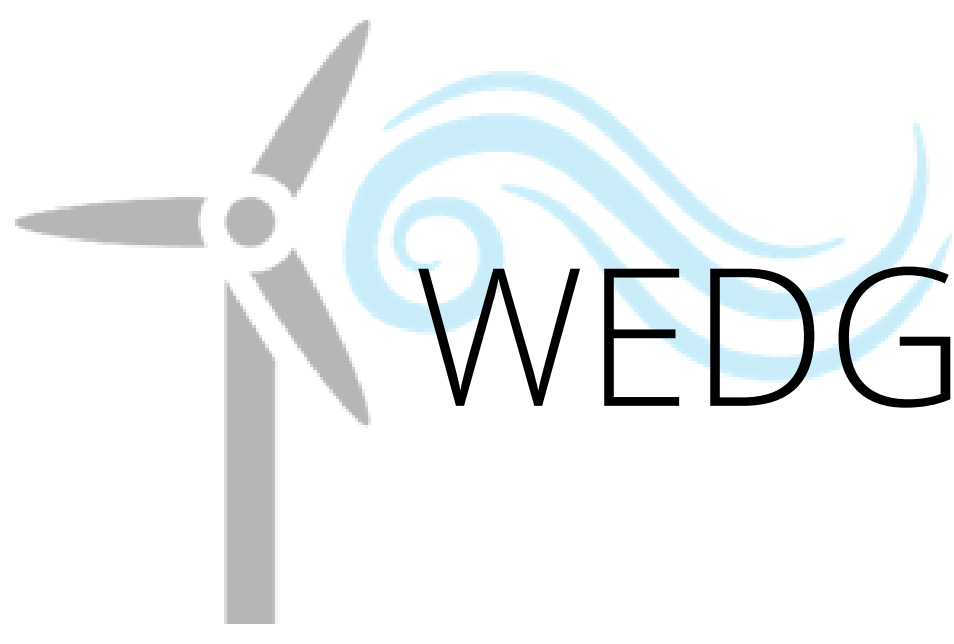
Why Now?

The Government of Nova Scotia is competitively procuring renewable energy through the **Rate Based Procurement** to source renewable energy for Nova Scotians in early 2022.

The Rate Based Procurement aims 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.

The Procurement Administrator will conduct a request for proposal (RFP) process to identify the most competitive low-impact renewable energy projects. These projects will be awarded Power Purchase Agreements (PPAs) with Nova Scotia Power Inc. (NSPI) to supply renewable electricity generation for their customers.

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



WEDGEPORT WIND FARM

What's Next?

Anticipated Project Schedule

Early 2022

- Project notification and preliminary public consultation
- Environmental field work

Mid 2022

- Bid project into Nova Scotia Rate Based Procurement RFP

Late 2022

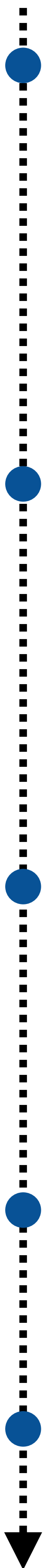
- Execute Power Purchase Agreement
- Submit environmental assessment and development permit application

Late 2023

- Project construction begins

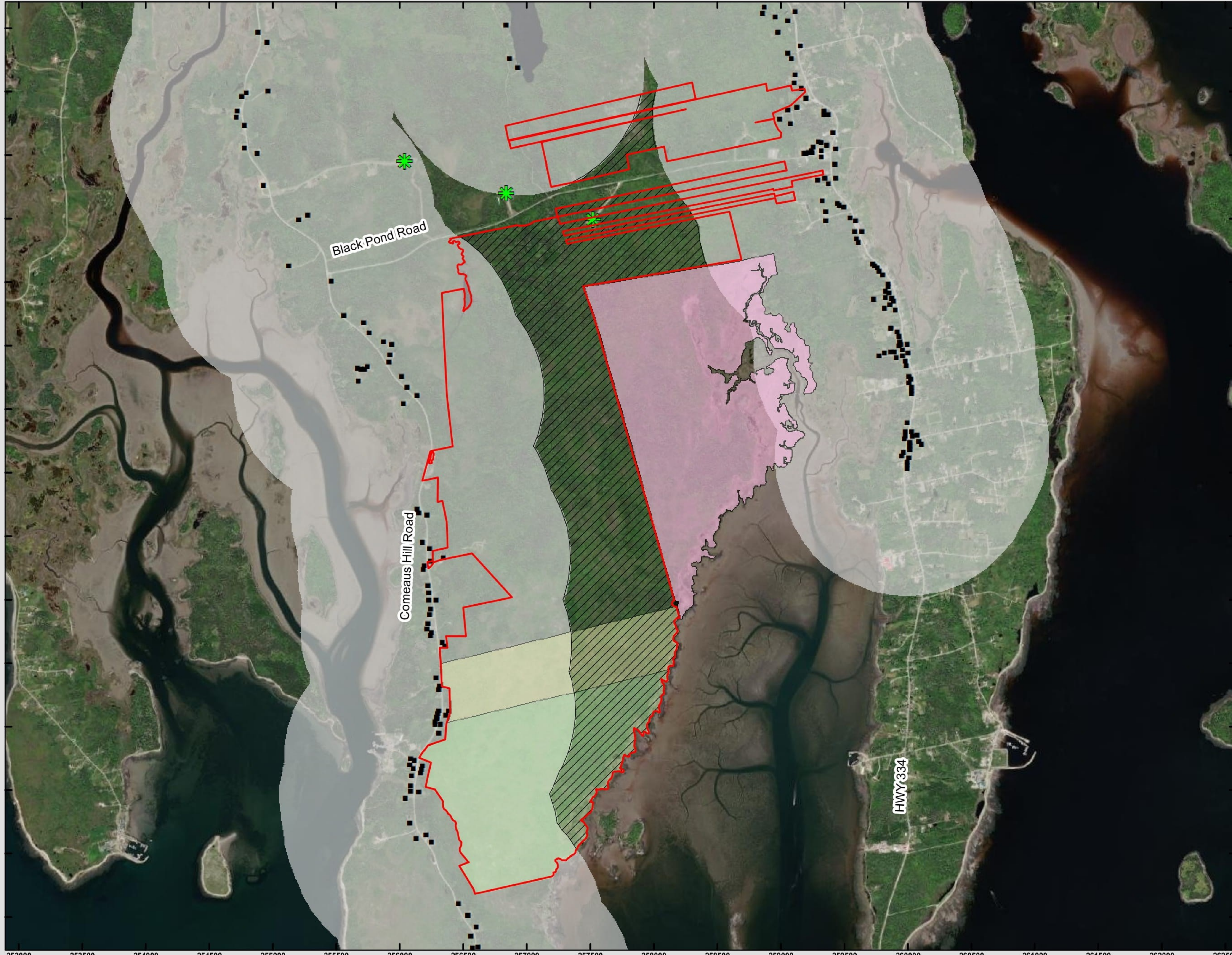
Late 2024

- Expected Commercial Operations Date



Public Consultation





Wedgeport Wind Farm L.P.

FIGURE 1

Wedgeport Wind Project
Wedgeport, NS

Project Study Area &
Turbine Development Area

- Study Area
- Turbine Development Area
- Potential Additional Area
- Crown Land
- Tusket Islands Wilderness Area
- ComFIT Turbines
- Dwellings
- Dwellings 1000 m Buffer



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

0 250 500 1,000 m

1:28,000 Scale when printed @ 11" x 17"

Drawn By: J. Bonazza
 Reviewed By: R. McCallum Date: 2022-04-12

McCallum Environmental Ltd.

Environmental Assessment

An Environmental Assessment (EA) is required by Nova Scotia Environment and Climate Change (NSECC) to ensure that the Project's environmental impacts are minimal and mitigated. An EA identifies impacts early in project development and guides the proponent towards appropriate and proven risk mitigation strategies. McCallum Environmental has been retained to complete the EA work for the Project.

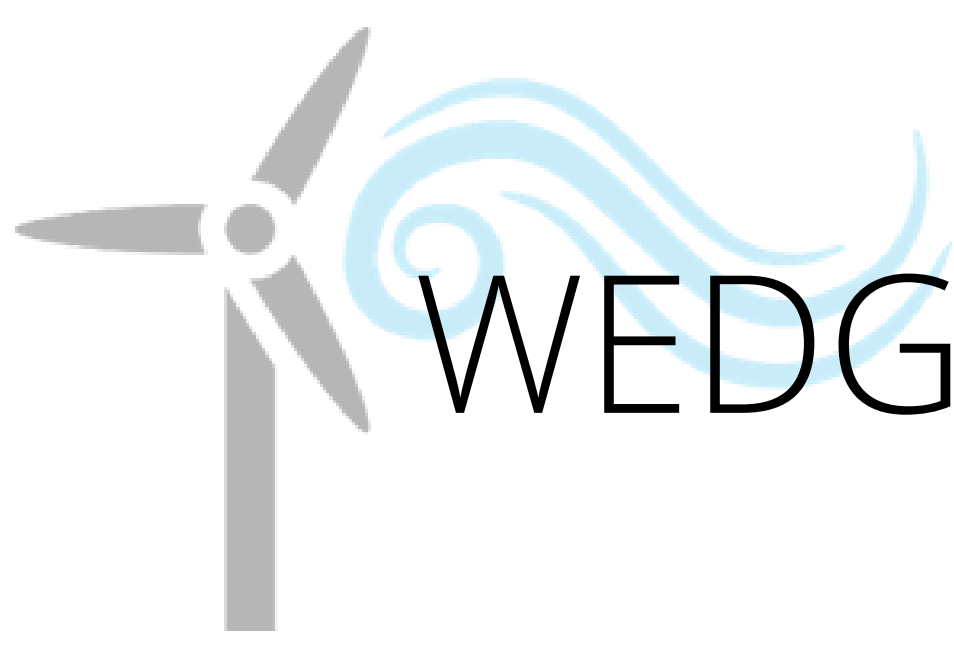
Public consultation is an integral part of the EA process and the community is invited to comment on the EA during the review period.

Once the proponent submits an EA application in mid 2022 to NSECC, it is reviewed for a **50 day** period, where the **first 30 days** are open to the public to provide comments on the EA to NSECC. Once the review period is over, a final decision and conditions are delivered by the Minister of Environment.

Studies Underway

The following baseline environmental studies are 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 & historic resources
- Socioeconomic studies



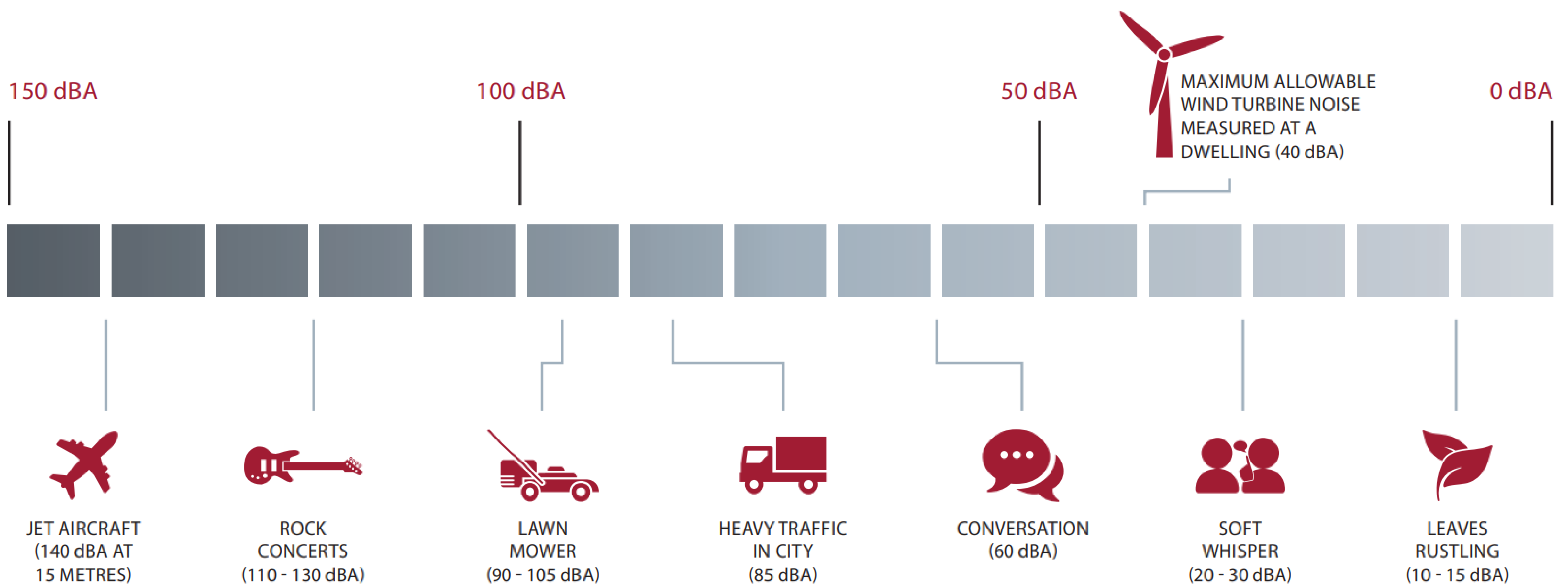
WEDGEPORT WIND FARM

Sound & Noise

Nova Scotia Environment and Climate Change requires sound levels from wind turbines to not exceed **40 dBA** outside of a home.

For context, 40 dBA is equivalent to the sound of a quiet library.

The Project will be designed to ensure that sound from wind turbines does not exceed the allowable sound level of **40 dBA**.



Shadow Flicker

Shadow flicker is an effect created by the rotating blades of a wind turbine casting shadows. The maximum allowable shadow flicker time is 30 hours/year. Industry standard software will be used to model the shadow hours casted by the proposed turbines and inform mitigation strategies if needed.



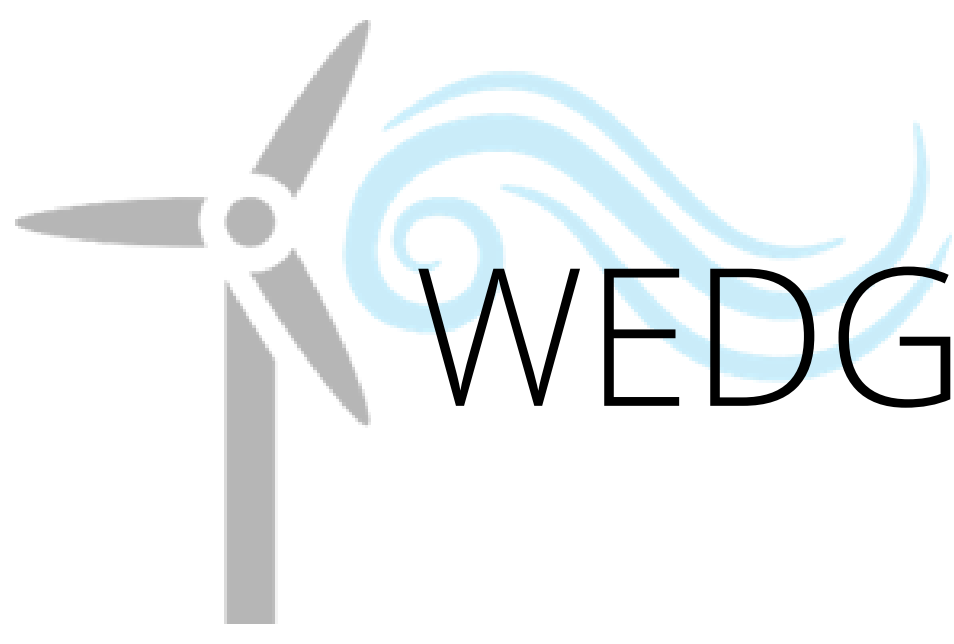
Community Engagement

Wedgeport Wind Farm LP recognizes that support of the local community and landowners is key to a successful project, which is why we work diligently to make sure we listen and incorporate feedback.

Wedgeport Wind Farm LP has been working to engage with the community and project stakeholders and are open to discussing the Project and receiving feedback from interested parties. To date, our engagement activities include:

- Public open house
- Conversations with local landowners and residents
- Indigenous engagement
- Calls and meetings with local and provincial governing bodies
- Project updates sent via mailouts and published on our website at: elementalenergy.ca/portfolio
- Phone and email for any comments or inquiries: development@elementalenergy.ca and **604-558-8005**





WEDGEPORT WIND FARM

Frequently Asked Questions

HOW WILL THE PROPOSED PROJECT IMPACT PROPERTY VALUE?

There is a good summary of literature available on the Canadian Renewable Energy Association's website <https://canwea.ca/communities/property-values/>. They link to a wide range of property value studies compiled from across Canada and the US. The most comprehensive study "analyzed more than 50,000 home sales near 67 wind facilities across nine U.S. states over ten years and **found no statistical evidence that operating wind farms have had any measurable impacts on home sale prices.**

DOES LOW FREQUENCY SOUND, INFRASOUND, OR NOISE FROM WIND TURBINES NEGATIVELY IMPACT HUMAN HEALTH?

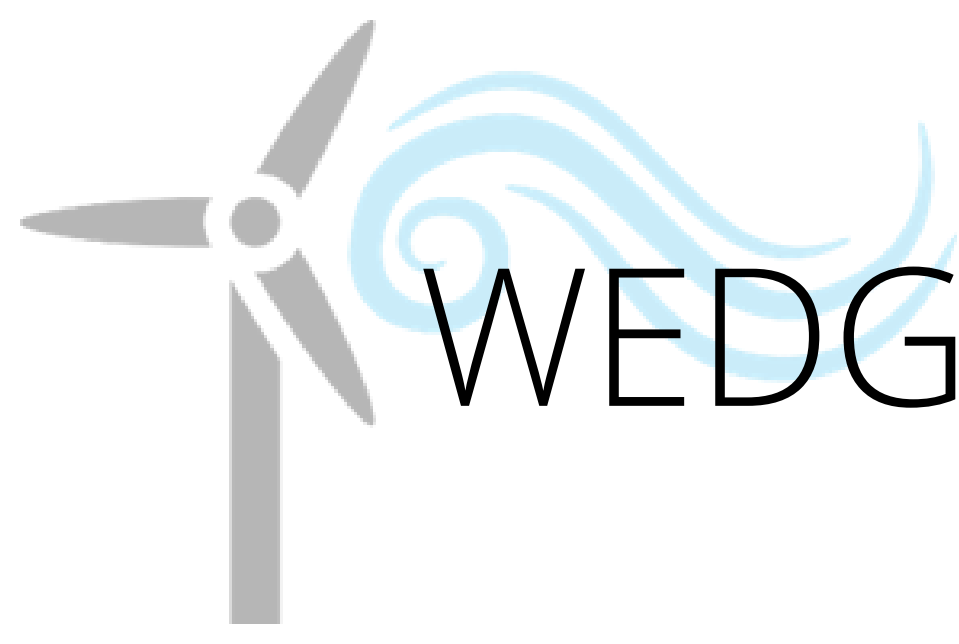
Health Canada completed a study reviewing more than 4,000 hours of wind turbine sound measurements and evaluating its impact on human health.

No association was found between wind turbines and:

- Self-reported sleep issues (e.g., general disturbance, use of sleep medication, diagnosed sleep disorders);
- Self-reported illnesses (e.g., dizziness, tinnitus, prevalence of frequent migraines and headaches) and chronic health conditions (e.g., heart disease, high blood pressure and diabetes);
- Self-reported perceived stress and quality of life impacts

WILL THERE BE ANY SOUND AND SHADOW FLICKER EFFECTS FROM THE PROJECT?

Wind turbines will be strategically sited to minimize potential sound and shadow flicker effects. Sound and shadow flicker studies will be conducted as part of our environmental assessment to assess potential noise and shadow flicker effects. As part of the environmental assessment, risk mitigation strategies will be created to mitigate potential noise and shadow flicker effects.



WEDGEPORT WIND FARM

Frequently Asked Questions

WILL THERE BE AN IMPACT ON THE ENVIRONMENT?

The Environmental Assessment studies wildlife and other environmental risks associated with wind farm construction and operations and will include risk mitigation strategies to mitigate impacts.

WHAT IS THE LIFETIME OF THE PROJECT AND WHAT ARE THE DECOMMISSIONING PLANS?

The design life of a wind turbine is typically 25+ years. Decommissioning of both the turbines and the site, when it is necessary or desirable, will be undertaken in accordance with the regulatory regime in place at the time.

At the end of their useful life, the wind turbines will be decommissioned, and all equipment will be dismantled and disposed of in a manner that meets all regulatory requirements. The sections of the towers would be taken apart and would be reused, recycled or disposed of in accordance with regulatory requirements.

After the towers have been dismantled and removed from the site, the site itself would be restored to a state similar to what currently exists through regrading and revegetation.

There are a variety of ways in which developers are legally mandated to clean up after their projects reach their useful life. Firstly, our lease with the landowners has an obligation to restore the site. Secondly, we will file a decommissioning plan with the Government of Nova Scotia as part of the Environmental Assessment process which we'll need to follow as a condition of our permit.



Thank you for attending!

We are committed to ongoing dialogue with our 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.: 604-558-8005

Email: development@elementalenergy.ca

Web: elementalenergy.ca/portfolio/wedgeport-wind-farm/

