



Ellershouse 3
Wind Project

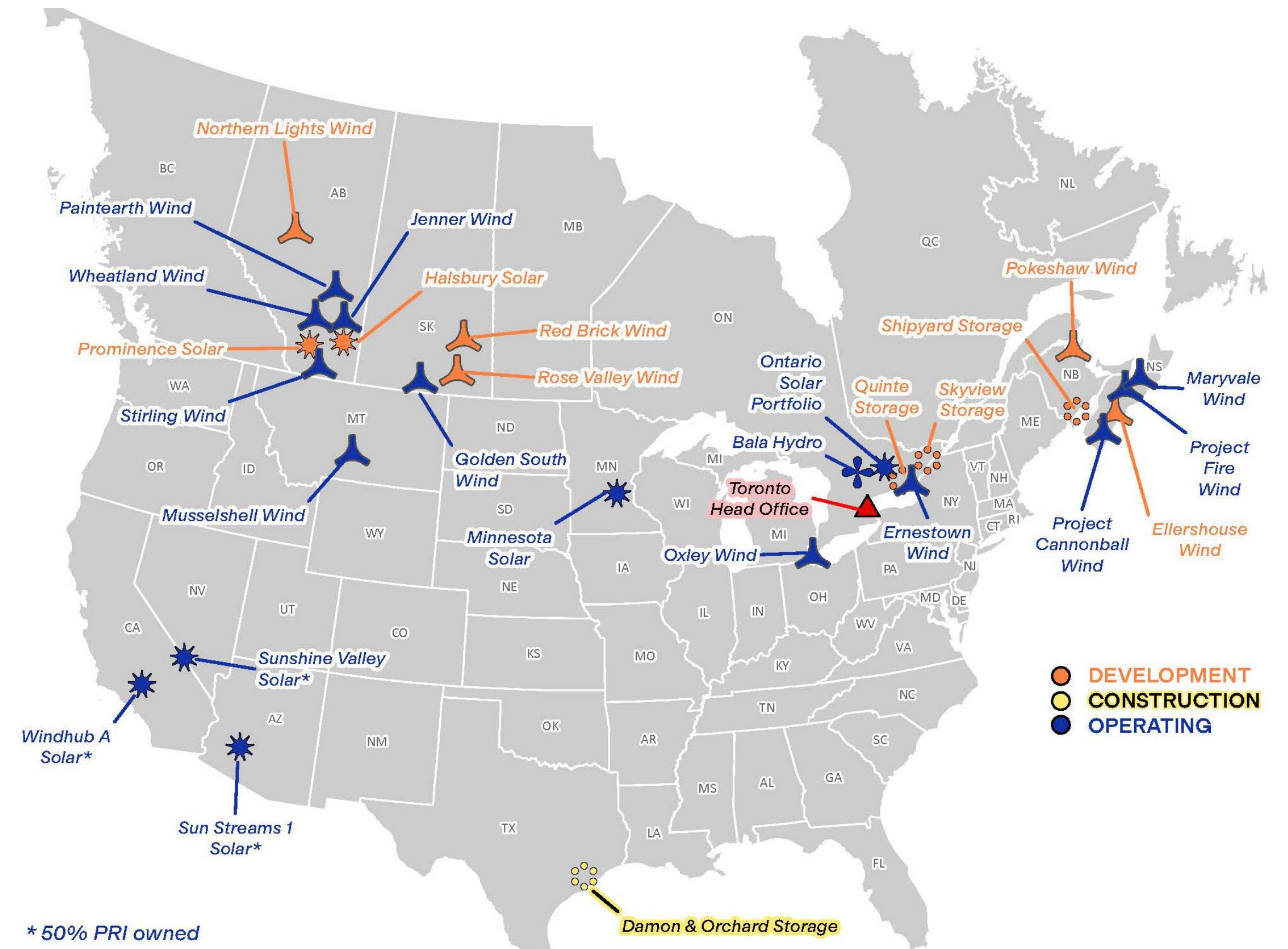
Potentialia



About Ellershause 3

Potentia's experienced team currently operates **190 turbines, equaling 986 MW** of wind energy in Canada

- ◆ **Canadian Owned.** 100% Canadian-owned, fully integrated developer, owner and operator of renewable energy and storage assets.
- ◆ **Well Capitalized Ownership.** Wholly-owned subsidiary of Power Corporation of Canada.
- ◆ **Strong Operating Portfolio.** Owner and operator (either directly or through affiliates) of over 1.3 GW of renewable energy assets in Canada and the U.S.
- ◆ **Future Growth Path.** 2 GW of development projects to secure future growth.
- ◆ **Diverse Funding Sources.** PRI and its direct parents established the Power Sustainable Energy Infrastructure Partnership Fund, which has over \$1.8BB of committed capital from its partners. Additionally, PRI has raised in excess of \$1BB in project financing facilities since 2018.



About Annapolis Valley First Nation



- ◆ **Members:** 119 members of AVFN live on-Reserve and approximately 173 live off-Reserve for a total population of approximately 300 people.
- ◆ **Community:** The AVFN community contains a gas bar, tobacco shop, gaming centre, health centre, and a chapel Tribal Council: AVFN's Tribal Council is the Confederacy of Mainland Mi'kmaq.
- ◆ **Governance:** AVFN's Council is comprised of three elected Councillors and Chief Gerald B. Toney.



The Annapolis Valley First Nation (AVFN), a Nova Scotia Mi'kmaq First Nation, is the majority owner of the Ellershouse 3 Wind Project. AVFN was founded in 1880 and is located in the Annapolis Valley in Nova Scotia.

About Alternative Resource Energy Authority (AREA)



- ◆ The Alternative Resource Energy Authority (AREA) is comprised of three municipalities in Nova Scotia: Mahone Bay, Antigonish, and Berwick.
- ◆ Collectively the municipalities own AREA, and AREA owns and operates the 23.5 MW (10-turbine) Ellershouse I & II wind farms.
- ◆ In 2020, AREA conducted an RFP to select a development partner and chose Potentia.
- ◆ To-date, AREA has contributed over \$1 million to West Hants in property taxes and \$80,000 to the Ellershouse Wind Farm Society (\$10,000 annually).

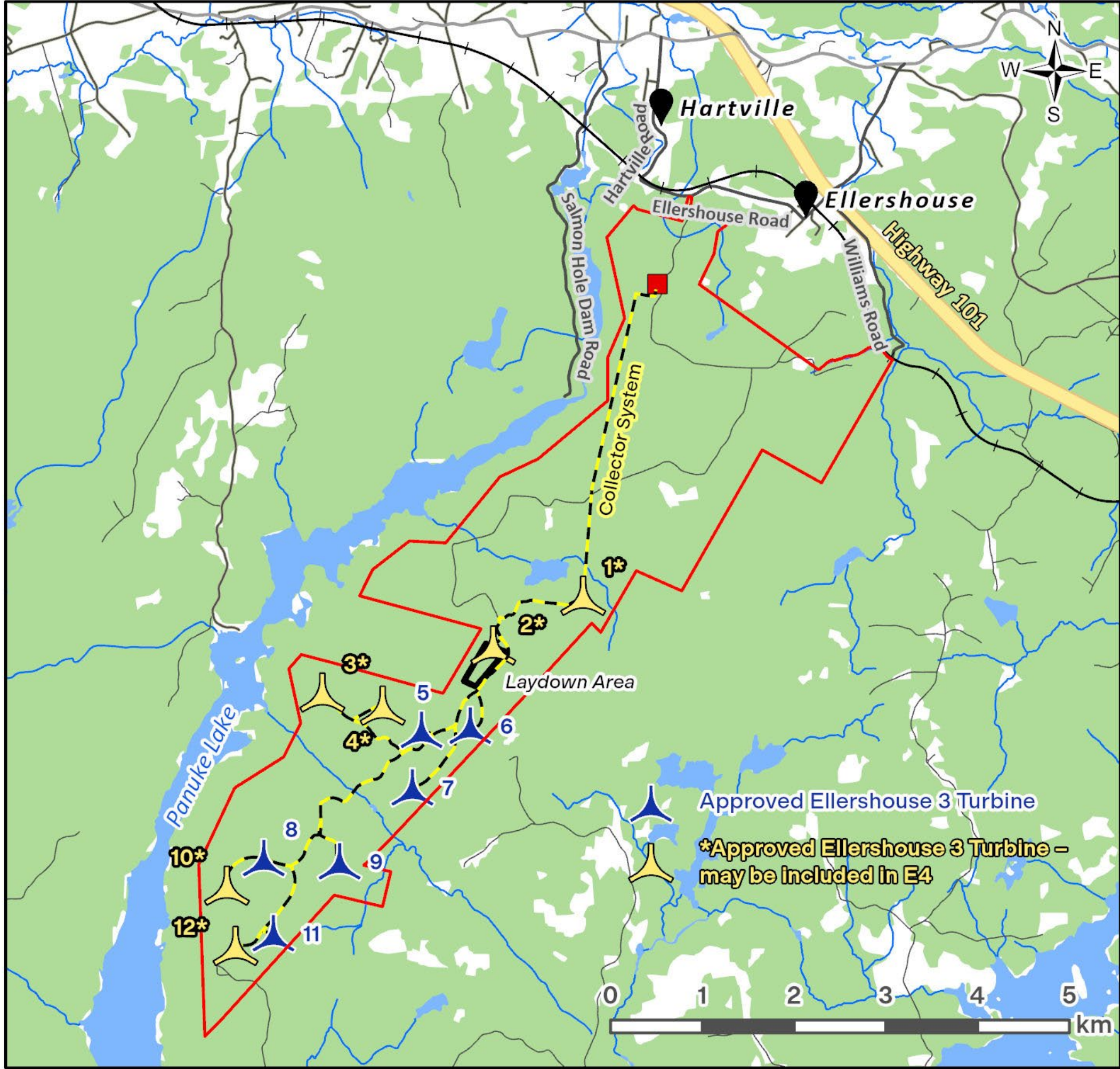


Ellershouse I & II Wind Farm, photo is property of AREA

Ellershouse 3 Project Overview

Although we are seeking a Municipal Development Agreement for a 12-turbine, 66 MW project, we currently have a PPA a 6-turbine project

Item	Status
Location	Municipality of West Hants
Site Control	Fully secured on private forestry lands through lease and easement options
Capacity	Up to 66 MW
Indigenous Equity	Majority owned by Annapolis Valley First Nation
Offtaker & Development Partner	Alternative Resource Energy Authority (AREA)
Interconnection	Direct line tap to NSPI's 138kV transmission line L-6505 Generator Interconnection Agreement fully executed for 66 MW
Env. Assessment	EA approved in July 2023 for 66 MW, up to 12 turbines
Technology	Nordex 163, 5.9 MW; hub height 125 m (410 ft); blade 80 m (261 ft), total height 205 m (671 ft)
Target Construction and COD	Spring 2025/December 2025



Environmental Assessment Registration Document

- ◆ Submitted to NSECC in May 2023
- ◆ Assessed impacts on the following valued ecosystem components:
 - Atmospheric Environment
 - Geophysical Environment
 - Aquatic Environment
 - Terrestrial Environment
 - Socioeconomic Environment
 - Archaeological and Cultural Resources
 - Human Health
 - Electromagnetic Interference
 - Shadow Flicker
 - Visual Aesthetics
 - Sound
- ◆ The Project meets Provincial environmental assessment requirements and was approved in July 2023



“...any adverse effects or significant environmental effects of the undertaking can be adequately mitigated through compliance with the attached terms and conditions.”

Honourable Timothy Halman, MLA
Minister of Environment and Climate Change

Environmental Assessment Conditions of Approval

The EA approval contained several conditions that require timing-specific submissions to the Nova Scotia Environment and Climate Change (NSECC), which are listed below. These conditions will be implemented to maintain compliance with the Project's authorization.

Prior to Construction Commencement:

- ◆ Detailed Sediment and Erosion Control Plan
- ◆ Wildlife Management Plan
- ◆ Complaint Resolution Plan
- ◆ Mi'kmaq Communication Plan
- ◆ Contingency Plan

Prior to Road Construction and/or Upgrades:

- ◆ Updated Noise and Shadow Flicker Modelling
- ◆ Surface Water Management Plan

Prior to Construction of Turbines:

- ◆ Adaptive Management Plan

Prior to Turbine Operation:

- ◆ Bird and bat acoustic studies
- ◆ Bird and Bat Mortality Monitoring Program
- ◆ Mainland Moose Monitoring Program



In addition, any mitigation measures or commitments made in the EA document also form part of its approval and become requirements.

Setbacks

- ◆ Closest dwelling is > 4km to a wind turbine. This is far greater than the WHRM precedent of 1 km
- ◆ Closest camp is 660 m from a wind turbine and is greater than the 550 m precedent of WHRM
- ◆ These distances are far greater than what is required to ensure public safety from issues of ice throw, blade failure, and tower collapse

Sound

- ◆ All sound levels will be <40 dBA in accordance to NSECC guideline
- ◆ Sound levels will likely be inaudible at dwellings
- ◆ Sound levels will be very low at all camps with highest being 38 dBA

Shadow Flicker

- ◆ All shadow flicker levels will be <30 hrs/year in accordance to NSECC guideline
- ◆ There will be no shadow flicker at dwellings (too far away)
- ◆ There will be no shadow flicker at the majority of camps with the highest being 28.5 hrs/year

Turbine Number	Distance to Closest Dwelling (Kilometres)	Distance to Closest Camp (Kilometres)
T1	4.4	3.5
T2	5.2	2.5
T3	5.2	0.70
T4	5.5	1.3
T5	5.9	1.8
T6	6.0	2.3
T7	6.4	1.9
T8	6.9	1.0
T9	7.0	1.8
T10	7.2	0.66
T11	7.7	1.2
T12	7.8	0.80

Based on the weight of evidence of over 150 peer reviewed publications the Ellershouse 3 Wind Project is properly sited to ensure the protection of West Hants resident's health and safety.

Project Benefits

Donations to the Ellershouse Wind Farm Society have provided new playground equipment, sponsored summer camps and skating sessions and provided donations towards the Brooklyn District Elementary School, West Hants Middle School and Avon View High School to support their breakfast and lunch programs.

- ◆ **Municipal Property Tax:** Annual property taxes will be paid to West Hants
- ◆ **Ellershouse Wind Society and CLC Payments:** \$1,000 per turbine per year for the PPA contract period; this adds to the donations already being made by the Ellershouse 1 and 2 projects
- ◆ **Employment Opportunities during the Construction Phase:** 100-150 direct and indirect job
- ◆ **Employment Opportunities during the Operation Phase:** 3-5 full time technicians
- ◆ **Local Labour:** The Project will target a minimum of 40% participation of local labour and Indigenous peoples through these phases
- ◆ **Climate Benefits:** The Project will contribute to meeting Nova Scotia's renewable energy target of 80% renewable energy by 2030 as outlined in the Environmental Goals and Climate Change Reduction Act by producing enough energy to power approximately 20,650 Nova Scotian homes



Ellershouse 3 Meets all Requirements of the Municipality of the District of West Hants Municipal Planning Strategy

Policy 4.24.4 It shall be the policy of Council to consider the development of permanent or long-term installations of large wind turbines or wind farms outside the Growth Centre, Village and Hamlet designations by development agreement, having regard to the following:

(a) any required provincial and/or federal government environmental assessment processes have been completed

- ◆ Provincial Environmental Assessment (EA) Approval received July 5, 2023

(b) adequate separation distances are maintained from adjacent land uses to minimize impacts of noise and shadow and to ensure public safety;

- ◆ Provincial EA demonstrated compliance with the stringent provincial noise and shadow flicker requirements to ensure protection of public safety
- ◆ Closest dwelling and camps are 4.4 km and 660 m from the wind turbines, respectively

(c) the development is not visually intrusive in the landscape, taking into account the location and distance from which it is visible, and the significance and sensitivity of the landscape, topography, vegetation and built form in the surrounding area;

- ◆ Implement LIDS technology (Lighting Intensity Dimming Solution) to reduce intensity of turbine lights in the night sky
- ◆ AREA's existing 10-turbine wind project is located in the vicinity, as such, the Project is proposed in an area with existing turbines on the landscape
- ◆ Wind turbines are setback greater than 4.4 km to the closest dwellings (homes)

(d) safe roadway access can be provided;

- ◆ We will work with the West Hants to ensure roads are left in the same or better condition than pre-construction

Ellershouse 3 Wind Project - Approval

Potentia respectfully requests that West Hants Regional Municipality Planning Staff recommends approval of the Ellershouse 3 Wind Project to the PAC and Council.





Thank you!

Potentia[◆]