

ELLERSHOUSE III WIND PROJECT



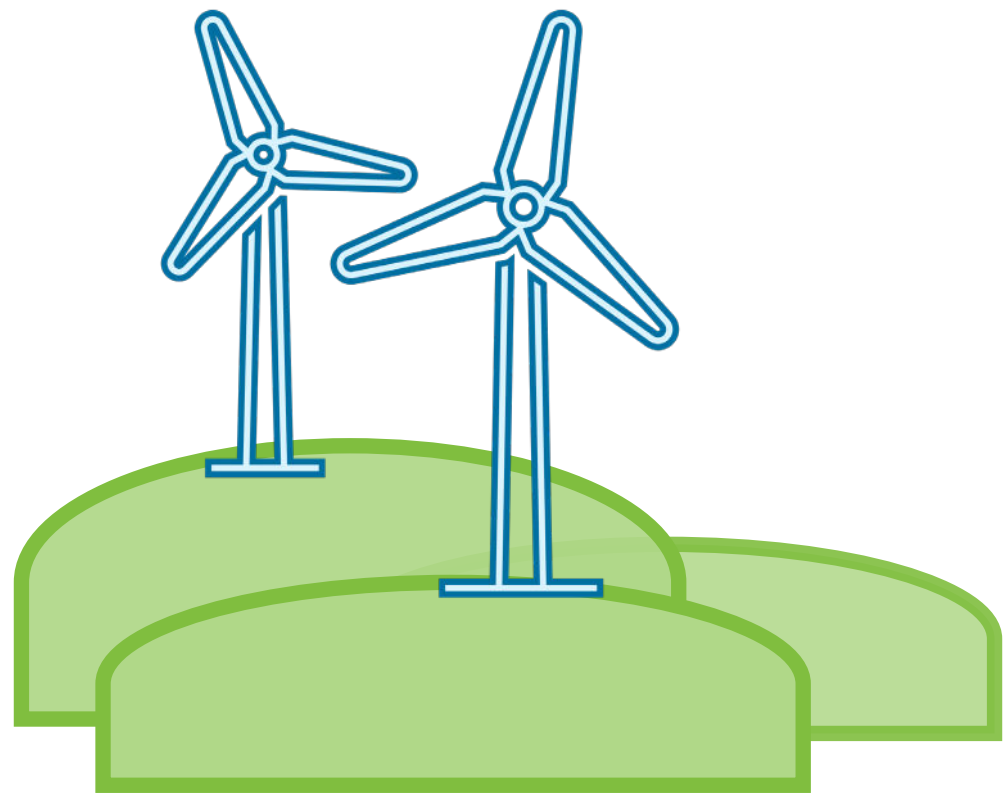
WELCOME!

We acknowledge that we are in Mi'kma'ki, the traditional and unceded territory of the Mi'kmaq people. We also acknowledge the Peace & Friendship Treaties signed in this Territory and recognize that we are all Treaty People.

The Ellershouse III Wind Project is being proposed by Potentia Renewables Inc. (PRI), a leading Canadian renewable energy developer, in partnership with the Alternative Energy Resource Authority (AREA), a clean energy development company owned by the municipalities of Antigonish, Berwick, and Mahone Bay.

We are here to provide more information about the Ellershouse III Wind Project, our companies, the team members, and hear your questions and feedback.





PANUKE LAKE WIND PROJECT

WELCOME!

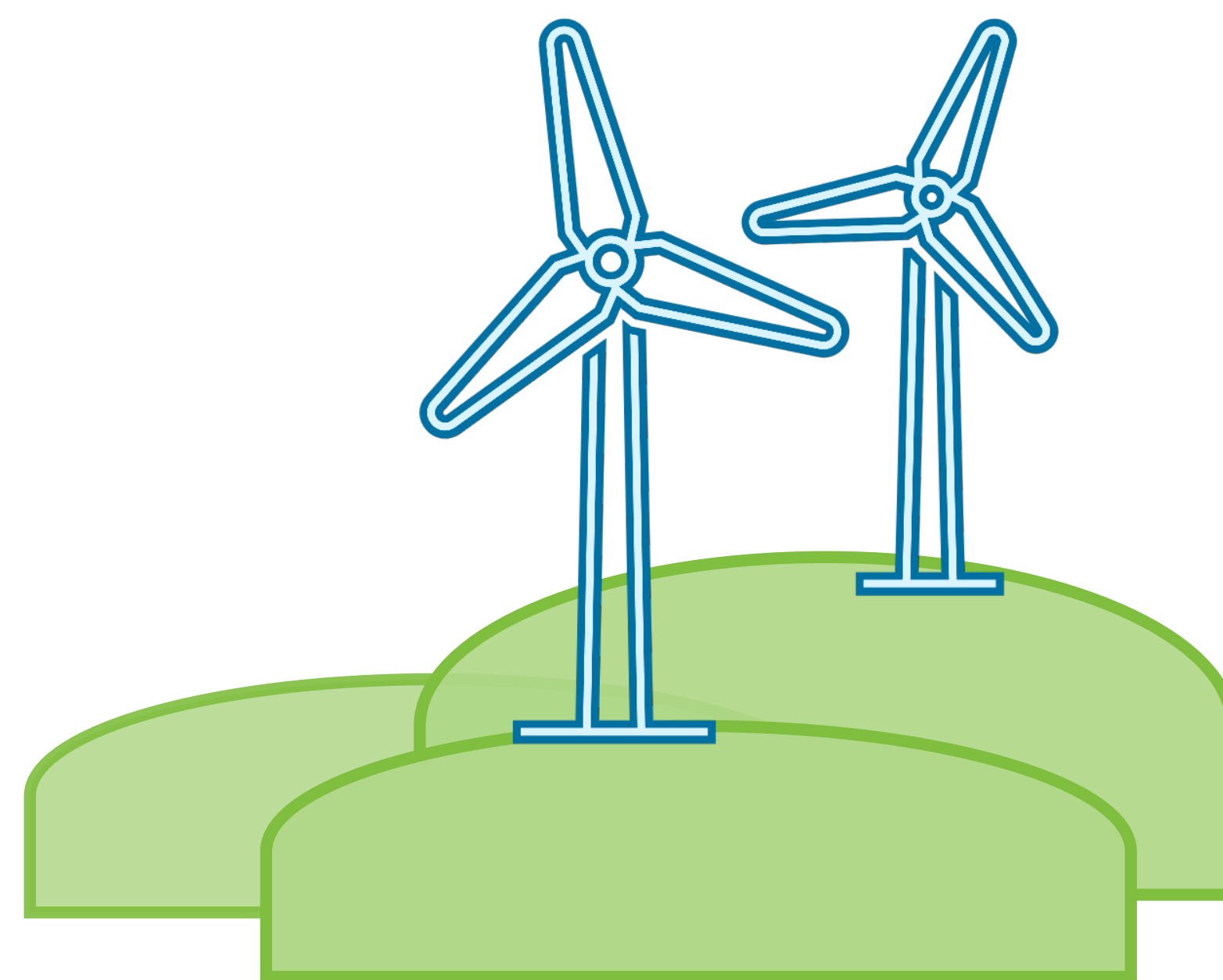
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ABOUT PRI & AREA



Potentia Renewables Inc. (PRI) is a Canadian developer, owner, and operator of renewable energy assets with over 1,100 MW across ~800 solar and wind projects that are in operation, under construction or under contract.

PRI is owned by Power Energy Corp., a wholly-owned subsidiary of Power Corporation Canada, a company listed on the Toronto Stock Exchange.

PRI's team has developed and constructed, and/or owns and operates one-third of the rooftop solar installations and 10% of built wind capacity in Canada.



Potentia
RENEWABLES

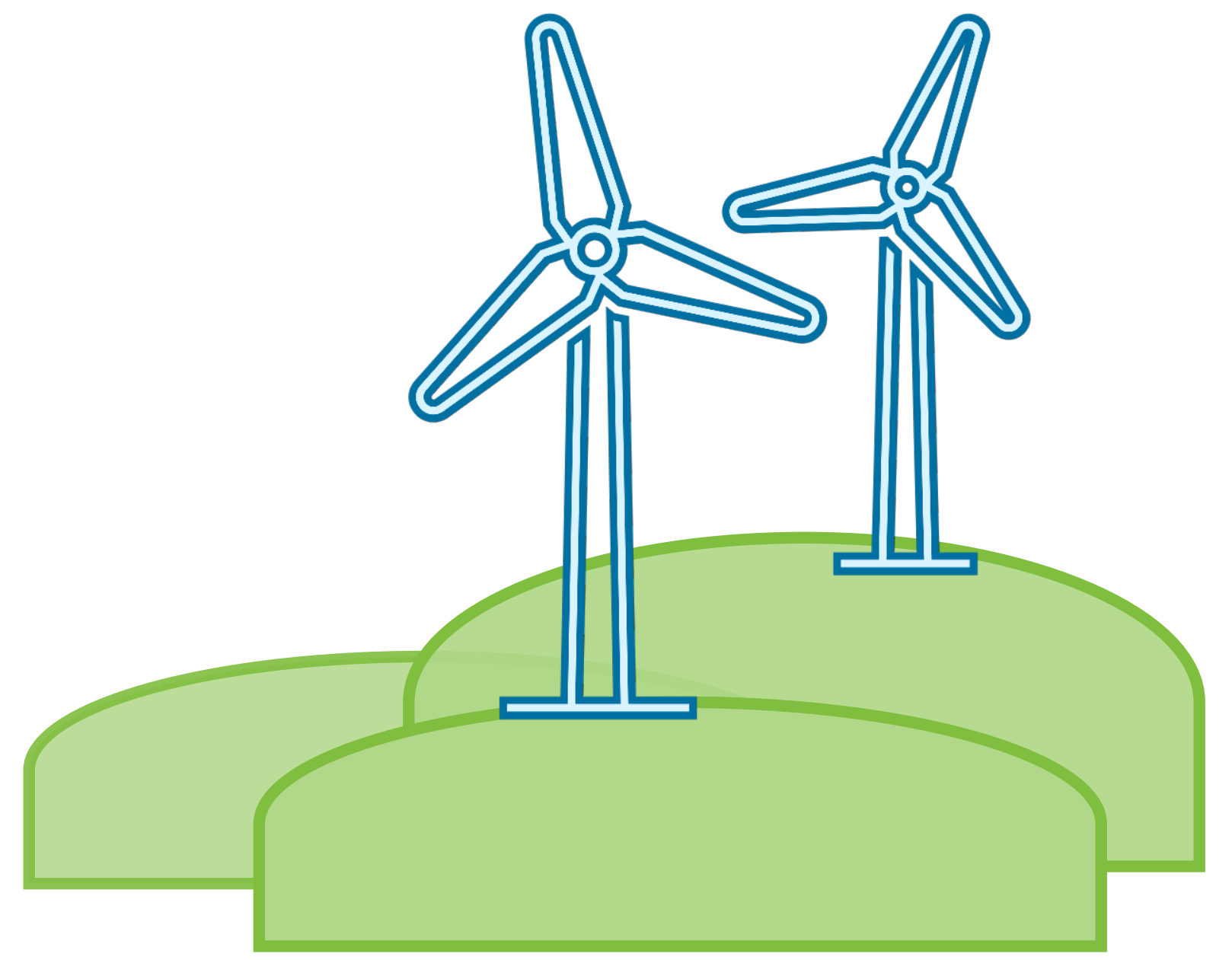


The Alternative Resource Energy Authority (AREA) is comprised of three municipalities in Nova Scotia: Mahone Bay, Antigonish, and Berwick.

Collectively the municipalities own AREA, and AREA owns and operates the 23.5 MW Ellershouse I & II wind farms.

In 2020, AREA conducted an RFP to select a development partner and chose PRI to develop and submit the Ellershouse III and Panuke Lake wind projects for the upcoming Nova Scotia procurements.

WIND ENERGY PROJECT BENEFITS



- Nova Scotia has set a renewable electricity target of 80% by 2030, and a greenhouse gas reduction goal of 53% (below 2005 levels) by 2050. Wind energy projects like ours will help the province reach its renewables mandate and emissions reduction goals.
- Wind is now the lowest cost option for new electricity generation in Canada.
- Wind turbines generate electricity without producing greenhouse gasses or air pollution - and the fuel is free and renewable!

How do wind energy projects support the local community?

Economic Support & Development

- Annual contribution of \$1000 per turbine to a local community fund for the duration of the 25-year renewable energy contract
- Wind energy projects will enhance the community's economic development by providing additional tax revenue to the Municipality of the District of West Hants
- Wind energy projects will also create construction jobs and increase demand for local supplies and services, such as food and lodging

Training, Skills Development & Shared Knowledge

- We work to understand local employment and training gaps and help fill them
- We create opportunities for local training within provincial institutions
- We can provide access to our wind energy project sites with tours offered to the local community

Employment Opportunities

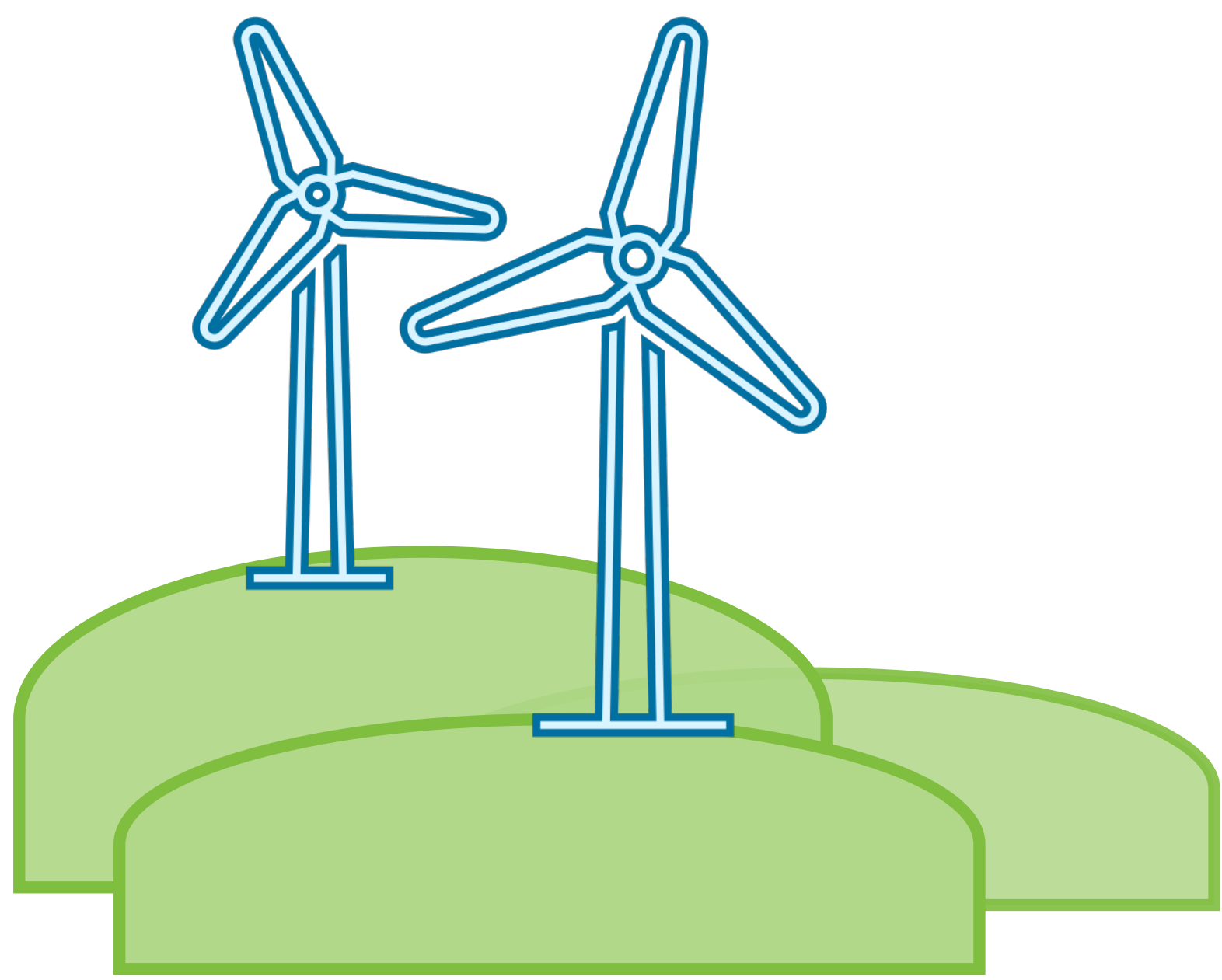
- As the projects develop further, the opportunity for local employment will increase
- A variety of full time and part time suppliers, contractors and local consultants will be required to build, operate and maintain the projects long-term

Student Bursaries

- Bursary initiatives to be discussed with local partners
- We are open to receiving suggestions from the community

Input for Local Programs

- As we continue to expand our local partners, PRI is open to working with the community and participating in current programs that have already been established



WIND ENERGY 101

Wind Turbines

When the wind blows, the blades of the wind turbine generate lift which turns the rotor, spinning a generator inside the nacelle and generating electricity.

Modern wind turbines range anywhere from 95 to 120 metres in hub height, and each of the 3 blades can range between 60 and 80 metres in length. On average, the final footprint of the turbine is about 20 by 20 metres.

Electrical Interconnection

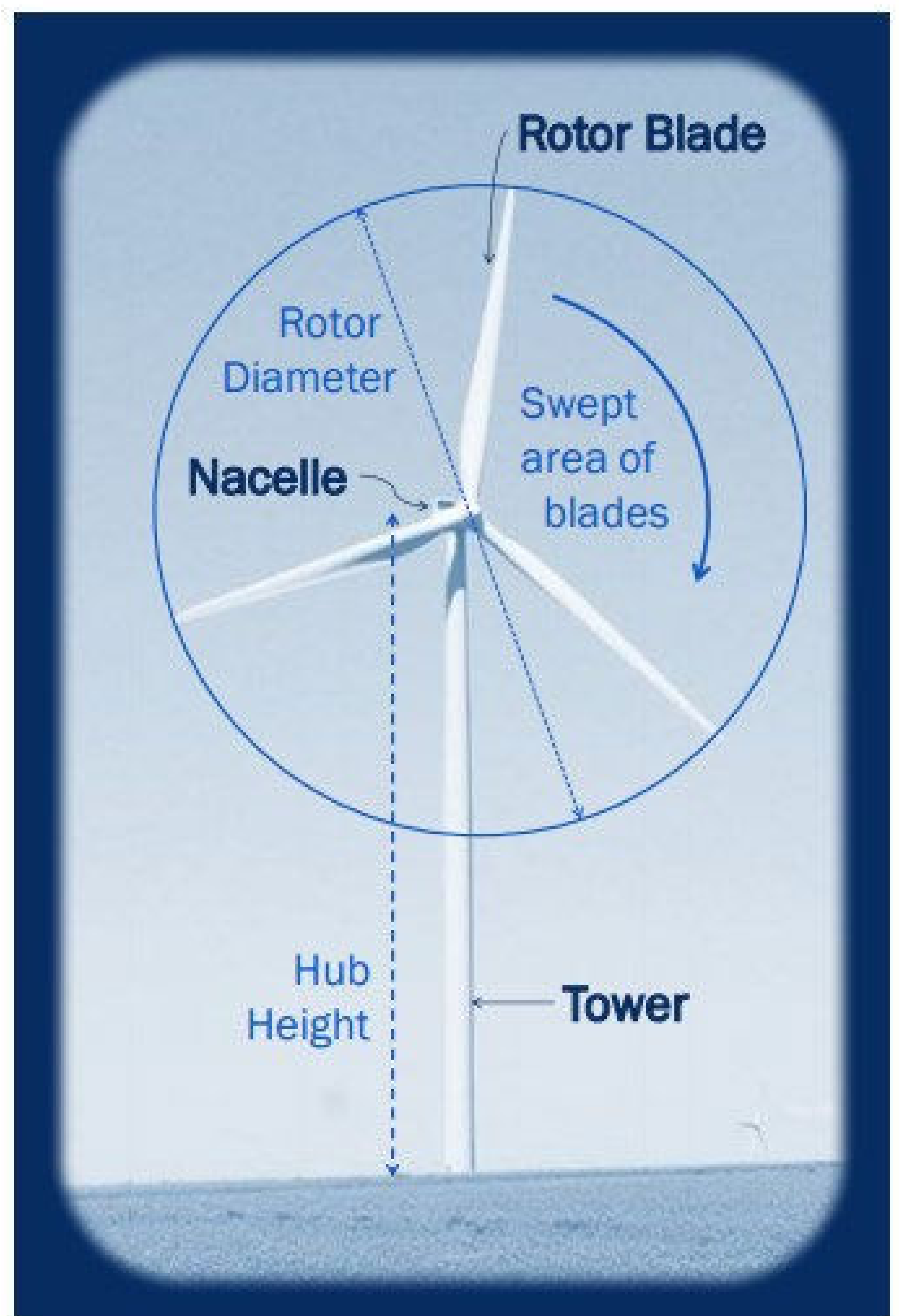
The wind turbines are connected by an electrical collector system that meets at the substation. The electricity is then converted to the correct voltage and exported to the transmission system for people to use.

Access Roads

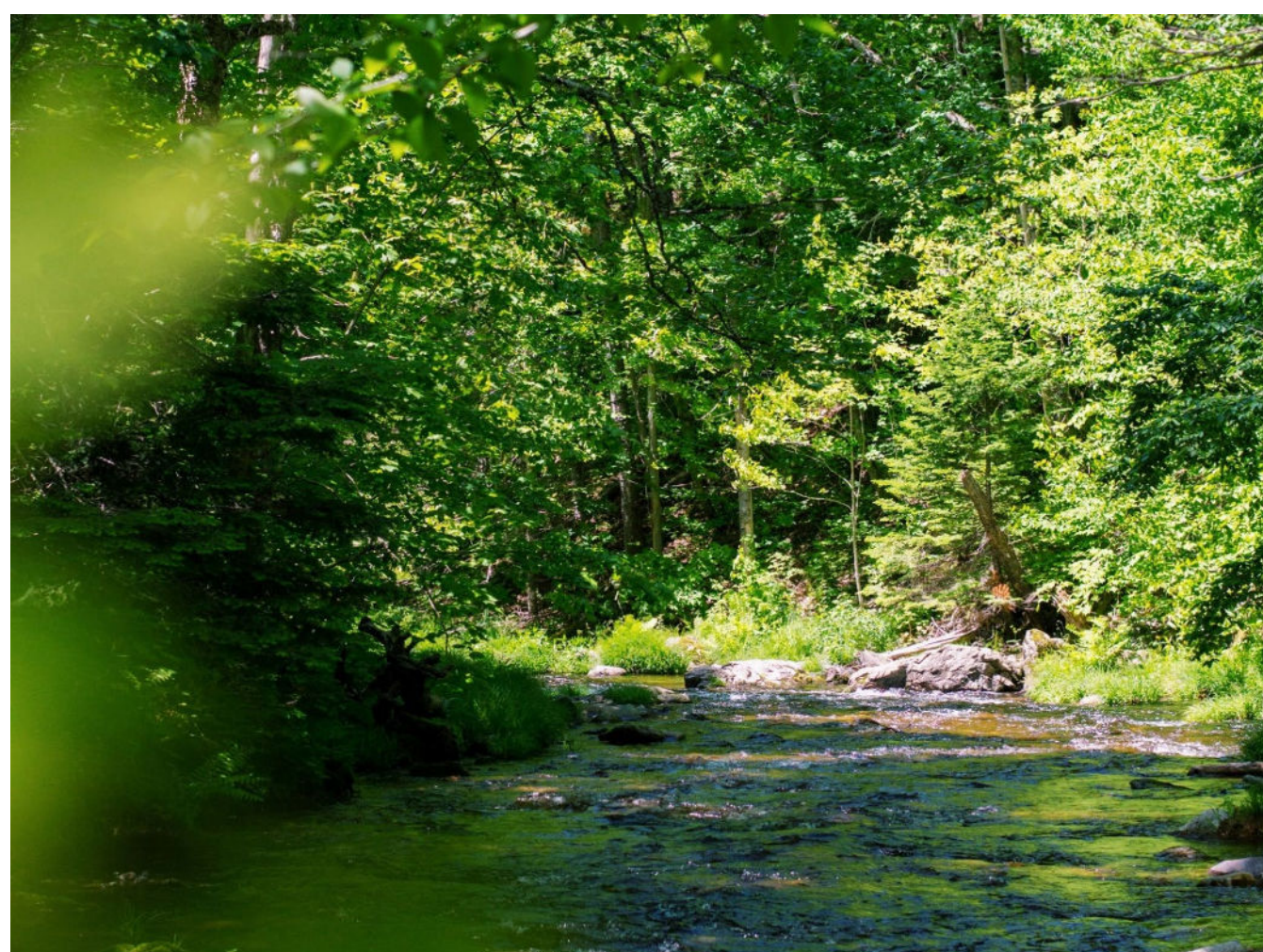
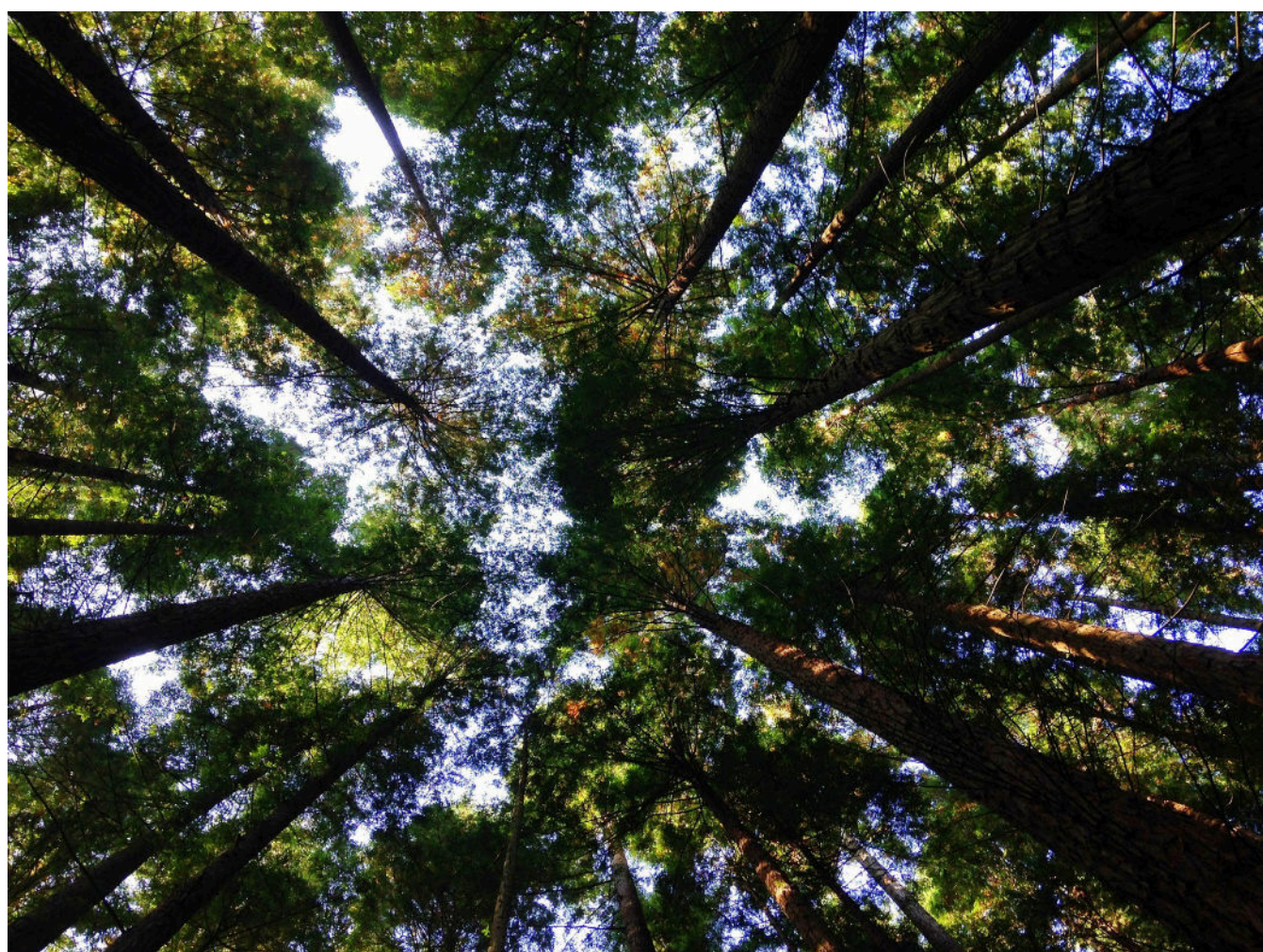
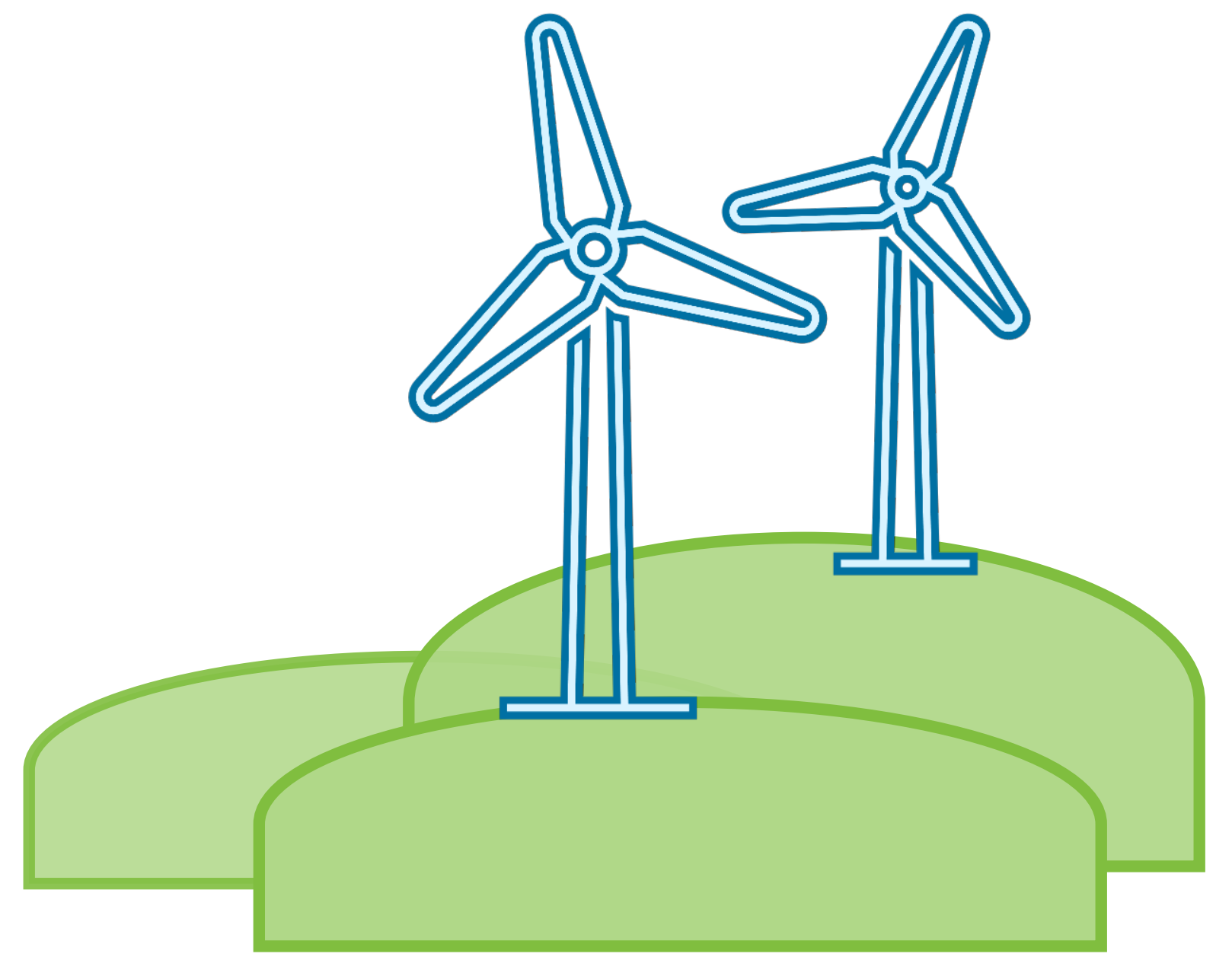
Each turbine will have its own access road. Each Access Road is typically 6 metres in width.

Other Infrastructure

Temporary laydown and storage areas, a permanent operation and maintenance building, and upgrades of local roads may also be required.



ENVIRONMENTAL ASSESSMENT PROCESS



Environmental Assessment (EA):

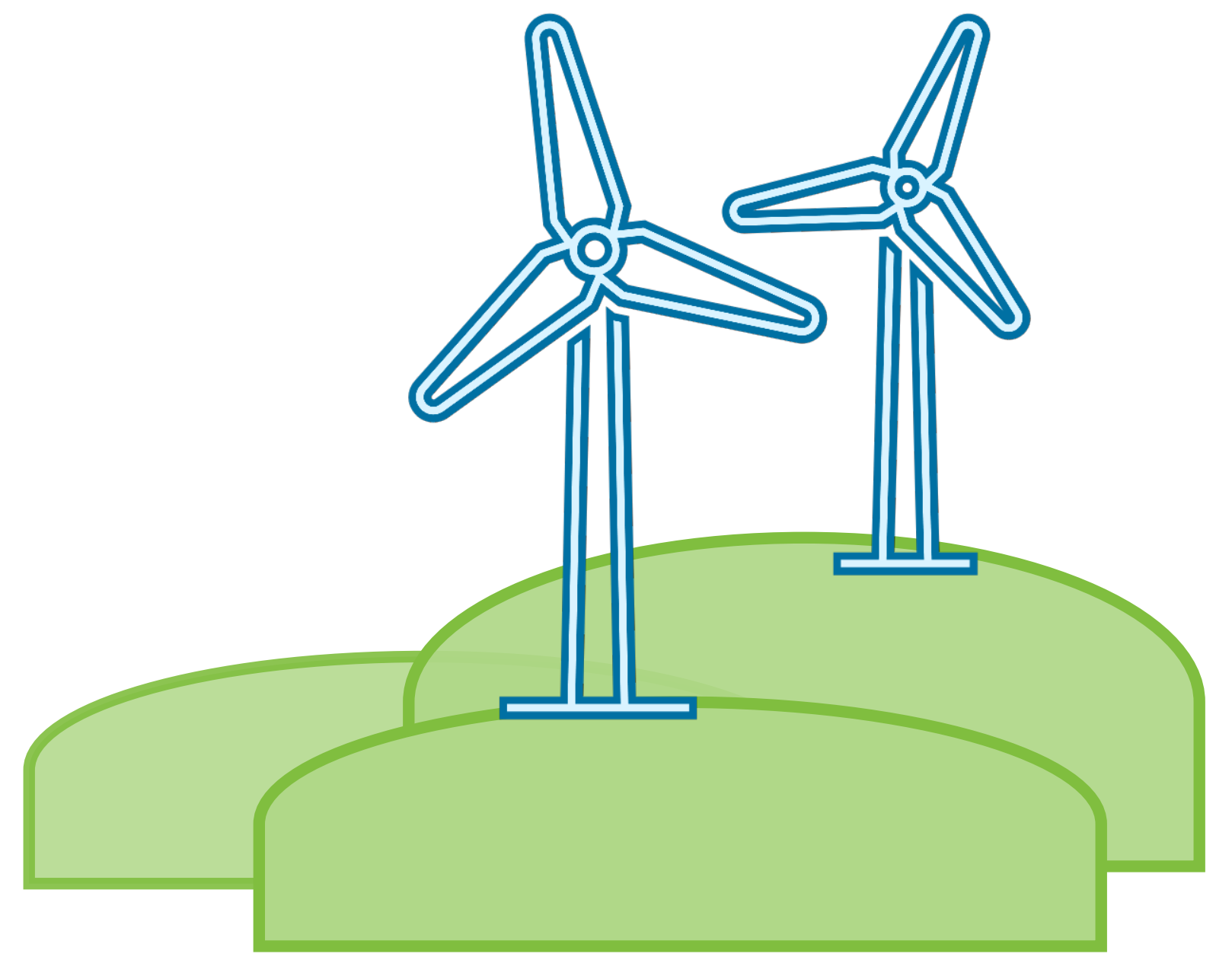
- An EA is required by Nova Scotia Environment and Climate Change (NSECC) for wind energy projects 2 MW or larger to assess any potential effects of a project on the natural environment, community stakeholders and the public
- An EA is used to identify potential environmental effects at an early stage in project development to help inform project planning and layout
- Public consultation is an integral part of this process - the community is invited to comment on the EA during the government review period
- A submitted EA is reviewed by NSECC and other relevant government agencies before a decision is issued
- The Nova Scotia Minister of Environment only provides approval once satisfied that potential environmental effects will be minimized

Proponent submits Environmental Assessment (EA)

NSECC reviews EA submission over a 50-day period
The first 30 days are open to public comments provided to NSECC for consideration

Decision and approval conditions, if approved, issued by Minister of Environment

ENVIRONMENTAL ASSESSMENT PROCESS



ENVIRONMENTAL STUDIES

Wildlife

- Migratory bird and other wildlife will be studied for a minimum of one year prior to EA submission to understand abundance and species diversity
- Bats are studied during the spring, summer, and fall seasons when they are active within the same year

Plants

- The local plant community is studied to identify wildlife habitats and the presence of rare plant species so that the habitats and plants can be avoided, and potential impacts can be mitigated

Wetlands and Watercourses

- Wetlands and watercourses are delineated in the field to validate desktop studies and to confirm infrastructure setbacks
- Watercourses and water bodies are evaluated for the presence of fish and fish habitat

Mi'kmaq Ecological Knowledge

- We would like to work with local Mi'kmaq communities and Elders to understand the traditional or community priority areas or species of importance
- This knowledge gathering can be part of a Mi'kmaq Ecological Knowledge (MEK) study or something less formal, as desired

Geotechnical

- Understanding the local geology will help us with the design, engineering and construction of the project

Sound and Shadow Flicker

- Computer modelling will help us understand the predicted sound levels at nearby homes and dwellings to ensure regulatory levels are met
- Modelling can also identify shadow flicker amounts that could result from our layout

Visual Simulation

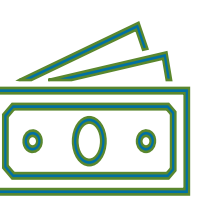
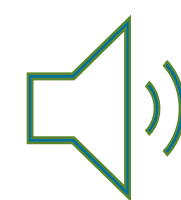
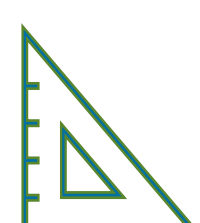
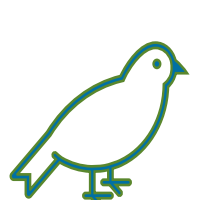
- Visual simulations can help us, and the community understand what the project will look like from various viewpoints once it is built

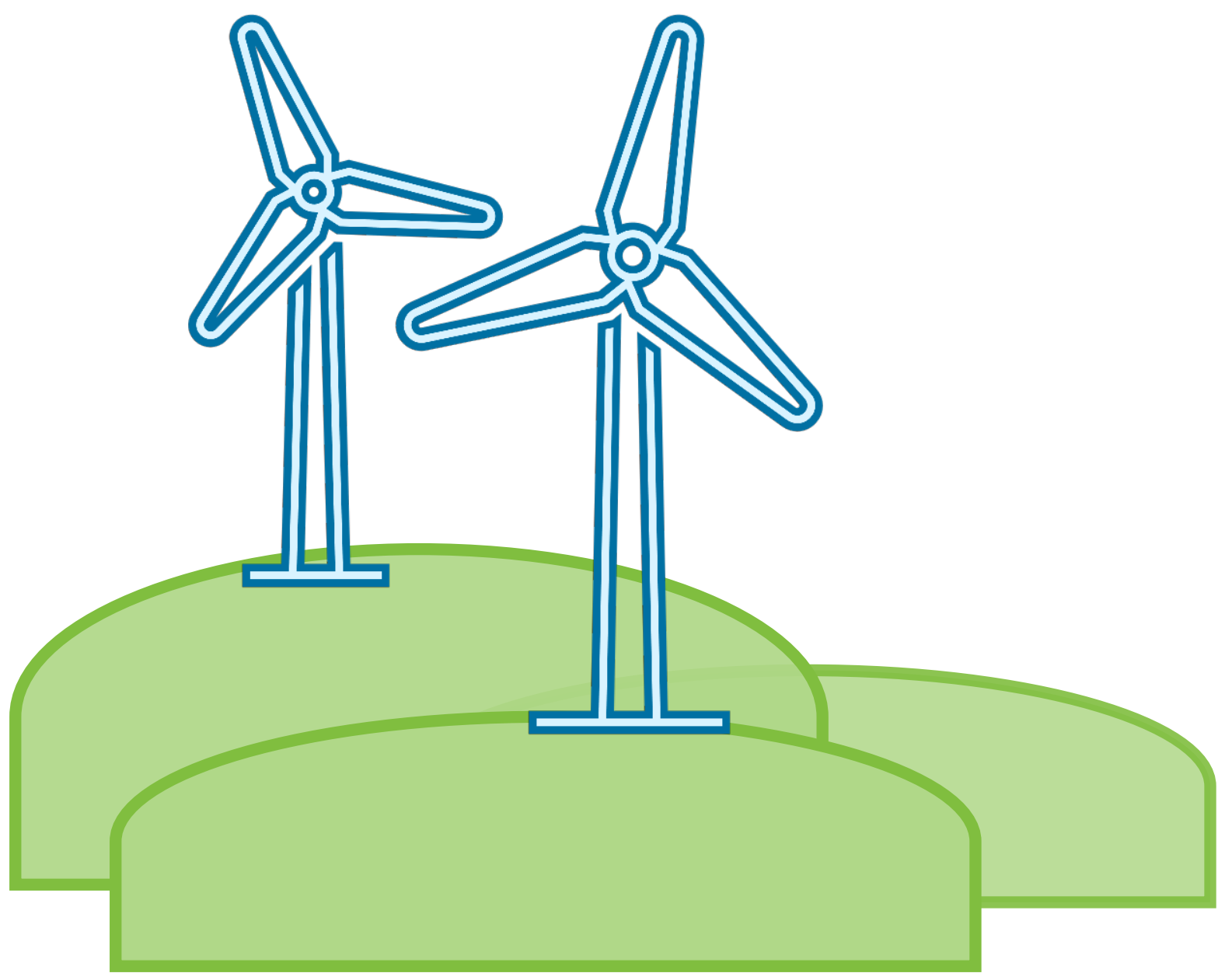
Cultural Resources

- Desktop and field studies will help us understand the cultural and heritage resources in the area and to avoid or mitigate for sensitive features

Socio-economic Assessment

- An evaluation of the potential impacts of the project on social and economic factors (e.g., employment, transportation, recreation) will be included in our EA





COMMUNITY ENGAGEMENT

We are committed to listening to and engaging with the community. Community members will play leading roles with early planning activities, including:

- Providing key information about the local area, including sensitive or unique environmental, cultural or community features, and locations of nearby homes or dwellings
- Helping develop a list of local businesses and services that could work with us
- Volunteering for the Community Liaison Committee

We will continue to update the community as the project develops, but please reach out anytime to ask questions or provide input!



If you are interested in joining the CLC or know of a good candidate, please contact us by email or by visiting the project website:

ELLERSHOUSE III WIND PROJECT

ellershouseiiiwind@potentiarenewables.com

www.ellershouseiiiwind.com

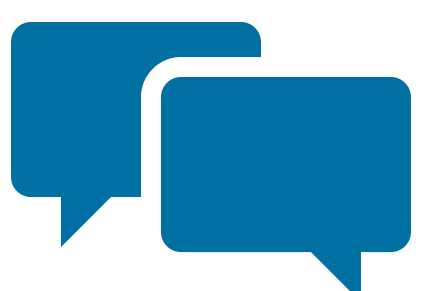
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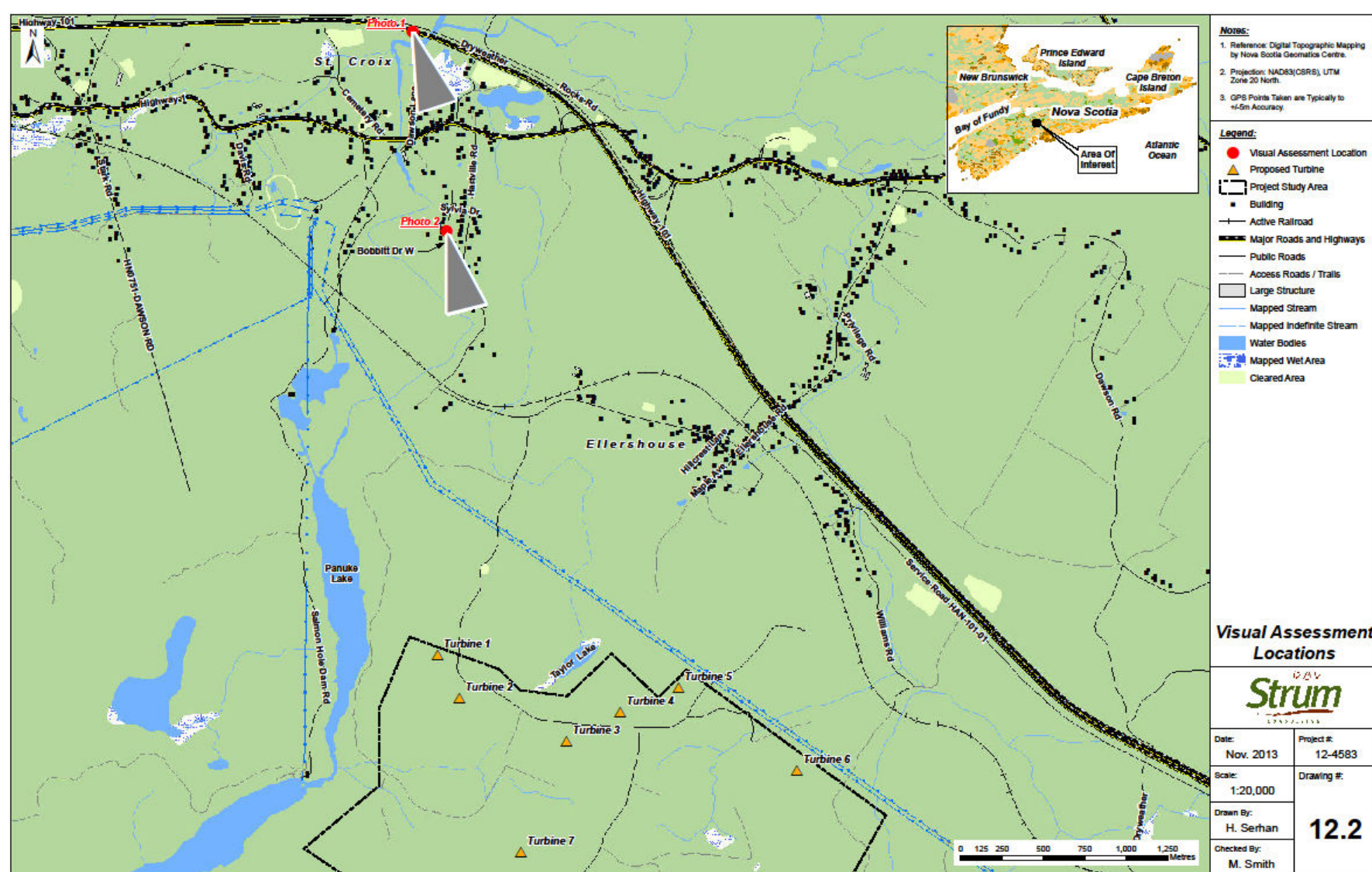
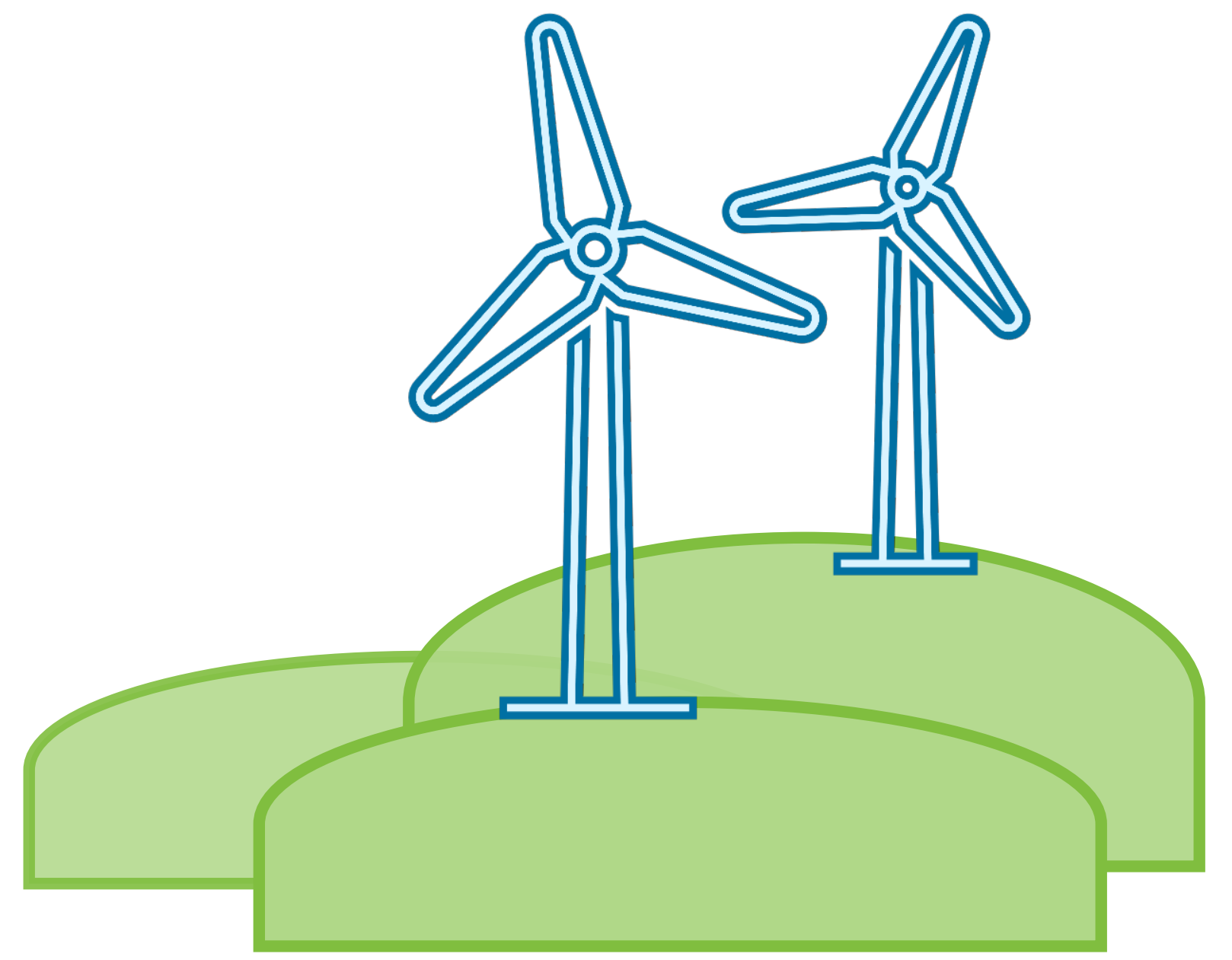
The Community Liaison Committee (CLC):

- Serves as a link between the community and the development team
- Brings local ideas, concerns, and interests to the table
- Represents landowners, residents, business-people, and community groups and/or organizations
- Meets 3-4 times a year
- Voluntary commitment
- Does not require that you are in favour of the project



**HAVE A COMMENT OR SUGGESTION?
FILL OUT A COMMENT FORM OR SPEAK TO A TEAM MEMBER**

VISUAL ASSESSMENT



Visual simulations help us, and the community, understand what the wind project will look like once it is built.

At this early stage in development, we have not finalized layouts, so we have provided an **example of a visual assessment from the existing Ellershouse Wind Farm** below.

The two photomontages show the Ellershouse I and II Wind Farms from vantage points in the local area as indicated on the map above. A photomontage takes into account turbine dimensions, turbine locations, local topography, photo location and direction.

Visual simulations will be created when we develop our layouts further and will be included in later newsletters and on our project websites.

EXAMPLE FOR ILLUSTRATION ONLY



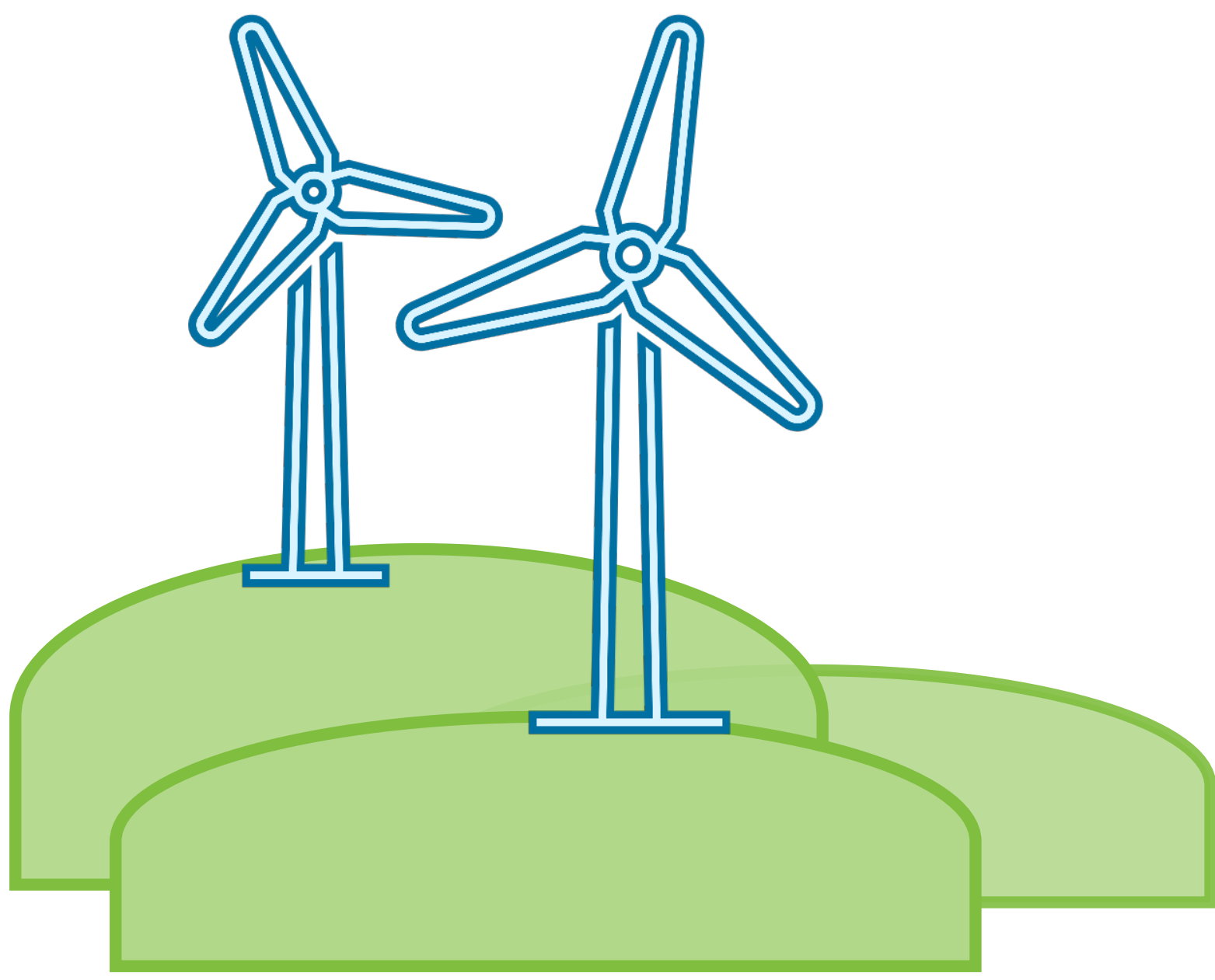
Photo 1: Photomontage showing a simulated view from Highway 101 near St. Croix looking southeast towards the existing Ellershouse Wind Farm

EXAMPLE FOR ILLUSTRATION ONLY



Photo 2: Photomontage showing a simulated view from Bobbit Dr W in St. Croix looking southeast towards the existing Ellershouse Wind Farm

PLEASE LET US KNOW OF ANY VIEWPOINTS THAT YOU THINK WE SHOULD MODEL IN OUR VISUAL SIMULATIONS!



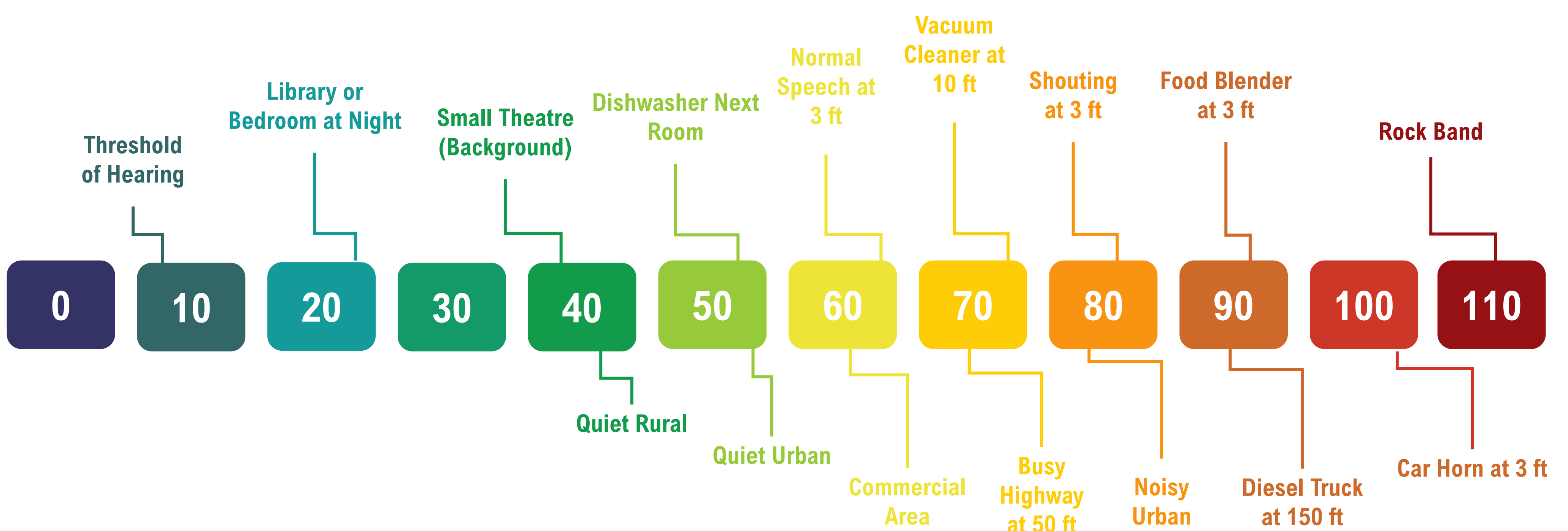
SOUND AND SHADOW

Sound Modelling

- Nova Scotia Environment and Climate Change (NSECC) requires a sound level of no more than 40 dBA* outside a home or dwelling
- 40 dBA is equivalent to the sound of a quiet rural area or a household refrigerator
- Sound modelling will be conducted to understand the level of sound that may be experienced at homes and dwellings in the area and to guide our turbine layout to ensure sound levels meet regulatory limits
- A noise impact assessment report will be included in the EA document to be reviewed by NSECC

Shadow Flicker

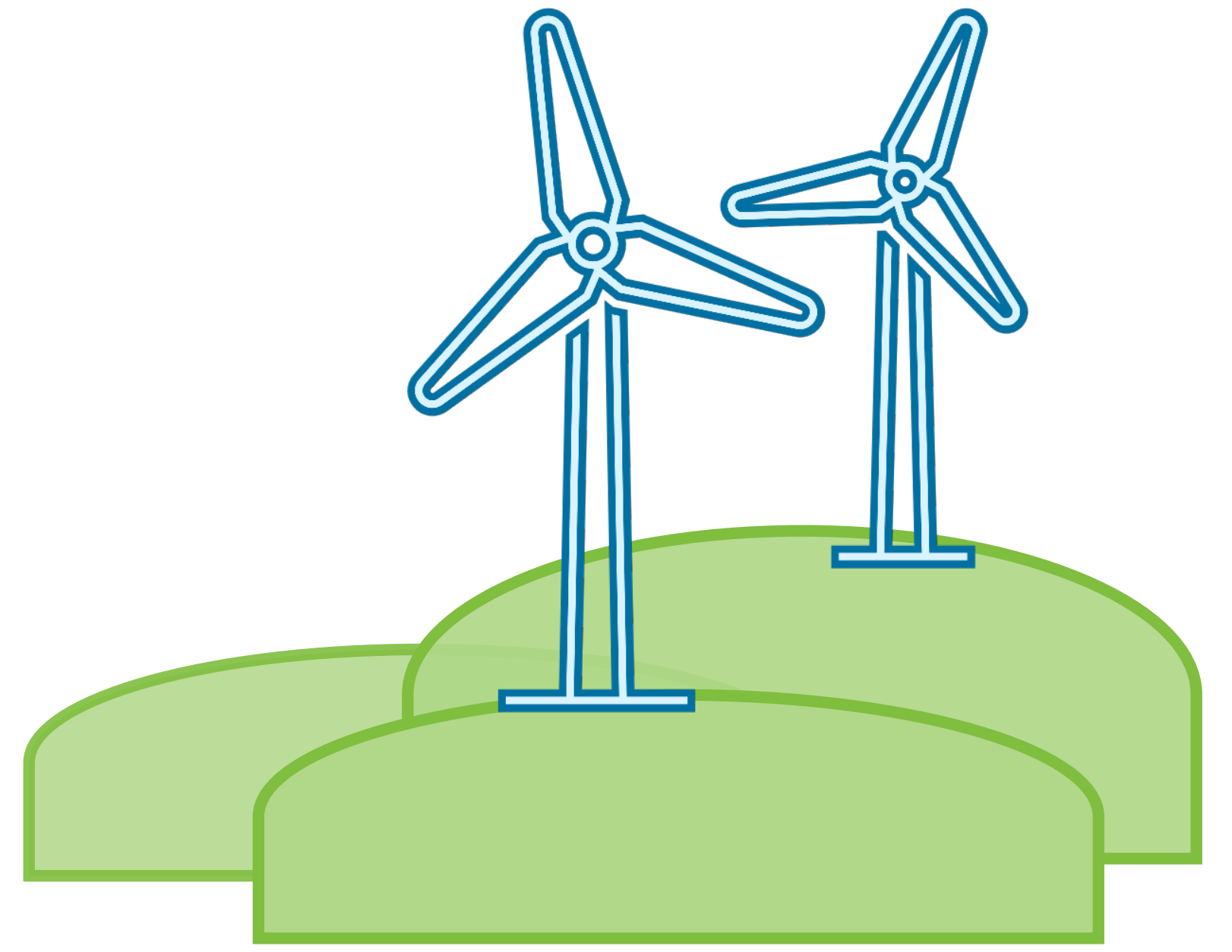
- Shadow flicker is created when moving shadows are cast by rotating turbine blades in the sun
- Occurs under specific meteorological conditions when rotating blades are positioned directly between the sun and the viewer
- Shadow flicker will be modelled when developing a turbine layout to understand the amount of shadow flicker that could be experienced at homes or dwellings in the area
- A shadow flicker modelling report will be included in the EA document to be reviewed by NSECC



*dBA refers to decibel, A-weighted, which expresses sound levels as perceived by the human ear. Decibels measure sound pressure using a logarithmic scale.

Diagram above adapted from the Federal Aviation Administration's "Comparative Noise Levels" found on https://www.faa.gov/regulations_policies/policy_guidance/noise/basics/

SOUND AND SHADOW



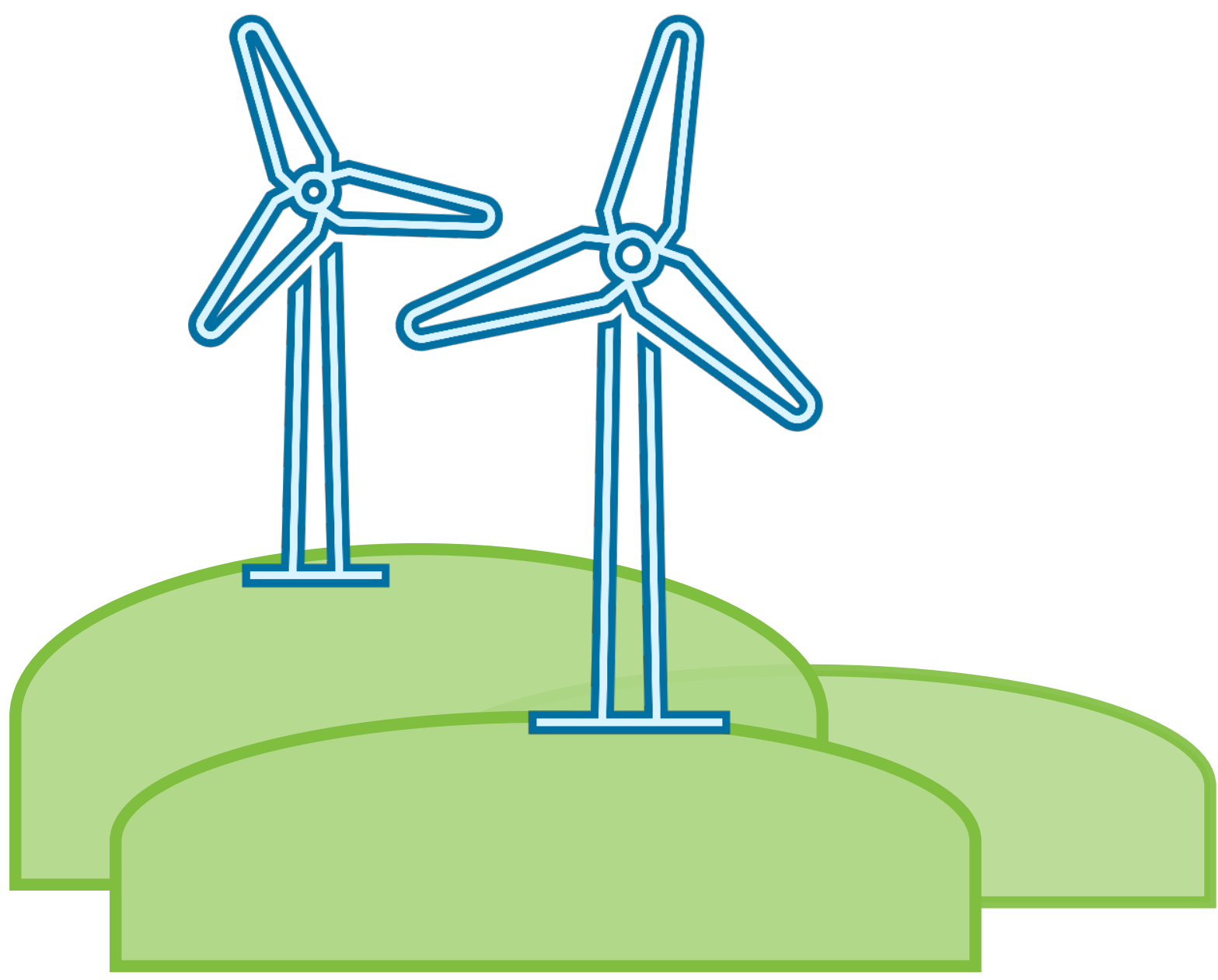
ELLERSHOUSE III WIND PROJECT

Please review the project area maps below that include locations of dwellings or buildings of interest. These locations will be used in our sound and shadow flicker modelling.

Do you know of any homes or dwellings that may be missing from the maps?

Speak to a representative or fill out a comment form to let us know!





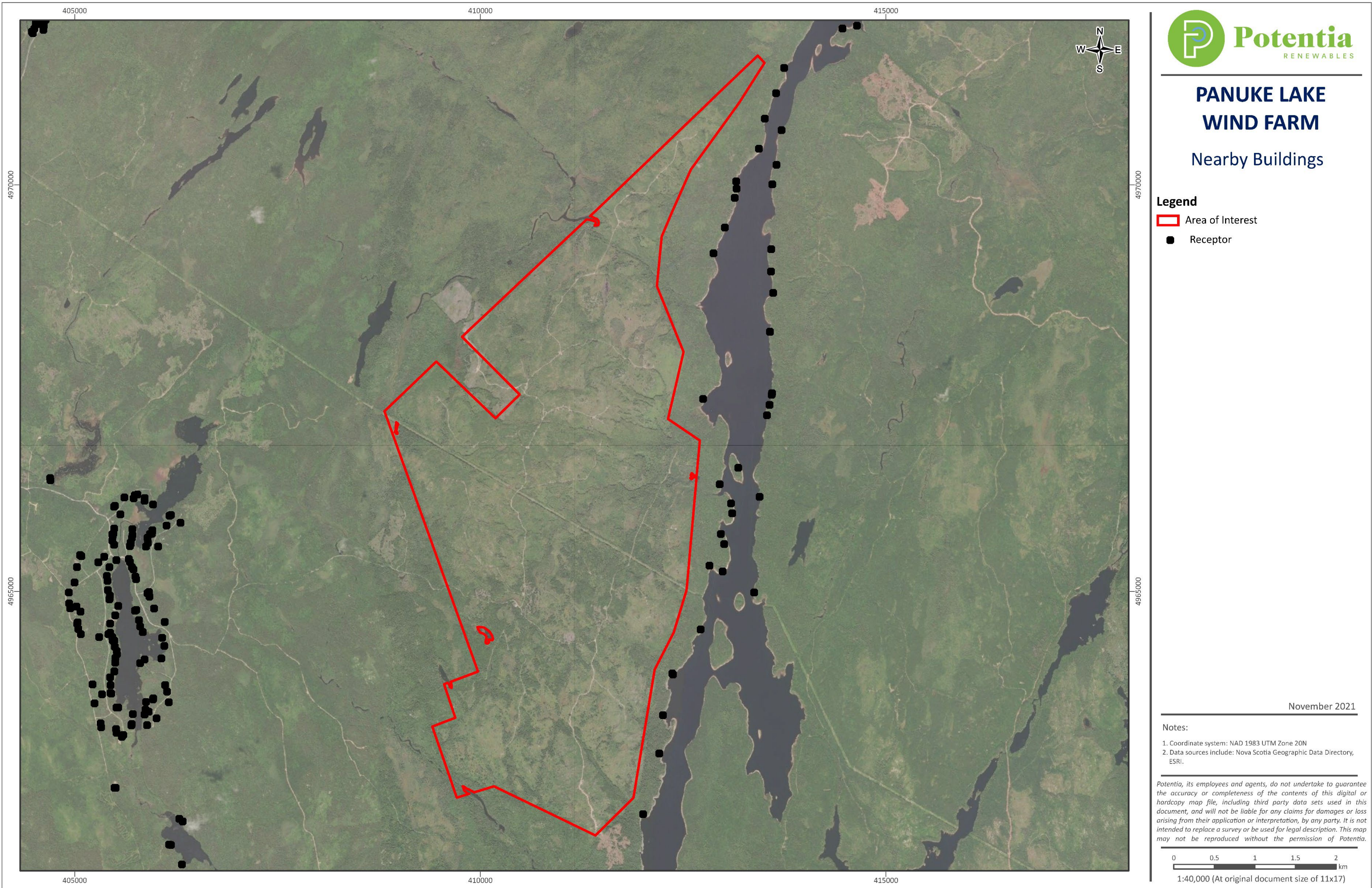
SOUND AND SHADOW

PANUKE LAKE WIND PROJECT

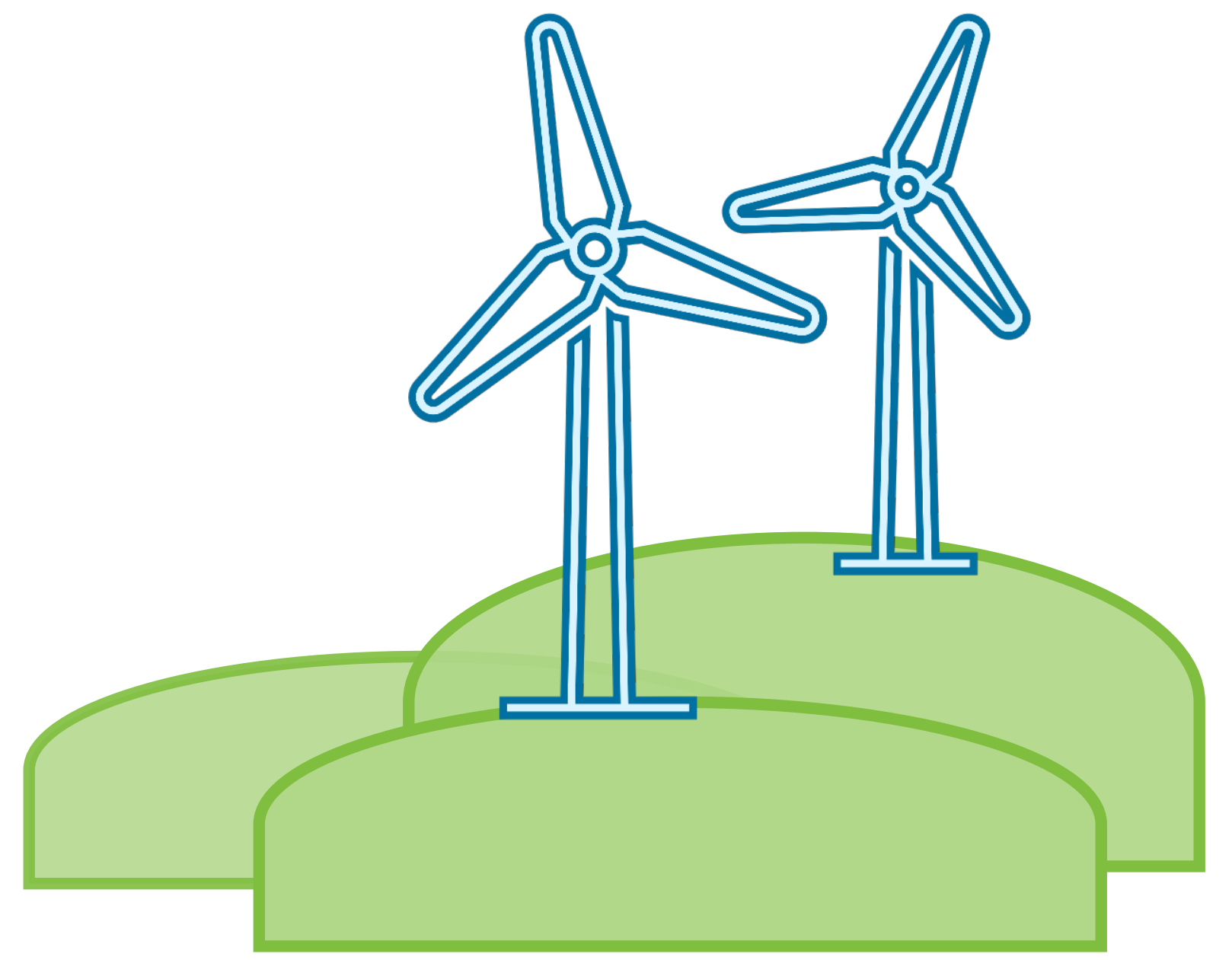
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NOVA SCOTIA RENEWABLE PROCUREMENT



RATE BASE PROCUREMENT

In July 2021, the Nova Scotia government announced that it will add 350 MW of renewable, low impact electricity to the provincial electricity grid through a Rate Base Procurement (RBP).

On February 11, 2022, the province issued the RBP request for proposals (RFP). The RFP will allow independent power producers like PRI to develop renewable energy projects and sell electricity to Nova Scotia Power Inc. under a Power Purchase Agreement (PPA).

RFP TIMELINE

Province of Nova Scotia

Additional details about the RBP are available online at www.novascotiarp.com

FEB 2022

RFP Issued

MAY 2022

Project
Proposals Due

JUL 2022

Shortlisted
Candidates
Selected

AUG 2022

RFP
Award

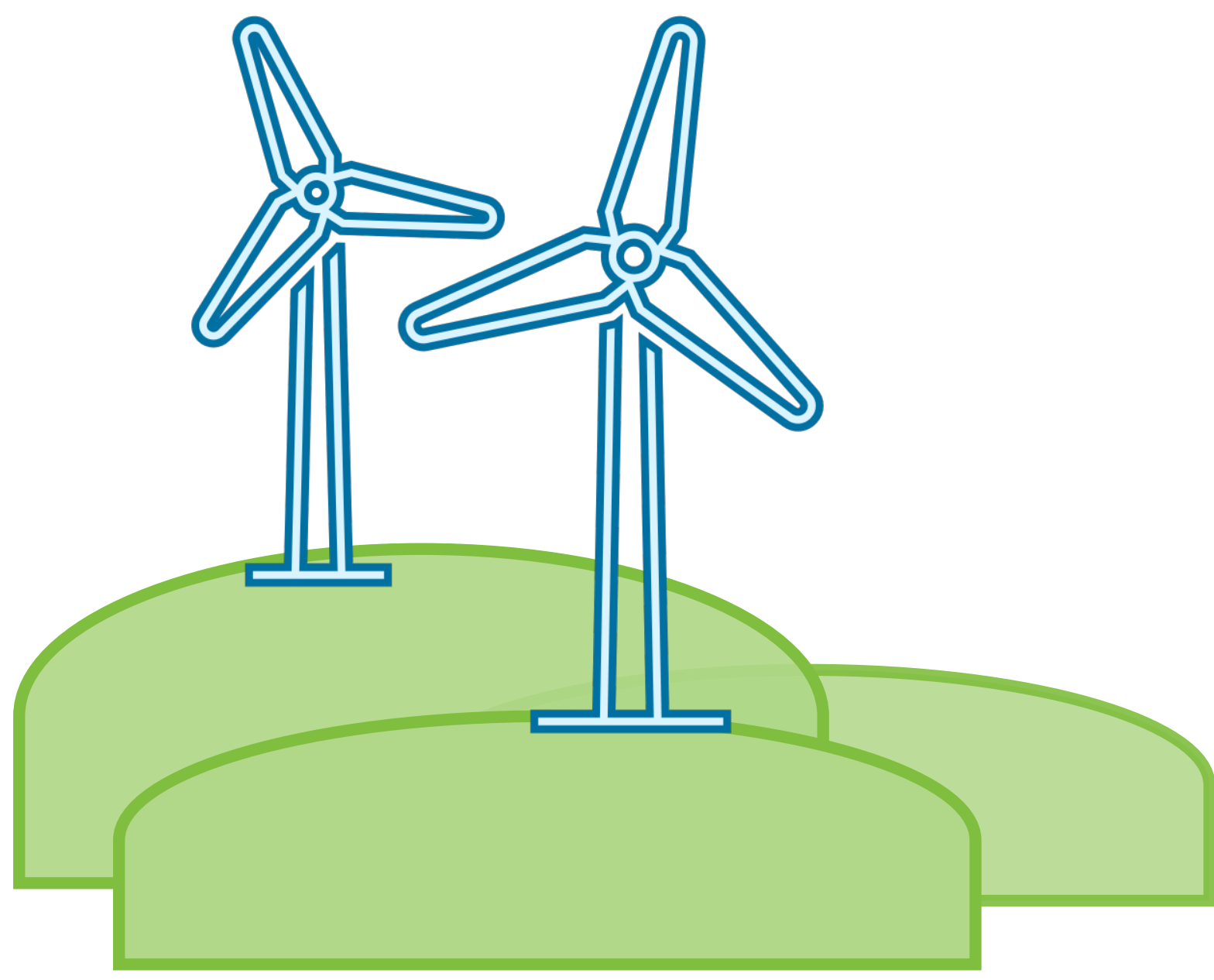
DEC 2022

Expected PPA
Execution

GREEN CHOICE PROGRAM

Depending on how successful we are with our submission in the RBP, the projects may be submitted to the Nova Scotia Green Choice Program (GCP) procurement, which will follow RBP procurement. The size and timeline of the GCP is to be determined.

Additional details about the GCP are available online at www.novascotiagcp.com



PROJECT DEVELOPMENT TIMELINE

ONGOING COMMUNITY CONSULTATION

2021



- Early technical studies (wind measurement, engineering, and interconnection), desktop environmental review
- Stakeholder and Mi'kmaq consultation
- Open House
- Community feedback

2022



- Submit proposal to province
- RFP winners announced
- Continued technical and environmental studies
- Ongoing consultation and community feedback
- Project permitting starts

2023



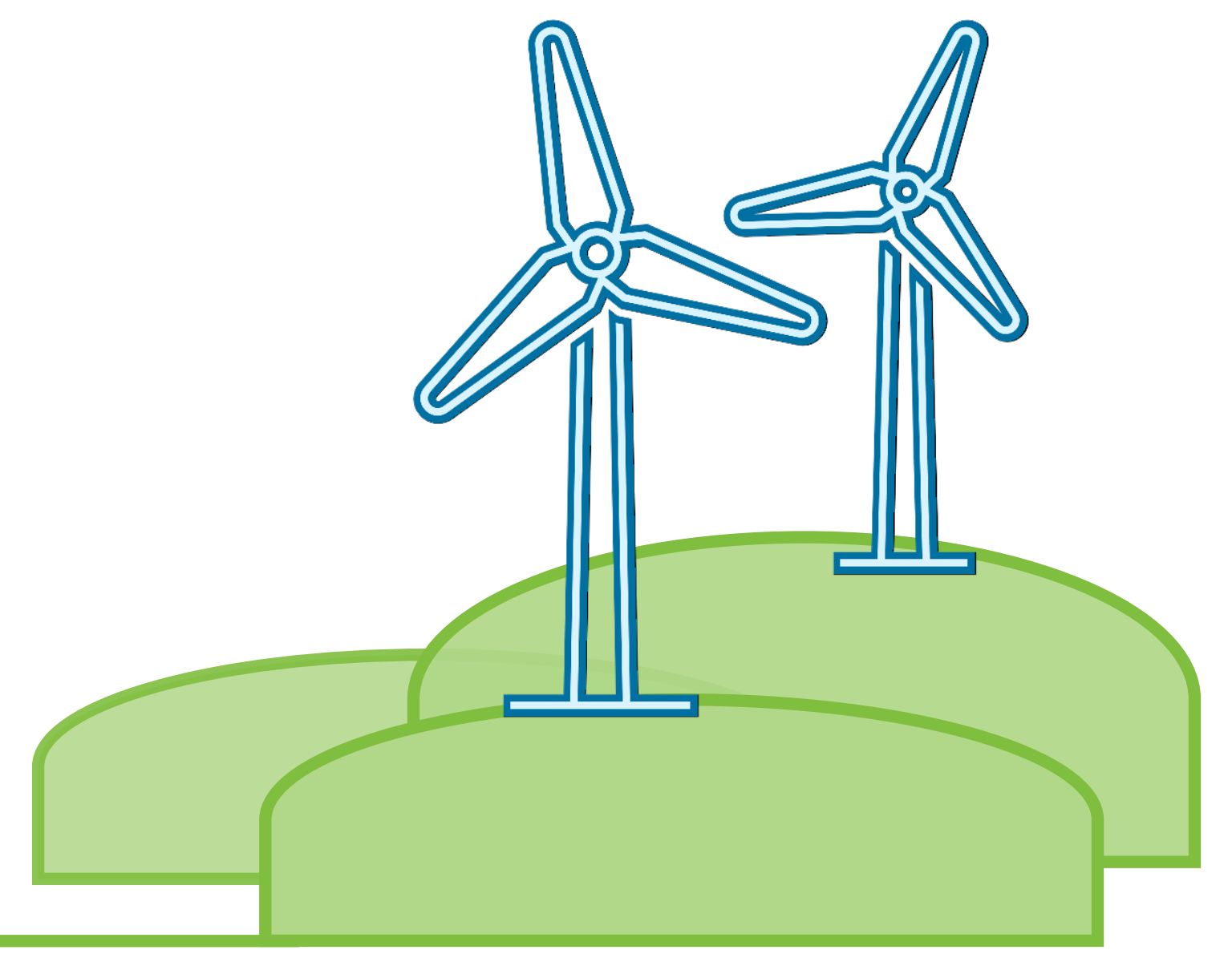
- Continued permitting
- Continued consultation and community feedback
- Detailed engineering

2024

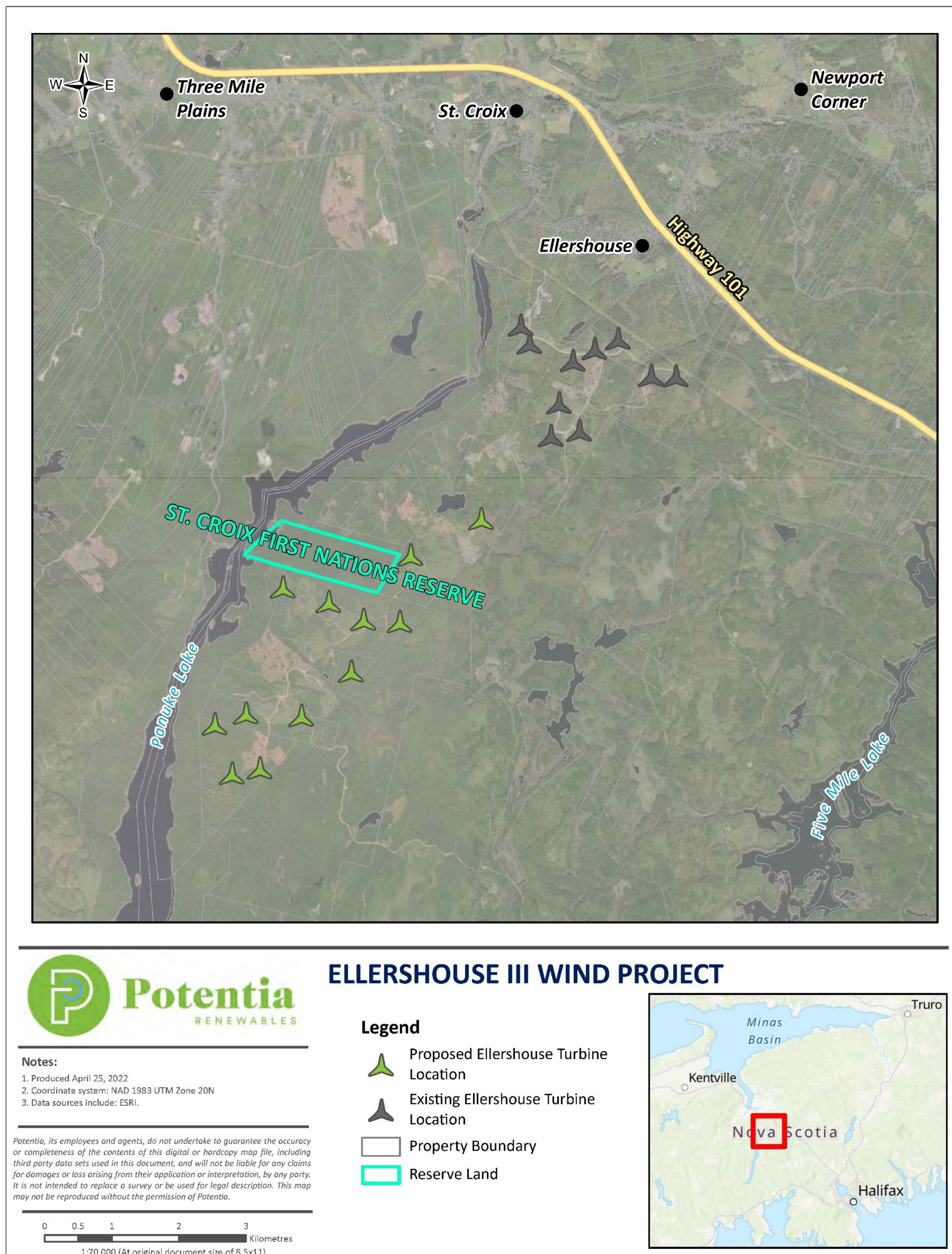


- Construction start
- Turbine delivery and installation
- Begin operation

PROJECT INFORMATION



ELLERSHOUSE III WIND PROJECT



LOCATION

Immediately south of the existing Ellershouse I and II Wind Farms

SIZE

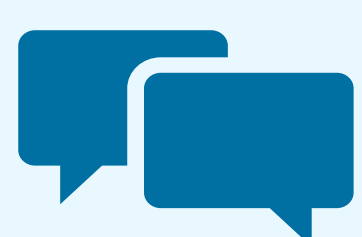
Planned to be up to 12 wind turbines with a capacity of 66 megawatts, producing 200,000+ megawatt-hours annually

POINT OF INTERCONNECTION

Ellershouse III would connect to the grid near the St. Croix substation

DEVELOPMENT TIMELINE

Construction could start in late 2023 or early 2024 and electricity could begin flowing to the grid in late 2024



YOUR INPUT IS IMPORTANT TO US!

Please fill out a comment form or speak to a team member



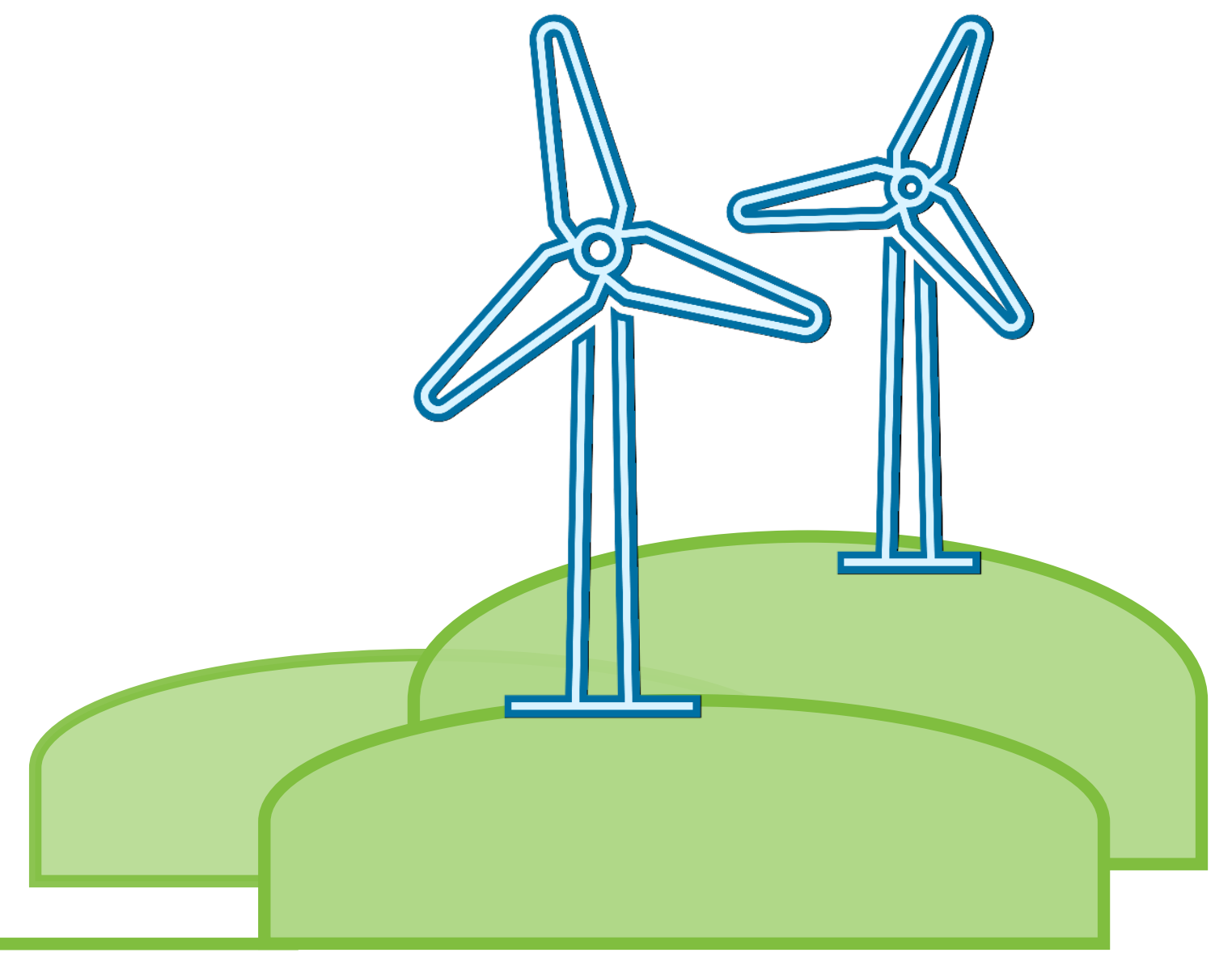
You can contact us by email at

ellershouseiiiwind@potentiarenewables.com



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ENVIRONMENTAL STUDIES

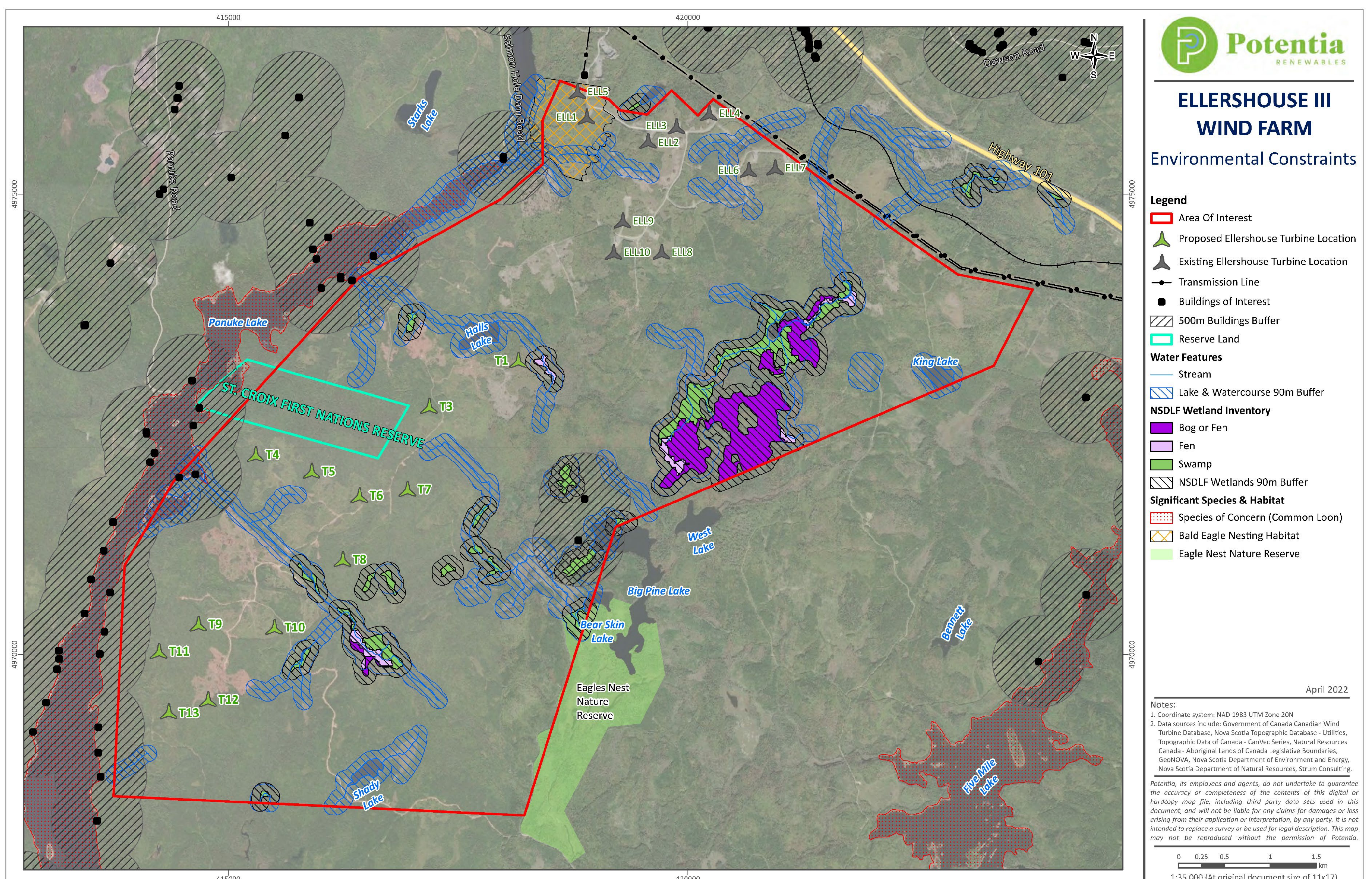


ELLERSHOUSE III WIND PROJECT

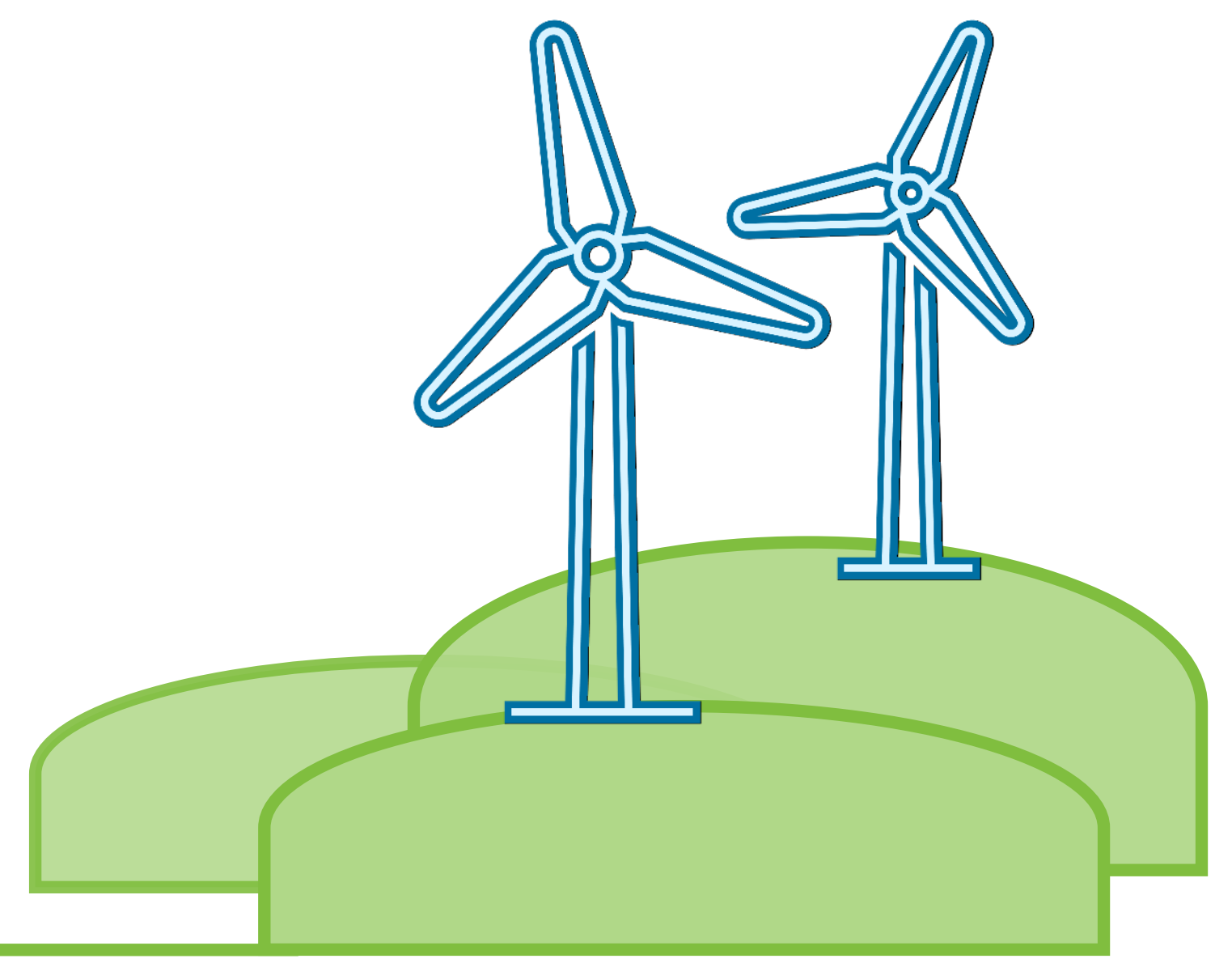
WHAT WE HAVE DONE ALREADY

Preliminary desktop studies have helped us understand the area. This information will be used to guide more detailed field studies in 2022 or 2023, which will inform our layouts. We have done a desktop review of:

- Wetlands and watercourses
- Significant habitat and species of concern
- Property boundaries
- Potential noise and shadow receptors



ST. CROIX RESERVE

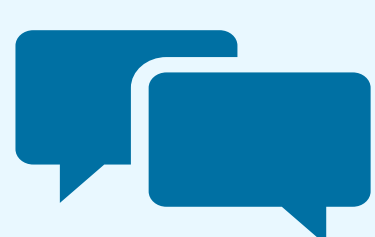
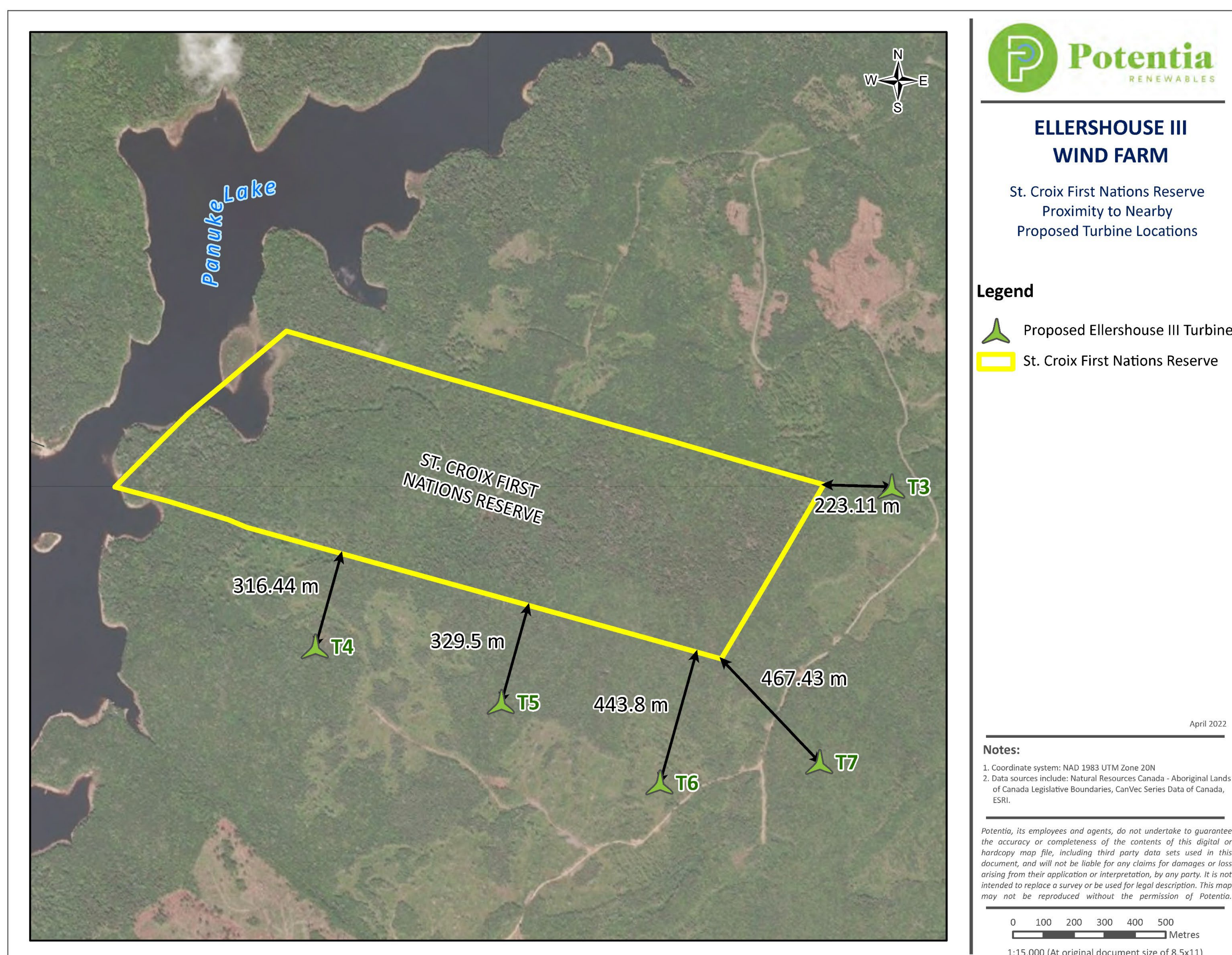


ELLERSHOUSE III WIND PROJECT

PROPOSED TURBINE LOCATIONS NEAR ST. CROIX RESERVE

The map below shows Ellershouse III wind turbines proposed in proximity to the St. Croix Reserve. Please tell us about:

- Traditional or culturally important wildlife or plants in the area
- Access points to Reserve land
- Important viewpoints or culturally sensitive areas



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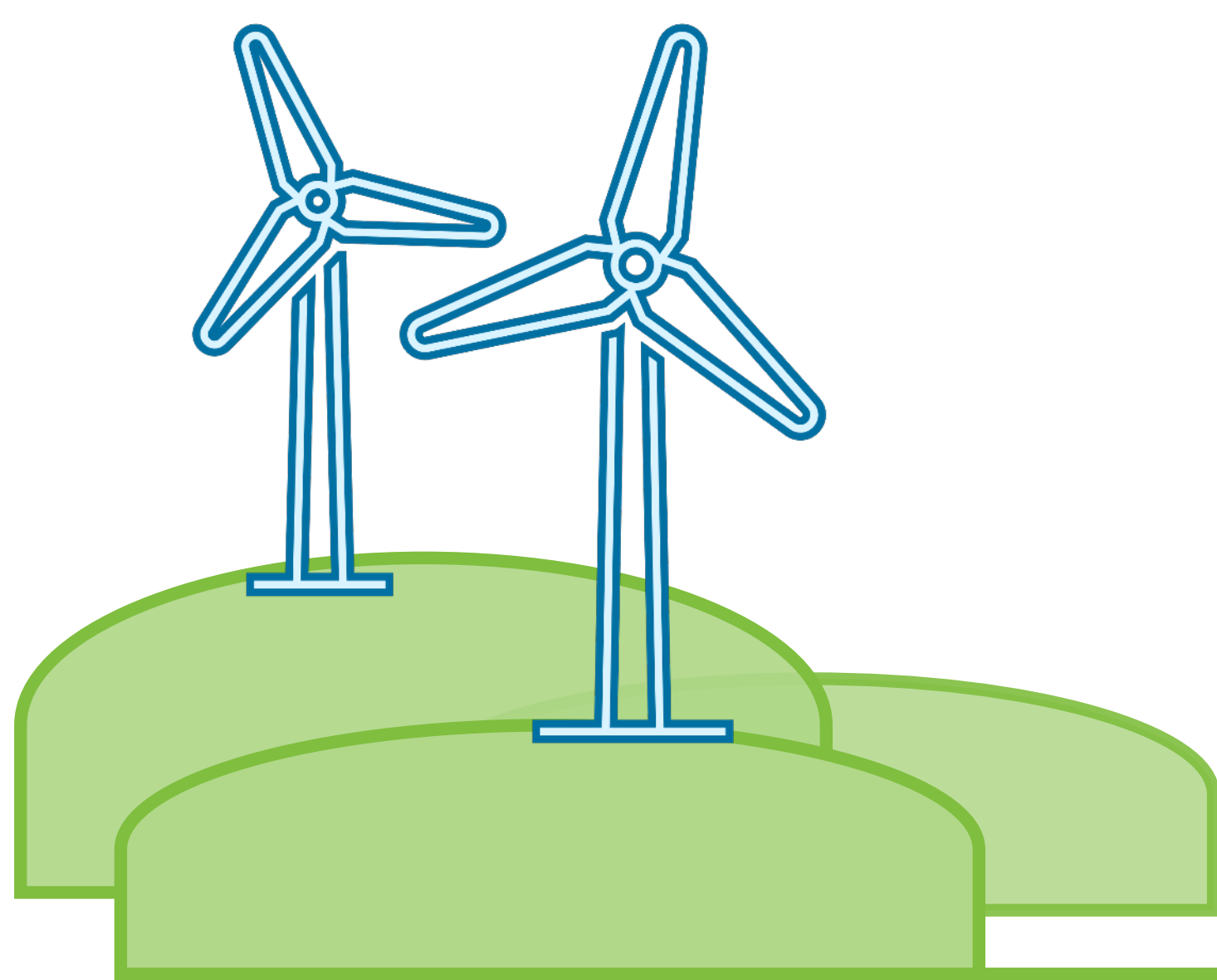


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ellershouseiiiwind@potentiarenewables.com



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PROJECT INFORMATION

PANUKE LAKE WIND PROJECT

LOCATION

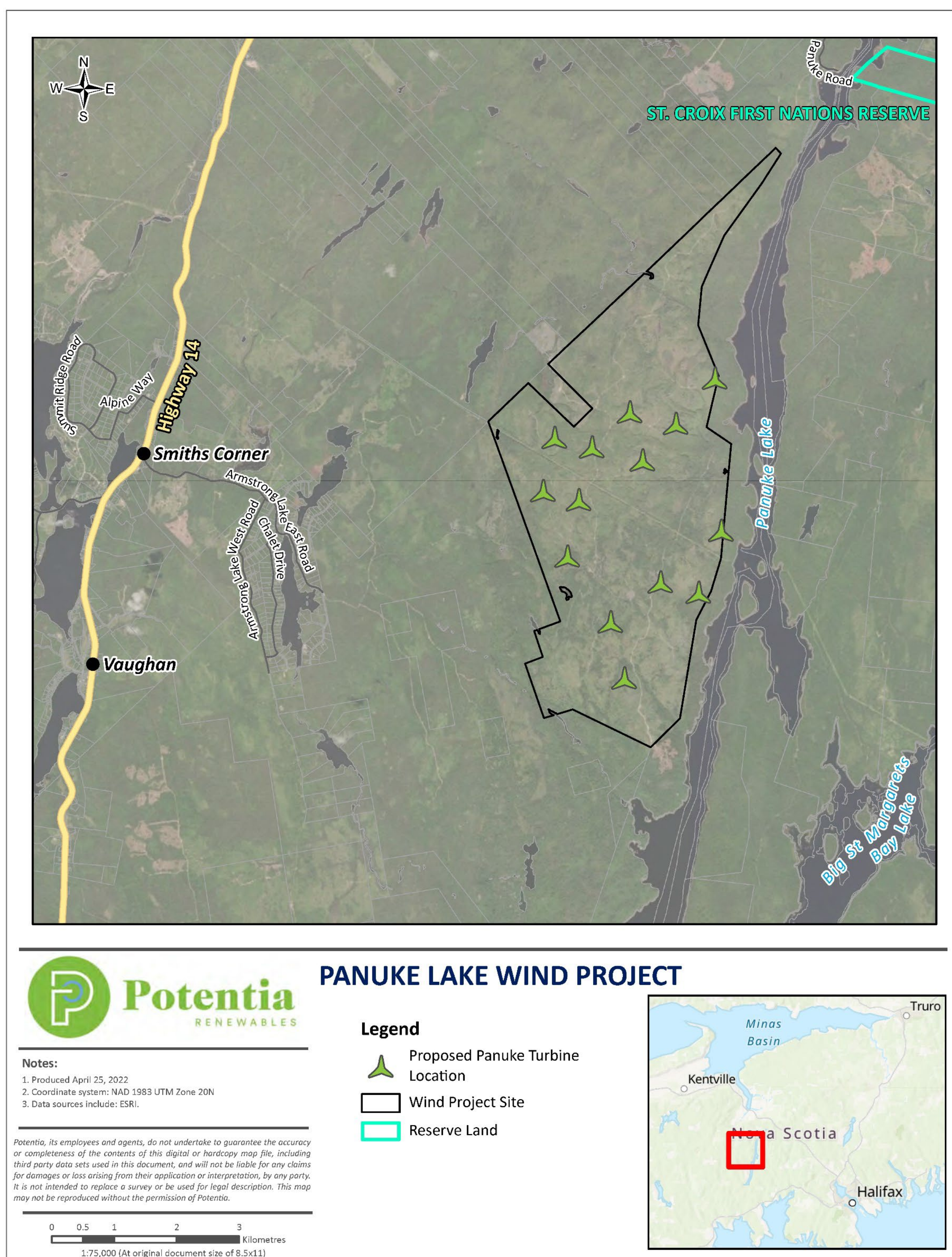
West of Panuke Lake, approximately 8.5 km to the northeast of Vaughan, Nova Scotia

SIZE

Planned to be up to 14 wind turbines with generation capacity of 77 megawatts, producing 235,000+ megawatt-hours annually

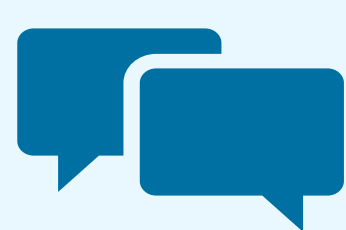
POINT OF INTERCONNECTION

Panuke Lake would connect to the grid through the existing Nova Scotia Power Inc. transmission line that transects the proposed project area



DEVELOPMENT TIMELINE

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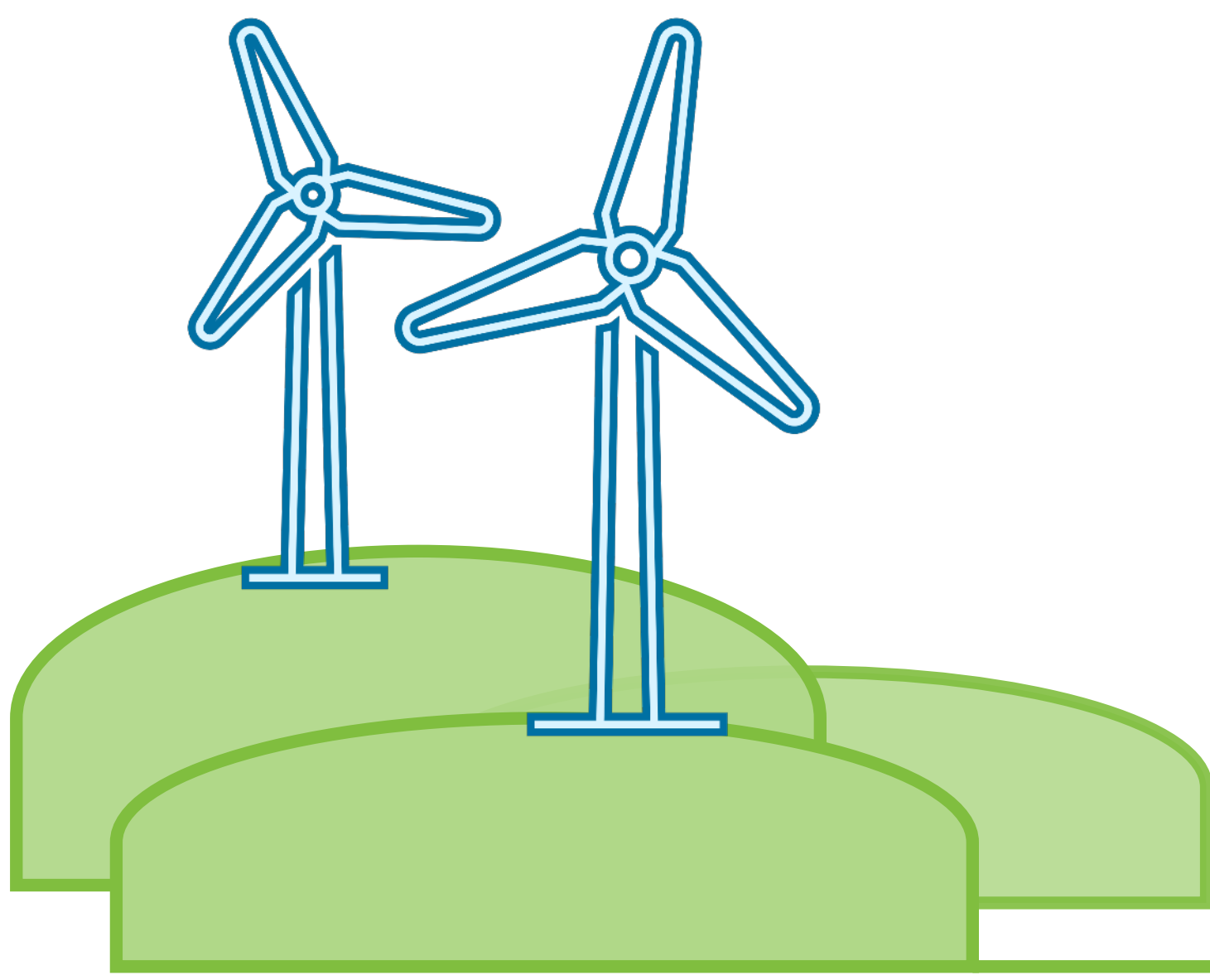
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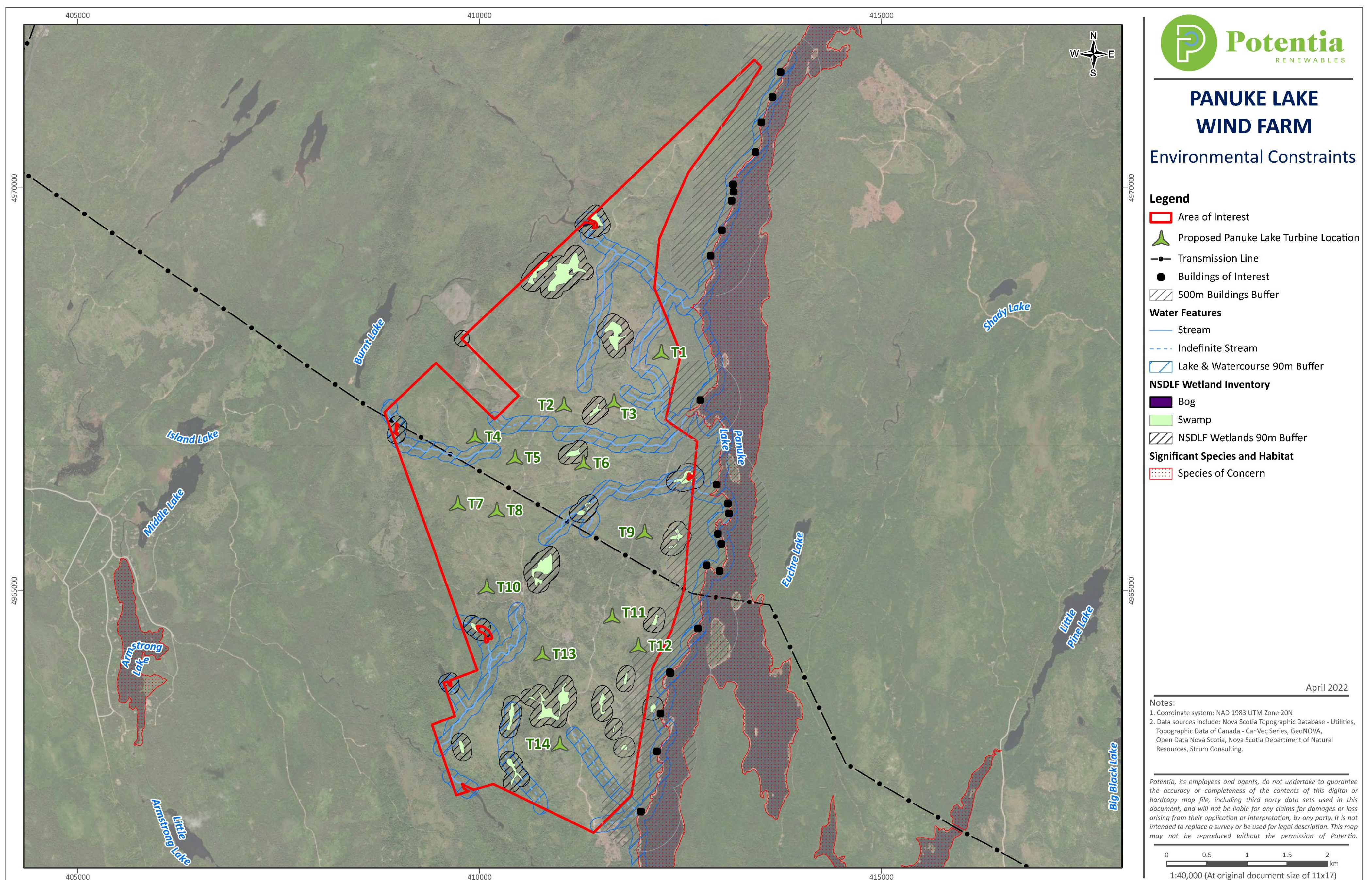
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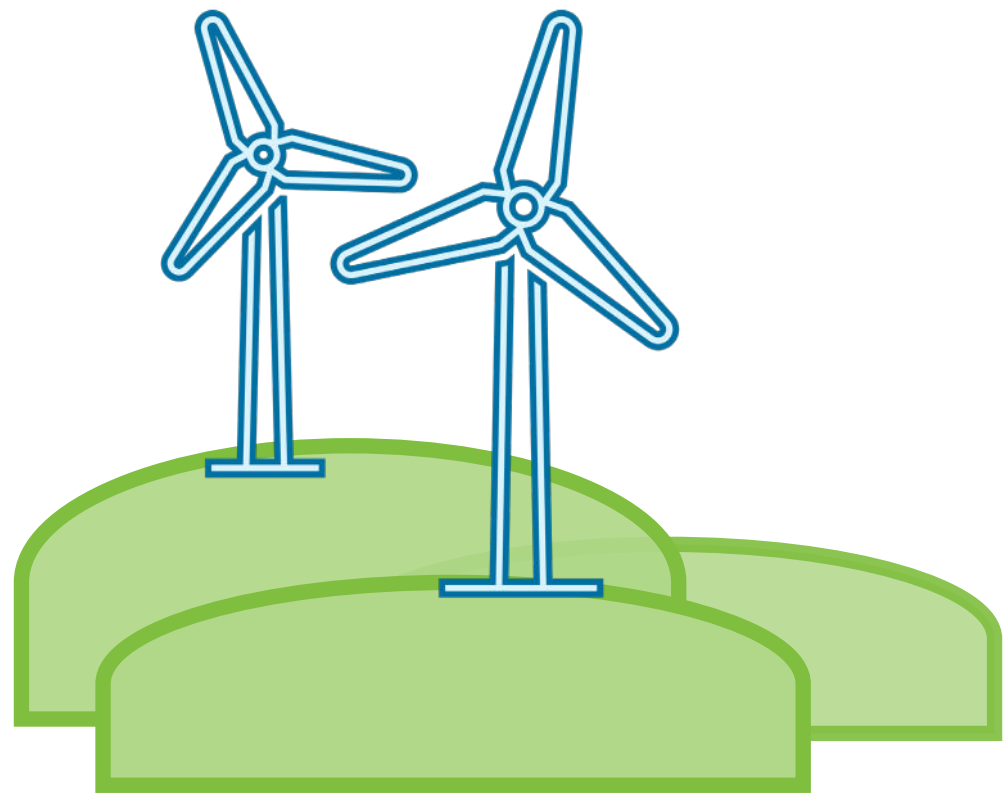
If you would like to complete the comment form at home, you can return it to us either by mail or by email as a scan. The comment form is also available on the Project's website. Our contact information is below:

ellershouseiiiwind@potentiarenewables.com

www.ellershouseiiiwind.com

200 Wellington St W, Suite: 1102, Toronto, ON M5V 3C7





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