



## PROPOSED PANUKE LAKE & ELLERSHOUSE III WIND PROJECTS

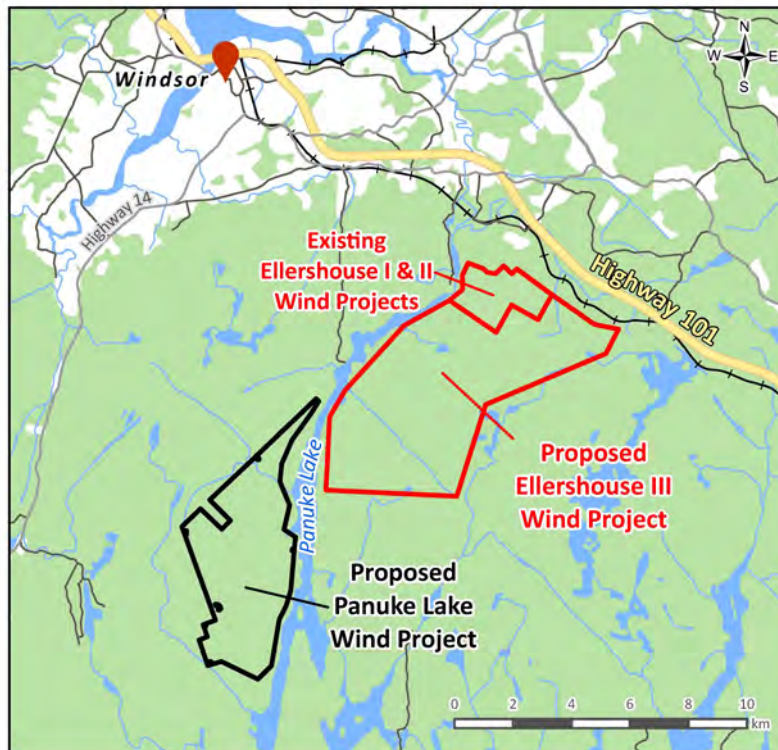
# OPEN HOUSE

Friday, April 29

2:00 - 6:00pm

64 Goo-ow Lane

Cambridge Station, NS



Join us to learn more about the proposed projects, their timelines, environmental surveys and impacts, and socioeconomic benefits. Meet the development team, ask questions, and provide feedback!

### CONTACT US FOR MORE INFORMATION

[www.ellershouseiiiwind.com](http://www.ellershouseiiiwind.com)

[www.panukelakewind.com](http://www.panukelakewind.com)

[ellershouseiiiwind@potentiarenewables.com](mailto:ellershouseiiiwind@potentiarenewables.com)

[panukelakewind@potentiarenewables.com](mailto:panukelakewind@potentiarenewables.com)

# ELLERSHOUSE III WIND PROJECT



## WELCOME!

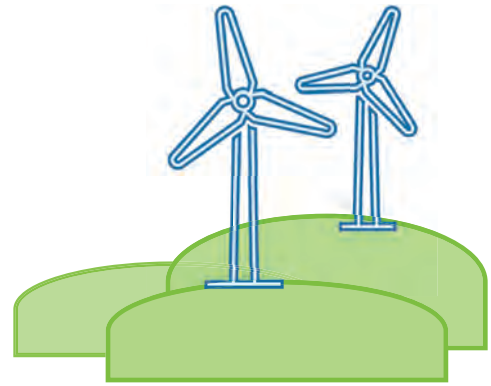
We acknowledge that we are in Mi'kma'ki, the traditional and unceded territory of the Mi'kmaq people. We also acknowledge the Peace & Friendship Treaties signed in this Territory and recognize that we are all Treaty People.

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.



# 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.

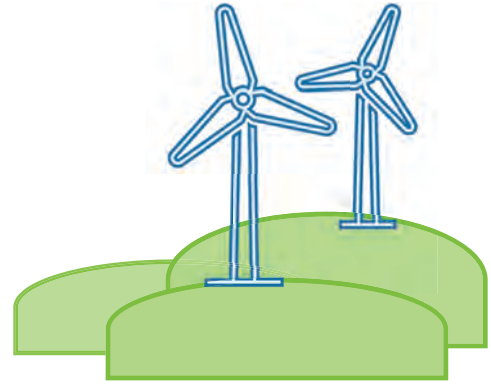


The Alternative Resource Energy Authority (AREA) is comprised of three municipalities in Nova Scotia: Mahone Bay, Antigonish, and Berwick.

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

In 2020, AREA conducted an RFP to select a development partner and chose PRI to develop and submit the Ellershuse 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

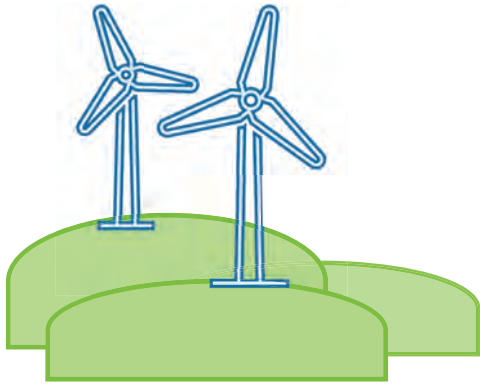
- As the projects develop further, the opportunity for local employment will increase
- A variety of full time and part time suppliers, contractors and local consultants will be required to build, operate and maintain the projects long-term

### 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

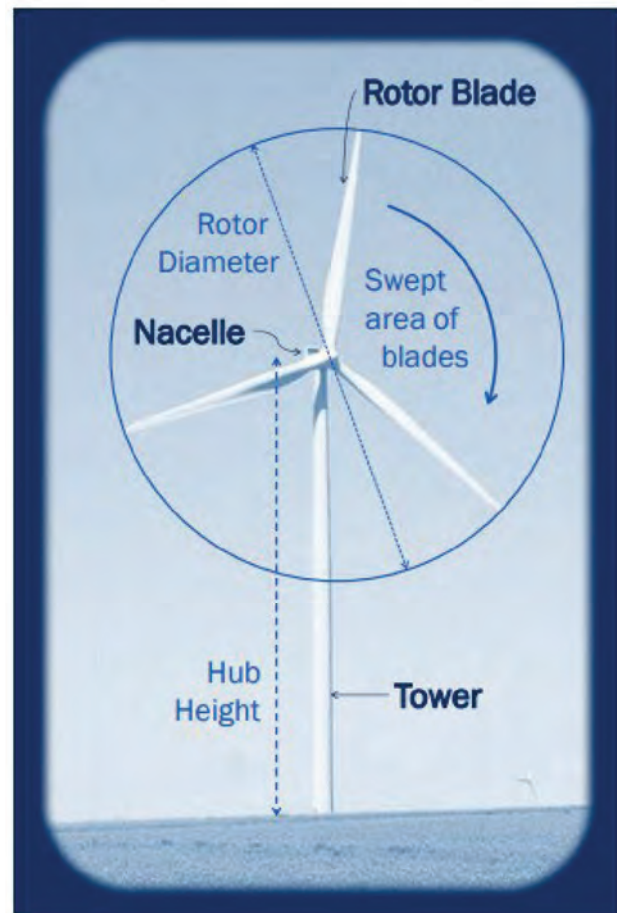
The wind turbines are connected by an electrical collector system that meets at the substation. The electricity is then converted to the correct voltage and exported to the transmission system for people to use.

## Access Roads

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

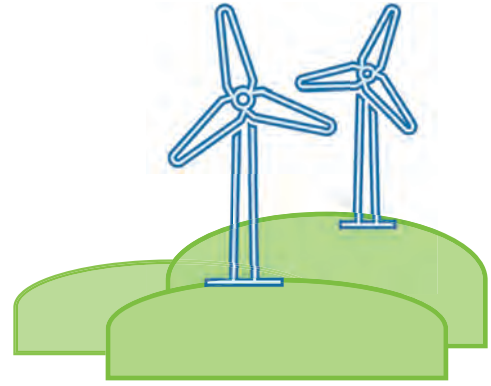
## Other Infrastructure

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):

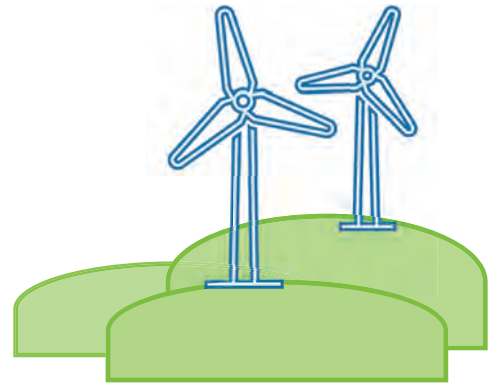
- An EA is required by Nova Scotia Environment and Climate Change (NSECC) for wind energy projects 2 MW or larger to assess any potential effects of a project on the natural environment, community stakeholders and the public
- An EA is used to identify potential environmental effects at an early stage 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

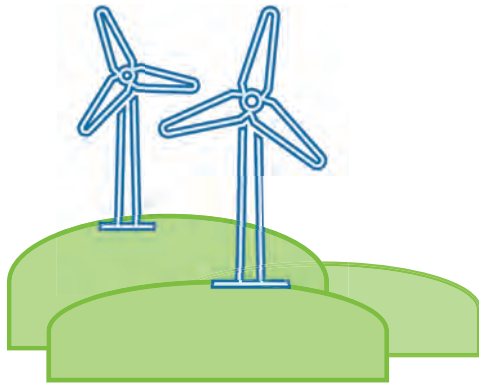
### Cultural Resources

- 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](mailto:ellershouseiiiwind@potentiarenewables.com)  
[www.ellershouseiiiwind.com](http://www.ellershouseiiiwind.com)

#### **PANUKE LAKE WIND PROJECT**

[panukelakewind@potentiarenewables.com](mailto:panukelakewind@potentiarenewables.com)  
[www.panukelakewind.com](http://www.panukelakewind.com)

## 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



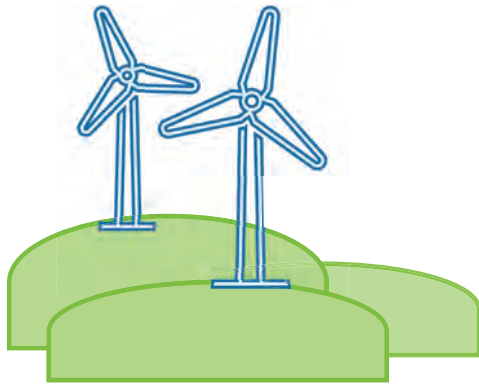
**Photo 1:** Photomontage showing a simulated view from Highway 101 near St. Croix looking southeast towards the existing Ellershouse Wind Farm

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!**



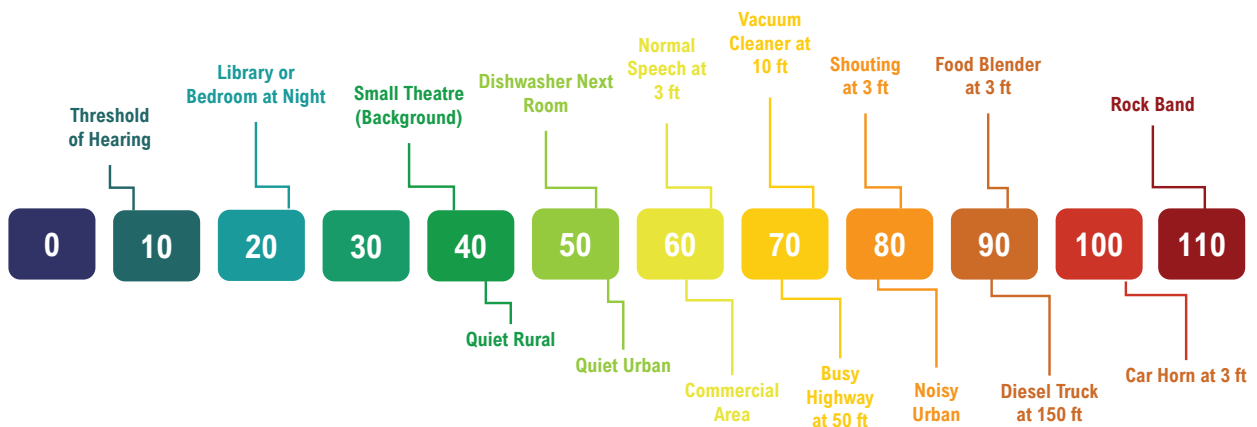
# SOUND AND SHADOW

## 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

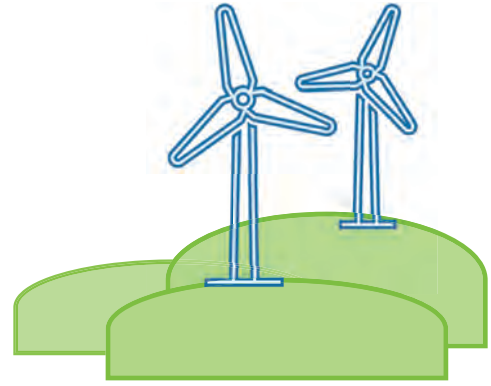
- Shadow flicker is created when moving shadows are cast by rotating turbine blades in the sun
- Occurs under specific meteorological conditions when rotating blades are positioned directly between the sun and the viewer
- Shadow flicker will be modelled when developing a turbine layout to understand 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/](https://www.faa.gov/regulations_policies/policy_guidance/noise/basics/)

# SOUND AND SHADOW



## ELLERSHOUSE III WIND PROJECT

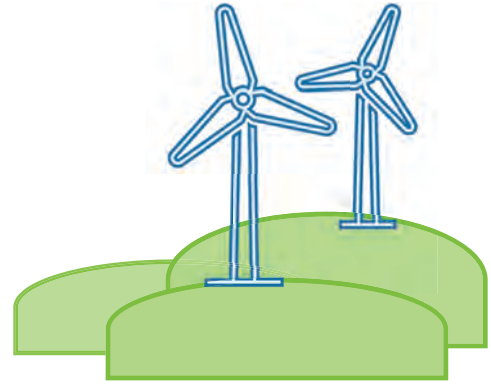
Please review the project area maps below that include locations of dwellings or buildings of interest. These locations will be used in our sound and shadow flicker modelling.

**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!**



# 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](http://www.novascotiarp.com)

**FEB 2022**

RFP Issued

**MAY 2022**

Project  
Proposals Due

**JUL 2022**

Shortlisted  
Candidates  
Selected

**AUG 2022**

RFP  
Award

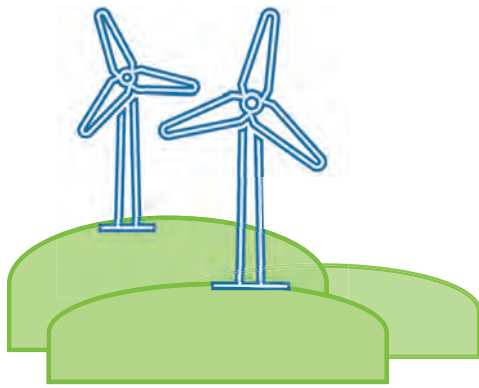
**DEC 2022**

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](http://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**



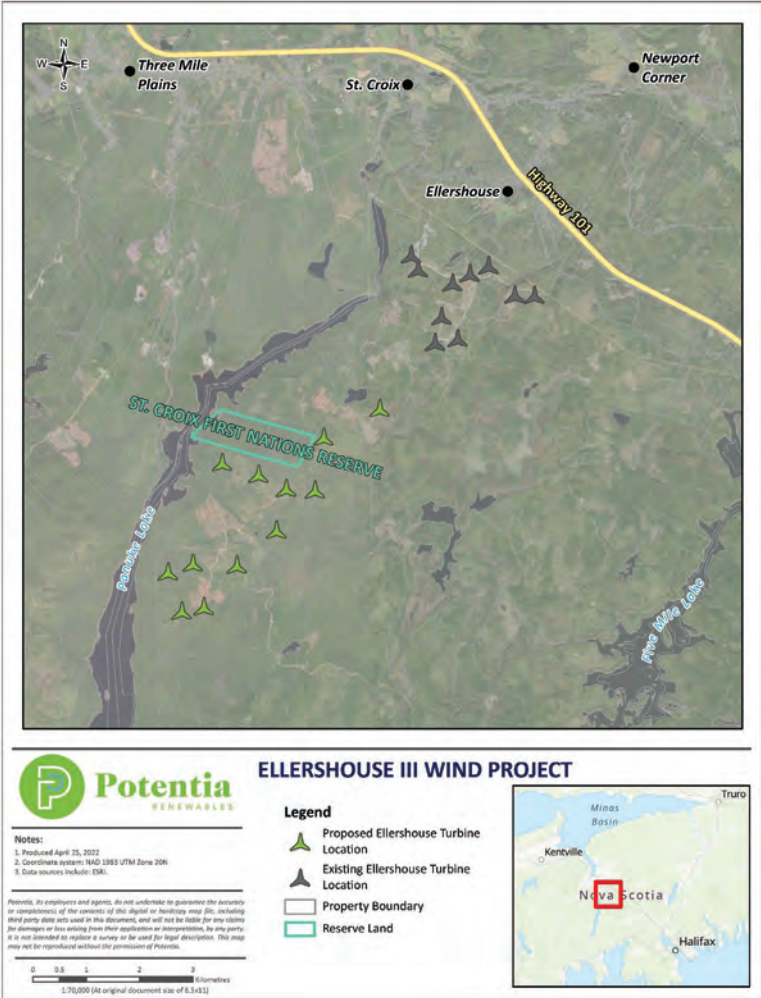
- Construction start
- Turbine delivery and installation
- Begin operation



# 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



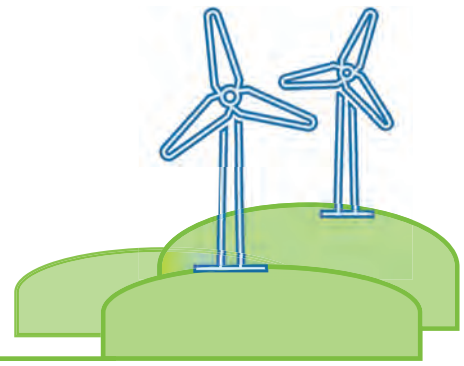
## YOUR INPUT IS IMPORTANT TO US!

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

You can contact us by email at [ellershouseiiiwind@potentiarenewables.com](mailto:ellershouseiiiwind@potentiarenewables.com)

Visit our project website at [www.ellershouseiiiwind.com](http://www.ellershouseiiiwind.com)

# ENVIRONMENTAL STUDIES

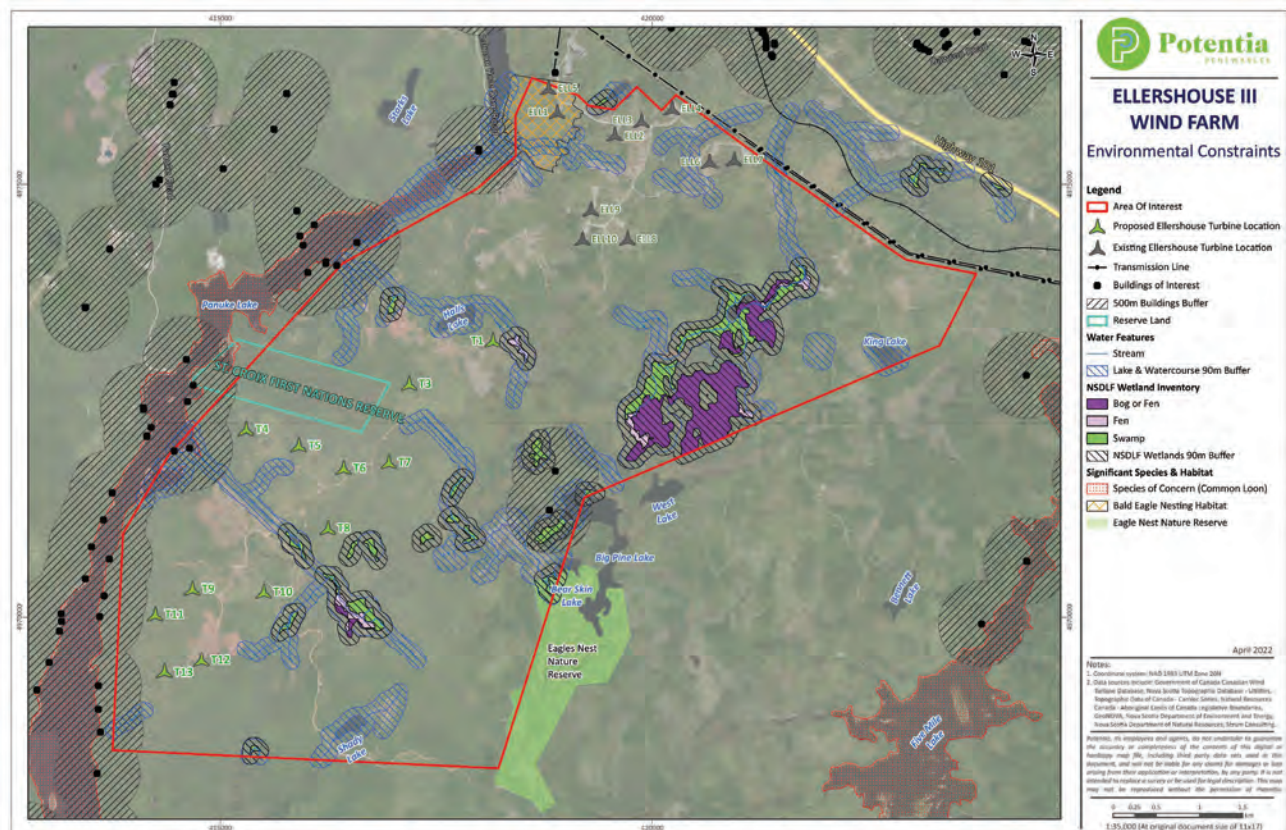


## ELLERSHOUSE III WIND PROJECT

### 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

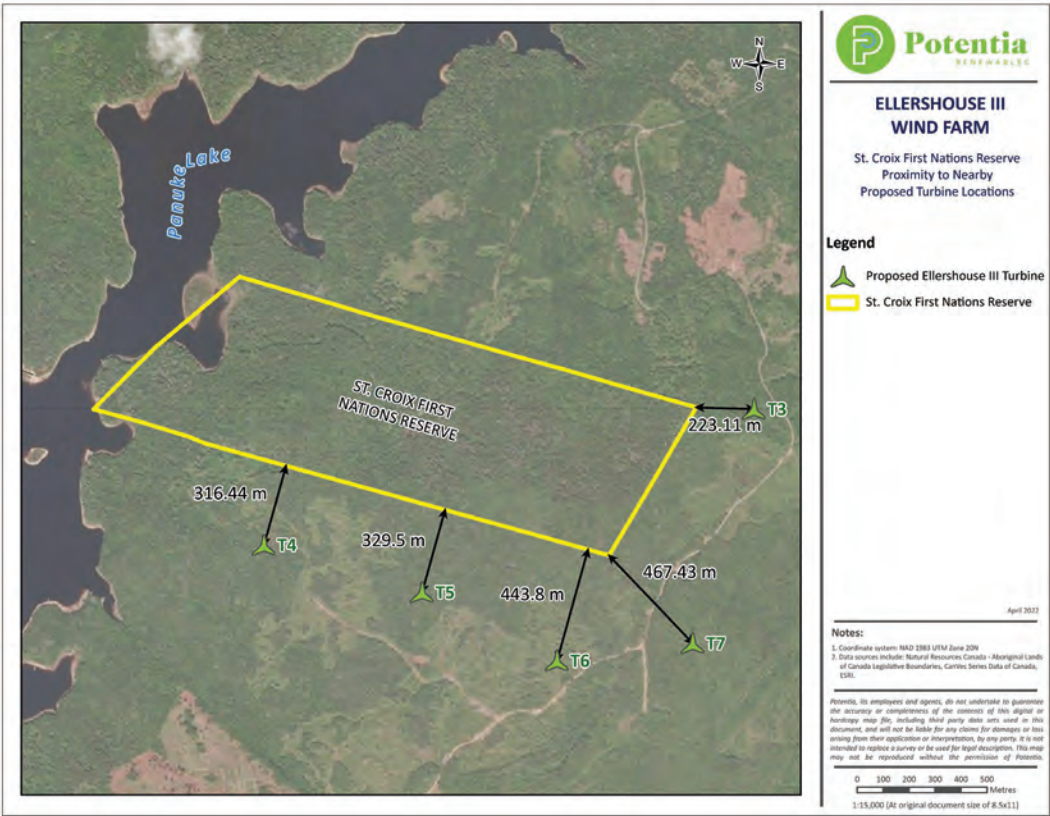


## ELLERSHOUSE III WIND PROJECT

### 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



## 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](mailto:ellershouseiiiwind@potentiarenewables.com)



Visit our project website at [www.ellershouseiiiwind.com](http://www.ellershouseiiiwind.com)

# ELLERSHOUSE III WIND PROJECT



## THANK YOU FOR ATTENDING

A reminder to please fill out a comment form for the Ellershouse III Wind Project before you go. You can leave the completed form in the box by the entrance/exit or give it to one of our team members.

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](mailto:ellershouseiiiwind@potentiarenewables.com)

[www.ellershouseiiiwind.com](http://www.ellershouseiiiwind.com)

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



Ellershouse III & Panuke Lake Open House Consultation Records

April 29, 2022

Question/issue /Participant	Inquiry	Project Team Response	Follow up
Lighting	<ul style="list-style-type: none"> <li>Will there lighting attract birds and bats, increasing the impacts?</li> </ul>	<ul style="list-style-type: none"> <li>Provided regulatory requirements for assessment and protection of birds and bats. Also noted that there is mitigation for birds.</li> </ul>	Not requested
Studies	<ul style="list-style-type: none"> <li>What wildlife, wetland, and water studies need to be completed</li> </ul>	<ul style="list-style-type: none"> <li>Outlined the EA study requirements and the timing</li> </ul>	Not requested
Shadow Flicker and Noise	<ul style="list-style-type: none"> <li>Explain shadow flicker and noise, will these affect wildlife?</li> </ul>	<ul style="list-style-type: none"> <li>Explained Noise and shadow flicker, and how modelling is completed</li> <li>Noted that there are no noted impacts to wildlife but there is no empirical evidence.</li> </ul>	Not requested
Questions from Council member: 1) Access 2) Studies	<ul style="list-style-type: none"> <li>The Council member reviewed the access locations and support for the additional access</li> <li>Asked about the upcoming wildlife studies</li> </ul>	<ul style="list-style-type: none"> <li>Explained the upcoming wildlife studies and the timeline for completing the work.</li> </ul>	Not requested
MMC member 1) Jobs 2) Wildlife	<ul style="list-style-type: none"> <li>Expressed interest in jobs for the First Nations community as well as shadowing and training opportunities.</li> <li>Raised concerns regarding wildlife and groundwater impacts</li> <li>Noted that the land to the southeast of the project (crown land) is part of the Mi'kmaq Forestry Initiative (information only, no concerns mentioned with projects as proposed</li> <li>Asked about moose studies</li> <li>Asked about other infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Explained the upcoming Environmental Assessment studies.</li> <li>With respect to Moose studies, the camera and pellet studies have been completed with no positive results.</li> <li>Explained additional infrastructure including roads, collector, foundations.</li> <li>Noted that foundations could have local impacts to groundwater during construction and that this would be studied further as the project progressed.</li> </ul>	Not requested



# GOVERNMENT ENGAGEMENT

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April 22, 2022

**Environment Canada and Climate Change  
Canadian Wildlife Service**

PO Box 6227  
17 Waterfowl Lane  
Sackville, NB  
E4L 1G6

Re: Potentia Renewables Inc. – Proposed Wind Energy Development in Ellershouse, NS

To Whom It May Concern:

In 2021 the province of Nova Scotia committed that by 2030 it would provide 80% of its electricity from renewable resources and reduce greenhouse gas emissions by over 50%. To accomplish these goals, the province is contracting for 350 Megawatts (MW) of electricity from new renewable energy projects (i.e., wind and solar) to be developed throughout Nova Scotia.

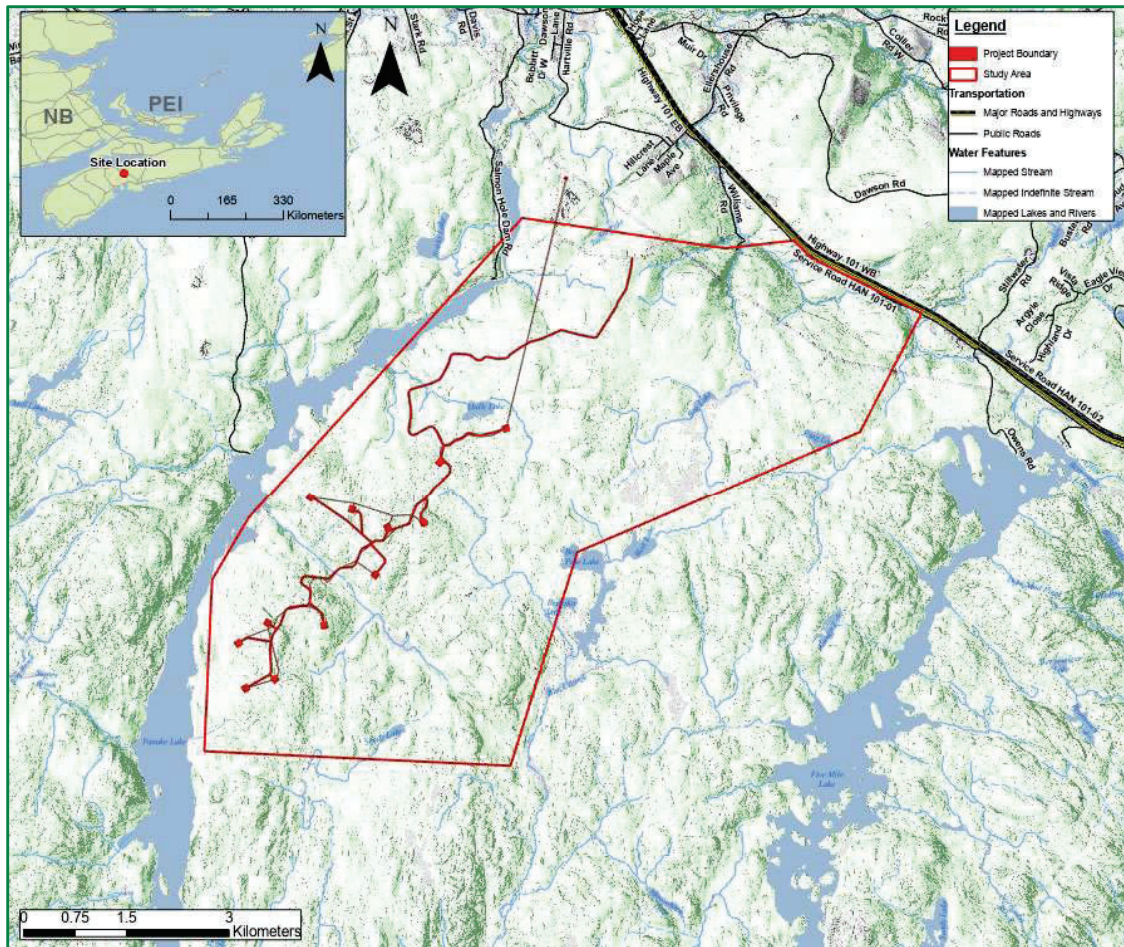
With respect to this initiative, Potentia Renewables Inc. (PRI), hopes to support the province's renewable energy goals through the development of the Ellershouse III Wind Project (the Project), near Ellershouse, NS. This letter is to provide preliminary information on the Project and to solicit your feedback.

## **Company Background**

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.

From our initial review of Nova Scotia's renewable resource potential, the Ellershouse region of the province stood out as an ideal location for wind development. It has an energetic wind regime, accessible transmission lines with available capacity in a provincially-preferred transmission zone, and local landowners who have expressed interest in wind farm expansion. The area has also had previous success in wind development with the existing Ellershouse I & II wind farms, and as such these factors inspired us to begin development on the Ellershouse III Project.

The Project is in early development and is targeting individual capacity of 66 MW which would be generated by up to 12 turbines. The Project Study Area within which Potentia Renewables Inc. wishes to pursue the proposed wind energy development is provided below:



**Figure A - Project Study Area and Preliminary Layout for the Ellershouse III Wind Project.**

## Project Communications

To date, Potentia Renewables Inc. has engaged in community consultation with nearby landowners and stakeholders to solicit feedback on our proposed Project within the respective Project Study Area. Project information can also be found via the following website: [www.ellershouseiiiwind.com](http://www.ellershouseiiiwind.com)

### For Project Questions, please contact:

Jonathan Bitoun, Manager, Project Development  
 Email: [Ellershouseiiiwind@potentia Renewables.com](mailto:Ellershouseiiiwind@potentia Renewables.com)  
 Phone: 647.979.9471

### For Environmental Questions, please contact:

Shawn Duncan, President, Strum Consulting  
 Email: [general@strum.com](mailto:general@strum.com)  
 Phone: 902.835.5560

Upon review, should you have any comments or questions, please do not hesitate to reach out. We thank you for your time in reviewing this letter and look forward to receiving your feedback.

Yours truly,



Jonathan Bitoun  
 Manager, Project Development

**From:** [Ryan Hearn](#)  
**To:** [Jonathan Bitoun](#); [Sarah Palmer](#)  
**Subject:** FW: Proposed Wind Energy Development - Ellershouse and Panuke Lake, NS  
**Date:** May 4, 2022 2:17:32 PM  
**Attachments:** [CWS Atlantic Guidance Update for Wind Energy and Migratory Birds - April 2022.pdf](#)

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**From:** Fazeli, Maryam (ECCC) <Maryam.Fazeli@ec.gc.ca>  
**Sent:** May 4, 2022 2:17:20 PM (UTC-05:00) Eastern Time (US & Canada)  
**To:** 'General Mailbox' <general@strum.com>  
**Cc:** Ellershouse III Wind <ellershouseiiiwind@potentiarenewables.com>; Panuke Lake Wind <panukelakewind@potentiarenewables.com>  
**Subject:** RE: Proposed Wind Energy Development - Ellershouse and Panuke Lake, NS

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Shawn,

I wanted to provide an update on these Wind Energy Developments. CWS is currently reviewing your request and we may be able to provide project specific comments once they have completed their review. In the meantime, we have some guidance material that may answer some of your questions. Please see attached our updated Wind Energy & Birds Environmental Assessment guidance (April 2022).

Please let me know if you have any questions.

Thank you,

**Maryam Fazeli**

Physical Science Officer, Environmental Protection Operations Directorate  
Environment and Climate Change Canada  
[maryam.fazeli@ec.gc.ca](mailto:maryam.fazeli@ec.gc.ca)

Officier des sciences physiques, Direction des opérations de protection de l'environnement  
Environnement et Changement climatique Canada  
[maryam.fazeli@ec.gc.ca](mailto:maryam.fazeli@ec.gc.ca)

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**From:** General Mailbox <general@strum.com>  
**Sent:** April 22, 2022 2:32 PM  
**To:** RCF Surveiller / FCR Tracker (ECCC) <FCR\_Tracker@EC.GC.CA>  
**Cc:** Ellershouseiiiwind@potentiarenewables.com

**Subject:** Proposed Wind Energy Development - Ellershouse, NS

You don't often get email from [general@strum.com](mailto:general@strum.com). [Learn why this is important](#)

Good Afternoon,

Please find attached a notification letter for a proposed wind farm Project development in proximity to Ellershouse, NS. A confirmation of receipt would be greatly appreciated. For questions or comments, kindly contact the undersigned.

Thank you,

Shawn Duncan, BSc.  
President



**Engineering • Surveying • Environmental**

Bedford • Antigonish • Moncton • St. John's

Email: [general@strum.com](mailto:general@strum.com)

Tel: 902.835.5560 (24/7)

Fax: 902.835.5574

[www.strum.com](http://www.strum.com)

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April 22, 2022

**Nova Scotia Department of Communities, Culture, Tourism and Heritage  
Heritage Stewardship Section**

Heritage Division  
1747 Summer Street  
Halifax, NS  
B3H 3A6

Re: Potentia Renewables Inc. – Proposed Wind Energy Development in Ellershouse, NS

To Whom It May Concern:

In 2021 the province of Nova Scotia committed that by 2030 it would provide 80% of its electricity from renewable resources and reduce greenhouse gas emissions by over 50%. To accomplish these goals, the province is contracting for 350 Megawatts (MW) of electricity from new renewable energy projects (i.e., wind and solar) to be developed throughout Nova Scotia.

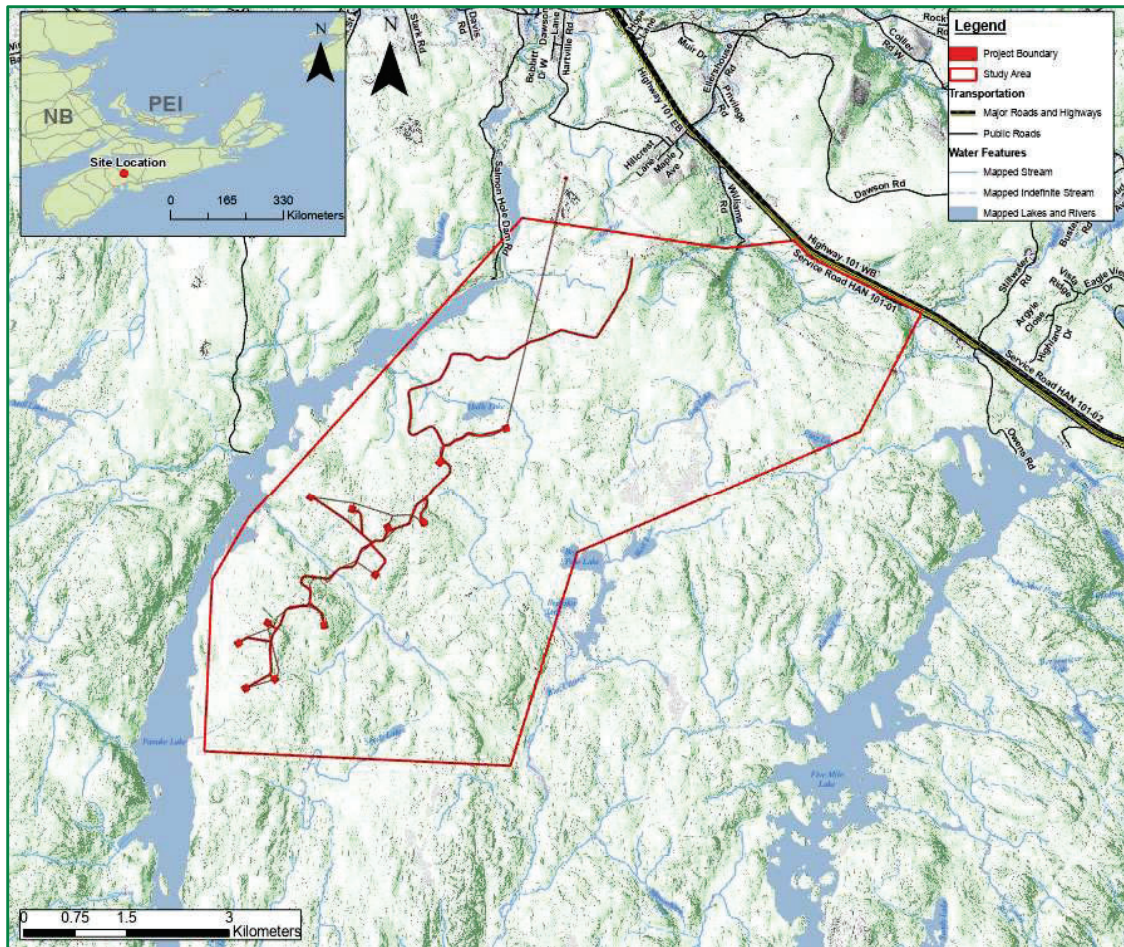
With respect to this initiative, Potentia Renewables Inc. (PRI), hopes to support the province's renewable energy goals through the development of the Ellershouse III Wind Project (the Project), near Ellershouse, NS. This letter is to provide preliminary information on the Project and to solicit your feedback.

## **Company Background**

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.

From our initial review of Nova Scotia's renewable resource potential, the Ellershouse region of the province stood out as an ideal location for wind development. It has an energetic wind regime, accessible transmission lines with available capacity in a provincially-preferred transmission zone, and local landowners who have expressed interest in wind farm expansion. The area has also had previous success in wind development with the existing Ellershouse I & II wind farms, and as such these factors inspired us to begin development on the Ellershouse III Project.

The Project is in early development and is targeting individual capacity of 66 MW which would be generated by up to 12 turbines. The Project Study Area within which Potentia Renewables Inc. wishes to pursue the proposed wind energy development is provided below:



**Figure A - Project Study Area and Preliminary Layout for the Ellershouse III Wind Project.**

## Project Communications

To date, Potentia Renewables Inc. has engaged in community consultation with nearby landowners and stakeholders to solicit feedback on our proposed Project within the respective Project Study Area. Project information can also be found via the following website: [www.ellershouseiiiwind.com](http://www.ellershouseiiiwind.com)

### For Project Questions, please contact:

Jonathan Bitoun, Manager, Project Development  
 Email: [Ellershouseiiiwind@potentia Renewables.com](mailto:Ellershouseiiiwind@potentia Renewables.com)  
 Phone: 647.979.9471

### For Environmental Questions, please contact:

Shawn Duncan, President, Strum Consulting  
 Email: [general@strum.com](mailto:general@strum.com)  
 Phone: 902.835.5560

Upon review, should you have any comments or questions, please do not hesitate to reach out. We thank you for your time in reviewing this letter and look forward to receiving your feedback.

Yours truly,



Jonathan Bitoun  
 Manager, Project Development



April 22, 2022

**Nova Scotia Environment and Climate Change  
Environmental Assessment Branch**

Suite 2085 1903 Barrington Street  
Halifax, NS  
B3J 2P8

Re: Potentia Renewables Inc. – Proposed Wind Energy Development in Ellershouse, NS

To Whom It May Concern:

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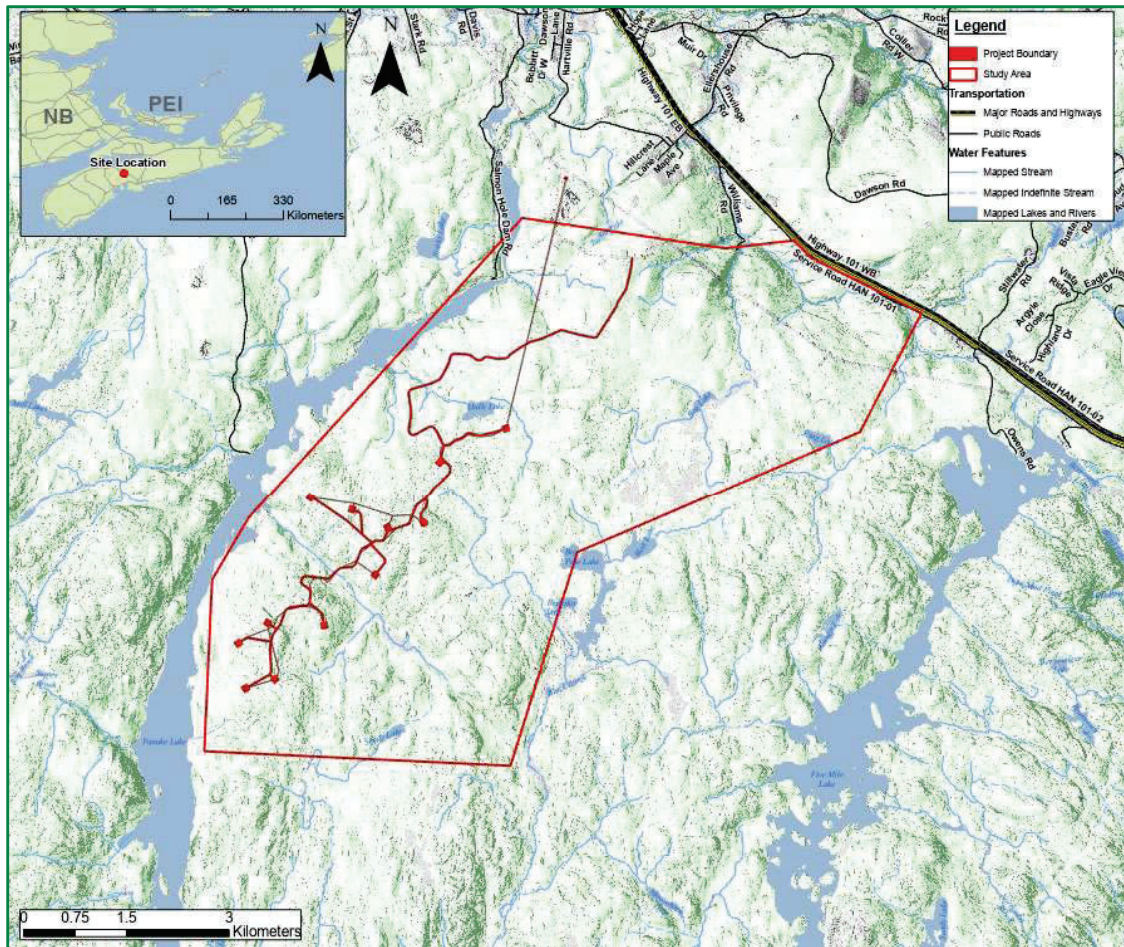
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Jonathan Bitoun  
 Manager, Project Development



April 22, 2022

**Nova Scotia Environment and Climate Change  
Protected Areas and Ecosystems**

Suite 2085 1903 Barrington Street  
Halifax, NS  
B3J 2P8

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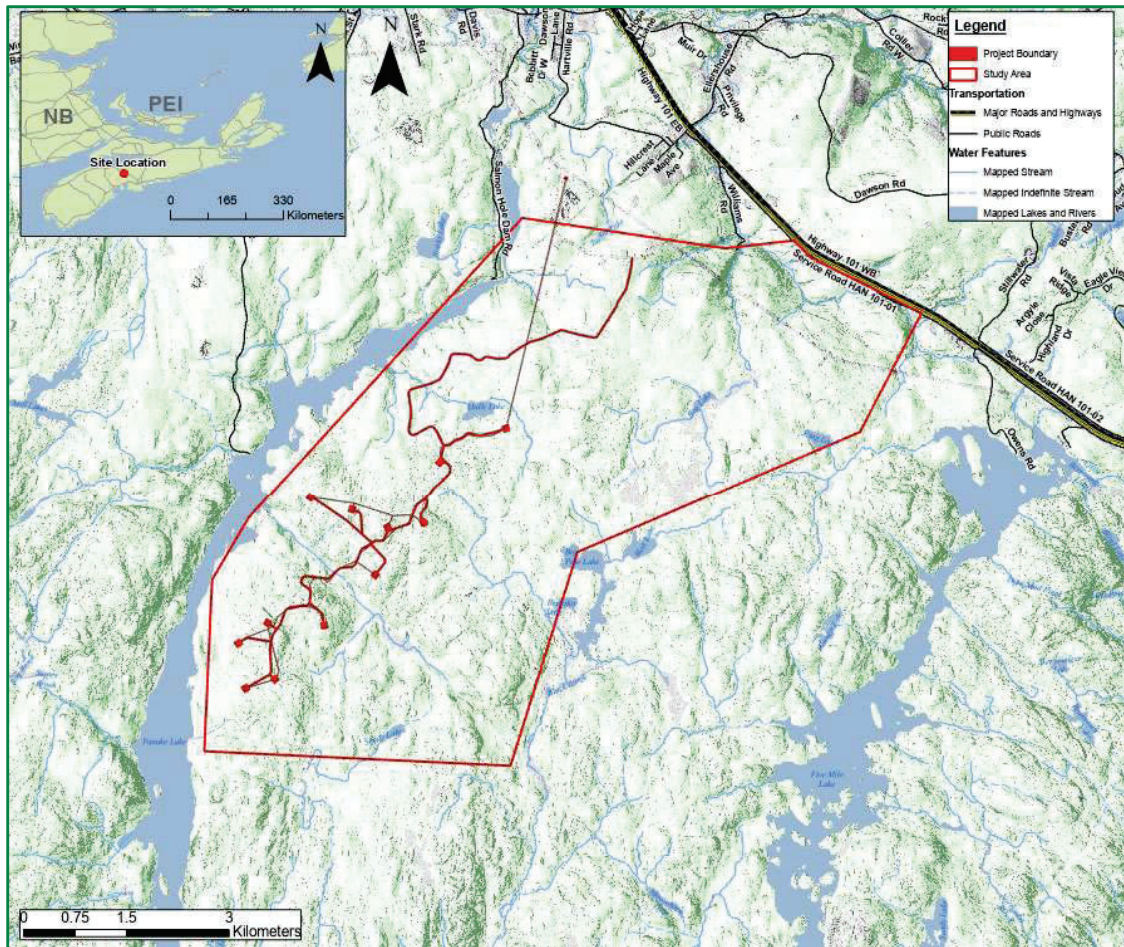
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Jonathan Bitoun  
 Manager, Project Development



April 22, 2022

**Nova Scotia Department of Natural Resources and Renewables**

**Wildlife Division**

136 Exhibition Street

Kentville, NS

B4N 4E5

Re: Potentia Renewables Inc. – Proposed Wind Energy Development in Ellershouse, NS

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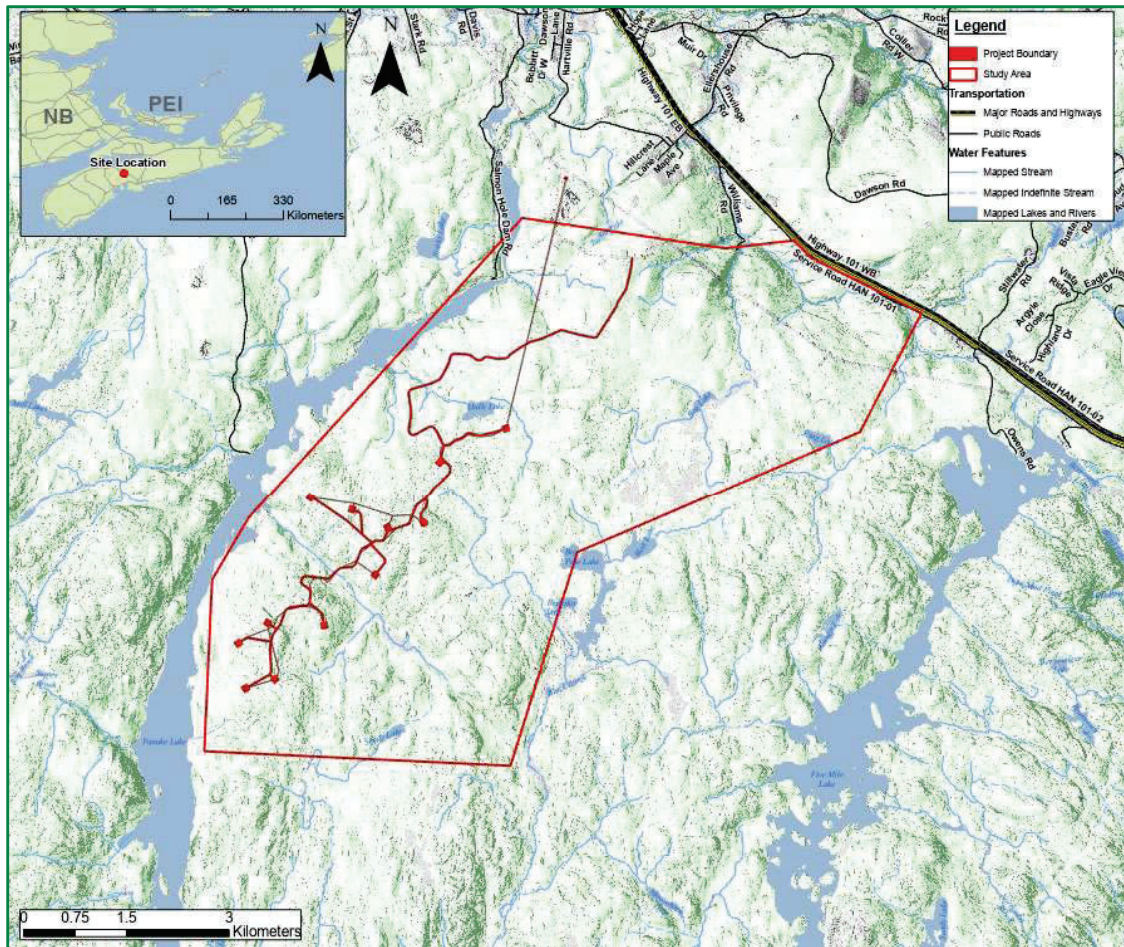
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Yours truly,



Jonathan Bitoun  
 Manager, Project Development

## Sarah Palmer

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**Subject:** West Hants Municipality - Meeting with Planning Team 5pm

**Location:** 76 Morison Drive, Windsor, NS,B0N

**Start:** Tue 2021-11-09 4:00 PM

**End:** Tue 2021-11-09 8:00 PM

**Recurrence:** (none)

**Organizer:** Frank Kuznik

Attending – Sara Poirier (Senior Planner), Alex Dunphy(Project Planner), Madelyn LeMay (Senior Planner) and Mark Philips (CAO) - West Hants Municipality

### Muni Presentation Timelines

- Planning to have four people in attendance for the presentation on the 9<sup>th</sup>. Andrea / Frank / Aaron and Jon or Ryan
- We will send you the presentation deck by the end of the week. PDF – by Oct 29<sup>th</sup>
- Planning to host a site visit of the existing Ellershouse Windfarm on the morning of the 9<sup>th</sup>.
- We want to invite the Council, CAO and anybody else from the Municipality who might like to attend.
- Tentatively planning for 10:30 am with the meeting location to be determined.

### Guidelines

- Able attend in person and present.
- Just a few reminders regarding presentations.
- Masks are to be worn by all including Council and presenters.
- Seating is limited to 4 individuals plus Council.
- Allotted time frame for presentations is 15 minutes, this allows for presentation time and enables Council to engage and ask questions.
- Meetings begin at 6:00 p.m sharp and presentations are very early on, within the first few minutes of the meeting.
- Arrive no later than 5:55 p.m.
- I will require the presentation to screen share no later than Monday, November 1, 2021.

# INTRODUCTION - NOVA SCOTIA WIND ENERGY PROJECTS

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ELLERSHOUSE III EXPANSION AND PANUKE LAKE WIND PROJECTS



# AGENDA

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1. Potentia Renewables Inc. - Introduction
2. Project Location - Map
3. Project Summary
4. Nova Scotia Rate Based Procurement - RFP
5. Community Partnership & Outreach
6. Mi'kmaq Engagement
7. Participation Benefits – Local Capacity Building Initiatives
8. Project Update – Planning and Development
9. Appendix A: Community Newsletters



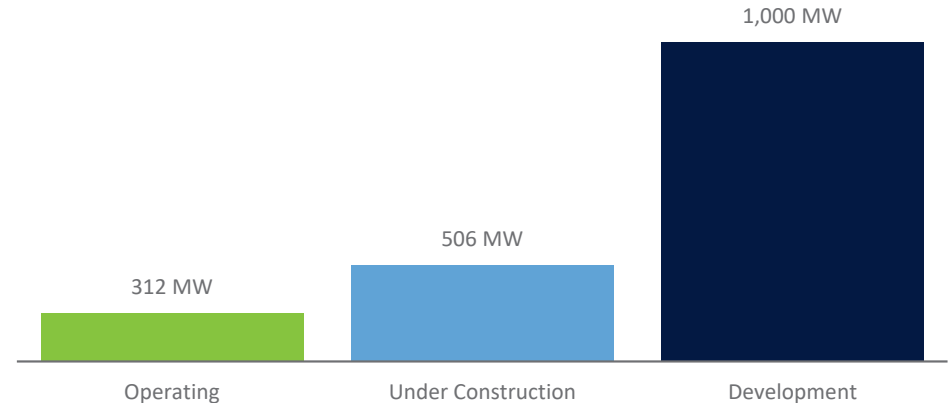
# POTENTIA RENEWABLES - INTRODUCTION

*Potentia is a 100% Canadian Owned Renewable Energy Developer*

## OVERVIEW

- **Andrea Garcia** – Assistant Vice President, Business Development
- **Frank Kuznik** – Director, Business Development
- **Ryan Hearn** – Project Manager, Environment and Community Consultation (*located in Halifax*)
- As an active participant in the Canadian renewable energy sector, Potentia has created one of the largest renewable energy pipelines across the country
- Potentia is owned by Power Energy Corp., which is a wholly owned subsidiary of Power Corporation of Canada (“PCC”). PCC is one of the largest companies on the Toronto Stock Exchange and is currently included in S&P’s TSX 60 Index. <https://www.powercorporation.com/en/>
- Potentia has assembled a first-tier proven management team from Canada’s wind energy industry to complement its existing solar expertise
- Potentia is a low-cost renewable energy provider in Canada having won over 500 MW of the competitive tenders in Western Canada during recent renewable energy RFP’s
- Potentia wishes to participate in the upcoming RFP with wind projects currently under development in Nova Scotia (66MW) Ellershouse III and (77MW) Panuke Lake.
- Potentia currently operates 7 wind farms in Nova Scotia for a total of 37MW with interest to further expand that portfolio
  - Limerock Wind Farm, Greenfield Wind Farm, Kemptown Wind Farm, Pockwock Wind Farm, Whynotts Wind Farm, Truro Heights Wind Farm, and the Truro-Millbrook Wind Farm
- Current Mi’kmaq partnerships include Millbrook First Nation, Eskasoni First Nation and the group of 13 First Nations of Nova Scotia

## SIGNIFICANT ASSET BASE



## SELECTED PROJECTS



Elementary School, Greater Toronto Area



Golden South Wind Project, Saskatchewan



# PROJECT SUMMARY - ELLERSHOUSE III

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*The Ellershouse III Wind Project is under development and anticipated to be operational in 2024.*

## Project Overview

- Project Name: Ellershouse III Wind Project
- Location: West Hants – District 4, located 5km SW of Ellershouse Nova Scotia  
Zone 3 – NSPI Grid
- Project Size: 66MW
- Estimated Capacity: 200,000 MWh+
- Turbines: 12, Enercon 5.5 MW, 114m Hub Height with a 160m rotor diameter
- Current Local Partners: AREA – Includes the Towns of Berwick, Antigonish and Mahone Bay
- Land Lease: Atlantic Star Forestry Ltd. – Long Term Lease Executed
- Connection: To connect to the electrical grid through an existing transmission line located within the project area
- Engineering/Construction: Anticipated to begin in 2023 with Commercial Operations planned in 2024

# PROJECT SUMMARY - PANUKE LAKE

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*The Panuke Lake Wind Project is under development and anticipated to be operational in 2024.*

## Project Overview

- Project Name: Panuke Lake Wind Project
- Location: West Hants – District 6, located 8.5km E of Smiths Corner Nova Scotia  
Zone 3 – NSPI Grid
- Project Size: 77MW
- Estimated Capacity: 235,000 MWh+
- Turbines: 14, Enercon 5.5 MW, 114m Hub Height with a 160m rotor diameter
- Current Local Partners: AREA – Includes the Towns of Berwick, Antigonish and Mahone Bay
- Land Lease: Atlantic Star Forestry Ltd. – Long Term Lease Executed
- Connection: To connect to the electrical grid through an existing transmission line located within the project area
- Engineering/Construction: Anticipated to begin in 2023 with Commercial Operations planned in 2024



# NOVA SCOTIA RATE BASE PROCUREMENT - RFP

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*RFP submission deadline is anticipated to be in February 2022*

## RFP Summary

- The Province of Nova Scotia is interested in procuring a target of 1,100 GWh or approximately 350 MW of new renewable generation
- Contract term will be 25 years, no more than 100MW per project and will be required to reach operations before Dec 2025
- Projects must be located in Nova Scotia and adhere to the criteria set forth in the RFP
- Each proposal can receive a maximum proposal score of 100
  - Points are broken down into several categories from environment, regulatory, community and Mi'kmaq participation, local investment, project development and competitive bid rates
- The RFP is in the final draft stage and is expected to be released in December this year with our bid submission due in February 2022
  - <https://novascotiarbp.com/>
- Depending how successful we are with our RFP submission, following the Nova Scotia Rate Base procurement will be the Green Choice program that will allow developers the opportunity to submit additional projects
  - Size and Timeline TBD
  - <https://novascotiagcp.com/updates>



# COMMUNITY PARTNERSHIP & OUTREACH

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## *Local Community Engagement*

- The Alternative Resource Energy Authority “**AREA**” is comprised of three municipalities in Nova Scotia
  - Mahone Bay, Antigonish and Berwick
  - [www.areans.ca](http://www.areans.ca)
- Collectively the towns 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
  - AREA selected Potentia to develop and submit the wind projects for the upcoming Nova Scotia procurement
- Our partnership with AREA gives our projects a distinct local content and experience that will be valued as we develop our projects and compete with other developers in the upcoming RFP
- In terms of ongoing outreach and education within the local community we’ve set up a number of interaction opportunities for the community to learn and ask questions regarding the project
  - West Hants Municipal Planning Introduction *September 27*
  - West Hants Municipal Application Submitted *October 25*
  - Community Liaison Committee Meeting *November 8*
  - Site Tour – Existing Ellershouse Wind Farm *November 9*
  - West Hants Municipal Council Meeting *November 9*
  - Community Open House *November 10*
  - Community Newsletters *see Appendix A*
  - Social Media engagement *Ongoing*

# MI'KMAQ ENGAGEMENT

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## *Local First Nation Engagement*

With our existing wind assets in Nova Scotia, we've engaged current First Nation partners. Our partners at AREA have also introduced Potentia to several other First Nation communities within the province.

Our intent is to continue to engage with the Mi'kmaq and through these discussions, gain an understanding of Mi'kmaq ideas, concerns and needs.

Part of that engagement has begun with several opportunities introduced to the First Nation communities including:

- Participation Benefits
  - Equity Investment
  - Land Lease options
  - Employment and Consulting opportunities
- A. Early in 2021, we had successful meetings with the OAA and KMKNO who helped guide us with a list of next steps to reaching out within the Mi'kmaq community
  - B. Through our partnership in Whynotts Mi'kmaq Wind LP, our current projects will be introduced during at the 13 First Nations Chiefs meeting in November as an opportunity to re-invest in the renewable energy market
  - C. We had the opportunity to present to the Millbrook First Nations council members on Oct 19<sup>th</sup>
  - D. With the proximity of the Annapolis Valley First Nation to our projects, we've had the opportunity to introduce the projects to John McCaul from the First Nation on Oct 20<sup>th</sup>
  - E. We also had the opportunity to discuss project investment and benefits with the Eskasoni First Nation on several occasions with John Parsons with a scheduled follow up on Nov 11<sup>th</sup>

# PARTICIPATION BENEFITS – LOCAL CAPACITY BUILDING INITIATIVES

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## *Focusing on the Future*

### *How can our projects help support the local community in building sustainable capacity building programs?*

- **Student Bursaries**
  - Bursary initiatives to be discussed with local partners
  
- **Charities & Foundation Contributions**
  - Under the direction of our local partners, Potentia to contribute funds annually to the charity or foundation of choice
  - The Mi'kmaq community has expressed an interest and concern regarding mental health and addiction initiatives
  
- **Training, Skills Development & Shared Knowledge**
  - Understand local employment and training gaps
  - Opportunities for local training within provincial institutions
  - Access to our wind energy project sites with tours offered to the local community
  
- **Employment opportunities**
  - As the development of the project evolves the opportunity for local employment increases
  - Variety of full time, part time, supplier, contractor and local consultants will be required to build, operate and maintain the projects long term
  
- **Input for Local Programs**
  - As we continue to expand our local partners, Potentia is open to work with the community and participate in current programs that have already been establish

# PROJECT UPDATE - PLANNING AND DEVELOPMENT

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## *Project Development Update*

- Wind Resource Assessment
  - MET Tower Installed August 2020 (Actively sharing wind data)
- Project Sites
  - Executed Lease – April 2021 with Atlantic Star Forestry Ltd. (Wagner Forest Nova Scotia)
- Interconnection
  - Ellershouse III – Interconnection Agreement near completion
  - Panuke Lake – Feasibility Study submitted July 2021
- Ongoing Engineering
  - Layouts
  - Geotech
  - Access Road Layouts
  - Ongoing Site visits
- Environmental Reports – Engaged local firm - Strum Consulting
  - Bird and Wildlife Studies – Winter Studies Completed March 2021, Continuing in January 2022
  - Bat Surveys – Continuing in Spring 2022
  - Habitat Studies (Wetland, Vegetation) – Field studies starting in Spring 2022
  - Desktop Constraints Analysis – Noise receptors, Habitat assessment, Watercourse features.
  - Environmental Risk Analysis – Criteria set out in the Nova Scotia RFP
  - Archeological Desktop Study – Historical review & Mi'kmaq Traditional land use review
  - Regulatory Approvals and Permits Review

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# Thank You!



## APPENDIX A: COMMUNITY NEWSLETTERS

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Please note Newsletters are provided in the following section, Public & Stakeholder Engagement

**From:** [Frank Kuznik](#)  
**To:** [Sarah Palmer](#)  
**Subject:** FW: Application: Ellershouse Wind Farm Expansion III and Panuke Wind Farm  
**Date:** April 8, 2022 3:33:17 PM  
**Attachments:** [image001.png](#)

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**From:** Frank Kuznik <fkuznik@potentiarenewables.com>  
**Sent:** October 28, 2021 11:31 AM  
**To:** Sara Poirier <spoirier@westhants.ca>; Andrea Garcia <agarcia@potentiarenewables.com>  
**Cc:** Alexander Dunphy <ADunphy@westhants.ca>; Frank Kuznik <fkuznik@potentiarenewables.com>  
**Subject:** RE: Application: Ellershouse Wind Farm Expansion III and Panuke Wind Farm

Hi Sara / Alex

As we continue to work on the response to your email from Oct 25<sup>th</sup>, we have a couple of questions that may be best suited to discuss over a quick phone call.

I'm wondering if you might be available for a 20-30 minute call on Monday Nov 1<sup>st</sup> at 2pm AT, both Andrea and I would attend the call. Questions will focus mainly on timing to deliver the requested documents and how that relates to your review and the application process.

I'll send an invite to you both at that time, should that not fit your schedule, please suggest another day/time to have the call.

Any questions, please let me know.

Thanks

Frank

---

**From:** Sara Poirier <[spoirier@westhants.ca](mailto:spoirier@westhants.ca)>  
**Sent:** October 25, 2021 7:47 AM  
**To:** Andrea Garcia <[agarcia@potentiarenewables.com](mailto:agarcia@potentiarenewables.com)>; Frank Kuznik <[fkuznik@potentiarenewables.com](mailto:fkuznik@potentiarenewables.com)>  
**Cc:** Alexander Dunphy <[ADunphy@westhants.ca](mailto:ADunphy@westhants.ca)>  
**Subject:** Application: Ellershouse Wind Farm Expansion III and Panuke Wind Farm

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Andrea and Frank,

This email confirms that we have received your applications for developments agreements for the Ellershouse Wind Farm Expansion and the Panuke Wind Farm. I will be working on the application in Ellershouse and Alex Dunphy will be working on the Panuke application.

We had a few initial questions and comments based on the application listed below:

- Is this application contingent on the approval of Potentia being accepted for participation in the Nova Scotia Rate Based Procurement program? Do you want us to wait until you receive confirmation of participation in this program before taking these applications through the public development agreement process?
- Can you provide a copy of the provincial and/or federal environmental assessments for both sites? or information on where these are in process? We cannot take the applications to Public Hearing until we have a copy of these for both sites to meet the criteria to be considered by Council.
- Our West Hants Land Use By-law states that there “will be no restriction in height of the tower provided the property owner has received Aeronautical Clearance approval from Transport Canada”. Can you provide a copy of Aeronautical Clearance approval from Transport Canada for the use of these size wind turbines? or information on where these are in process? No development permit would be able to be issued until we have a copy of this.
- A minimum set back of 194 m (the height of the tower plus the distance from the top of the tower to the highest extended tip of the rotor blades) would be required from your property lines. Can you confirm that the proposed placement of the wind turbines meet this requirement in both locations? For example, the Panuke turbines look like they may be on the lot line in some cases but that may just be the scale of the map.
- For the PIDs you note a “portion of” is included for the Ellershouse Wind Farm expansion, can you provide a closer view of those specific PIDs and let me know how many acres of those lots you want included in the DA?

All the best,  
Sara



**Sara Poirier, LPP MCIP**

Senior Planner

West Hants Regional Municipality

PO Box 3000, 76 Morison Drive, Windsor, NS, B0N2T0

T [902-798-8391](tel:902-798-8391) Ext. 117

E [spoirier@westhants.ca](mailto:spoirier@westhants.ca)

W [www.westhants.ca](http://www.westhants.ca)