

# Environmental Assessment Approval

Approval Date: JUN 20 2013

## Hillside Boularderie Wind Farm Natural Forces Wind Inc.

Hillside Boularderie, Cape Breton Regional Municipality, Nova Scotia

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The Hillside Boularderie Wind Farm (the "Undertaking"), proposed by Natural Forces Inc. (the "Approval Holder") in Hillside Boularderie, Cape Breton Regional Municipality, Nova Scotia is approved pursuant to Section 40 of the *Environment Act* and Section 13(1)(b) of the *Environmental Assessment Regulations*. This Approval is subject to the following conditions and obtaining all other necessary approvals, permits or authorizations required by municipal, provincial and federal acts, regulations and by-laws before commencing work on the Undertaking. It is the responsibility of the Approval Holder to ensure that all such approvals, permits or authorizations are obtained before commencing work on the Undertaking.

This Environmental Assessment Approval is based upon the review of the conceptual design, environmental baseline information, impact predictions, and mitigation presented in the Registration Document.

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### Terms and Conditions for Environmental Assessment Approval

#### 1.0 General Approval

- 1.1 The Environmental Assessment Approval for the Undertaking is limited to the Undertaking as described in the Environmental Assessment Registration Document.
- 1.2 Expansion, modification or relocation of any aspect of the Undertaking from that proposed in the registration information must be submitted to the Environmental Assessment Branch for review and may require an environmental assessment (EA).
- 1.3 The Approval Holder must, within two years of the date of issuance of this Approval, commence work on the Undertaking unless granted a written extension by the Minister.

- 1.4 The Approval Holder must not transfer, sell, lease, assign or otherwise dispose of this Approval without the written consent of the Minister. The sale of a controlling interest of a business or a transfer of an approval from a parent company to a subsidiary or an affiliate is deemed to be a transfer requiring consent.
- 1.5 The Approval Holder must implement all mitigation and commitments in the Registration Document, unless approved otherwise by Nova Scotia Environment (NSE).
- 1.6 The Approval Holder must provide a report to NSE's Environmental Assessment Branch one year following construction of the Undertaking. The report must include, but not be limited to, site development, mitigation plans, monitoring results, and compliance with the Terms and Conditions of the Environmental Assessment Approval.

## **2.0 Flora and Fauna**

- 2.1 Prior to clearing and/or construction, the Approval Holder must consult with Department of Natural Resources (DNR) Wildlife Division and NSE to discuss specific turbine locations and associated infrastructure. Final locations must be approved by NSE and provided in a digital format as specified by NSE.
- 2.2 Prior to clearing and /or construction, the Approval Holder must provide DNR's Regional Services and Wildlife Division staff with digital way point files revealing precise locations for all "RED", "YELLOW" and "UNDETERMINED" listed species identified during field work within the area proposed for development. The Approval Holder must report to NSE that the files have been provided to DNR.
- 2.3 Prior to clearing and/ or construction, the Approval Holder must develop and implement a program to monitor for birds and bats. The monitoring program and associated reporting requirements must be developed to the standards as defined by DNR's Wildlife Services and Environment Canada's Canadian Wildlife Service (CWS). The Approval Holder must provide details in an annual report submitted by January 15th of each year to NSE, DNR and CWS, unless otherwise approved by NSE. Based on the results of bird and bat monitoring, the Approval Holder must make necessary modifications to mitigation plans, and/or wind farm operations, to the satisfaction of NSE.
- 2.4 The Approval Holder must undertake mortality monitoring and other work that may be deemed necessary from time to time based on unforeseen events and surrender all specimens from such work to the Canadian Cooperative Wildlife Health Centre for necroscopy.
- 2.5 Site preparations that include deforestation, clearing and grubbing must be conducted outside of the breeding season for most bird species (May 1

to August 31), unless otherwise approved by NSE.

- 2.6 Any turbine that ceases operation for a period of one year must be reported to NSE with a plan for either full reparation to render it fully operational, or to decommission it within a period of two years from when the notification is received.
- 2.7 The expansion of this project should be considered the final footprint approved noting that it is unlikely that any future expansion will be granted within the local area.
- 2.8 The Approval Holder must develop a turbine lighting plan in consultation with CWS and Transport Canada.

### **3.0 Noise and Visual Impact**

- 3.1 Prior to clearing and construction, the Approval Holder must provide sound modelling; shadow flicker assessment; and any other information requested for the final turbine selection to NSE for review and approval.
- 3.2 Prior to clearing and/or construction, the Approval Holder must provide the model input parameters utilized in predicting future operational noise levels to Health Canada.
- 3.3 Prior to clearing and/or construction, the Approval Holder must recalculate noise levels such that a worst case scenario for noise is provided.
- 3.4 The Approval Holder must monitor noise, at the request of, and to the satisfaction of NSE under varying climatic conditions in order to ensure that noise levels do not exceed 40 dBA. Based on the results of the monitoring program, the Approval Holder must make necessary modifications to mitigation plans and/or wind farm operations to reduce the noise level to 40 dBA or below.
- 3.5 The Approval Holder must develop a plan to monitor shadow flicker, at the request of, and to the satisfaction of NSE. Based on the results of the monitoring program, the Approval Holder must make necessary modifications to mitigation plans and/or wind farm operations to prevent any unacceptable environmental effects to the satisfaction of NSE.

### **4.0 Ground and Surface Water Resources**

- 4.1 Prior to any blasting, the Approval Holder must conduct a pre-blast survey for water wells within 800 m of the point of blast. The survey must be conducted in accordance with the NSE "Procedure for Conducting a Pre-Blast Survey". Any water well impacts from the blasting must be corrected by the Approval Holder to the satisfaction of NSE.
- 4.2 The Approval Holder must conduct visual assessments, both quarterly

and after severe storms events, of the site to ensure the effectiveness of erosion and sedimentation controls, unless otherwise approved by NSE. Results of the assessment must be submitted, at a frequency to be determined, to NSE as part of the Environmental Protection Plan (EPP).

- 4.3 The Approval Holder must not construct a turbine within 30 m of a wetland or watercourse (measured from the tip of the blade), unless otherwise approved by NSE.
- 4.4 The Approval Holder must obtain an approval from NSE for the construction of watercourse crossings and/or wetland alterations, as specified in the Activities Designation Regulations.
- 4.5 The Approval Holder must assess potential impacts to the Registered Drinking Water Supply and identify mitigation and possible follow up monitoring to the satisfaction of NSE.

## **5.0 Consultation**

- 5.1 At the request of NSE, the Approval Holder must develop and implement a plan for the formation and operation of a Community Liaison Committee (CLC), including terms of reference. The Approval Holder must operate the CLC for the duration of the undertaking and until released in writing by NSE.
- 5.2 The Approval Holder must develop a complaint resolution plan to address all concerns associated with the project. The Approval Holder must appoint a contact person designated to deal with complaints, and must provide the contact information to NSE.

## **6.0 First Nation and Aboriginal Engagement**

- 6.1 At the request of NSE, the Approval Holder must develop a plan to engage the Mi'kmaq of Nova Scotia, to discuss any impacts on traditional Mi'kmaq resources, and to clarify Project activities and identify associated mitigation measures.
- 6.2 The Approval Holder must invite a Mi'kmaq representative from the community in closest proximity to the Project to participate in the CLC

## **7.0 Archaeological and Heritage Resources/ Aboriginal Interests**

- 7.1 The Approval Holder must cease work and contact the Special Places Coordinator, Nova Scotia Department of Communities, Culture and Heritage immediately upon discovery of an archaeological site or artifact unearthed during any phase of the proposed Undertaking. If the find is of certain or suspected Mi'kmaq origin, the Approval Holder must also contact the Executive Director of the Kwilmu'kw Maw-klusuaqn Negotiation Office.

## 8.0 Environmental Management System

8.1 Prior to clearing and/or construction, the Approval Holder must provide for review and approval to NSE, the following information:

- a) An EPP for the construction, operation and maintenance of the Undertaking. The EPP must include, but not be limited to:
  - i) details of erosion and sedimentation control plans,
  - ii) a monitoring program for surface waters
  - iv) a plan to deal with sulphide bearing materials and acid drainage,
  - v) a contingency plan to address accidents that includes spill response procedures, fires, emergency contacts, and staff training.
  
- b) The locations and construction details for proposed new roads, turbines and associated infrastructure, and any other such information as required by NSE.

## 9.0 Radar/Radio Interference

9.1 This Approval is conditional on NAV CANADA and Department of National Defence (DND) providing their acceptance of the undertaking. Prior to construction, the Approval Holder must obtain written consent from NAV CANADA and DND demonstrating the final site plan is acceptable to both parties and does not interfere with radar communications.

9.2 Telecommunication reception affected by the wind farm must be corrected by the Approval Holder to the satisfaction of NSE.

## 10.0 Site Reclamation

10.1 The Approval Holder must submit a decommissioning and site reclamation plan to NSE for review and approval, two years prior to the end date of the Power Purchase Agreement. The Approval Holder must reclaim the site to the satisfaction of NSE.

10.2 The Approval Holder must decommission wind turbines to restore habitat. In the event any turbine ceases to be operational for a period of two years, the Approval Holder must submit a report to NSE outlining a timeline for reparation to the unit(s) to either render it fully functional or provide similar details for removing the turbine from the site within two years from when the report was received.



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Sterling Belliveau  
Minister of Environment

