

# **Environmental Assessment Approval**

**Approval Date: December 18, 2025**

## **NOVA SUSTAINABLE FUELS RENEWABLE ENERGY PARK PROJECT**

**Nova Sustainable Fuels Inc.**

**Guysborough County, Nova Scotia**

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### **Terms and Conditions for Environmental Assessment Approval**

#### **1 Definitions**

- 1.1 Act means Environment Act 1994-95, c.1, s.1, and includes, unless the context otherwise requires, the regulations made pursuant to the Act, as amended from time to time.
- 1.2 Department means the Department of Environment and Climate Change, and the contact for the Department for this Approval is:

Nova Scotia Environment and Climate Change  
Eastern Region, Port Hawkesbury Office  
218 MacSween - Suite 12 - Provincial Building  
Port Hawkesbury, NS B9A 2J8 Phone: 902-625-0791
- 1.3 Minister means the Minister of Environment and Climate Change.
- 1.4 Commencement means the same as to commence work, as defined in the Environmental Assessment Regulations.
- 1.5 EA means Environmental Assessment.
- 1.6 Surface watercourse means a watercourse as defined in the *Environment Act*, excluding groundwater.
- 1.7 Registration Documentation means the Registration Document and all documentation submitted as part of the EA process to the Department prior to the issuance of this Approval as well as any supporting documentation.

## **2 Scope**

- 2.1 This Approval (the "Approval") relates to the Approval Holder(s) and their Registration Document for the Nova Sustainable Fuels Renewable Energy Park Project, situated at or near Goldboro, and within Guysborough County, Nova Scotia, hereafter referred to as the "Project."
- 2.2 The Approval Holder(s) shall ensure the Project is carried out in accordance with this Approval and their Registration Documentation.

## **3 General**

- 3.1 The Approval Holder shall conduct the Project in accordance with the Environment Act, as amended from time to time.
- 3.2 The Approval Holder shall, within two years of the date of issuance of this Approval, commence work on the Project unless granted a written extension by the Minister.
- 3.3 The Approval Holder shall provide written notification to the Department of the commencement date of the Project, at a minimum 30 days prior to the commencement.
- 3.4 The Approval Holder shall provide to the Department a concordance table detailing the status of the EA terms and conditions on or before January 31 of each year until released in writing by the Department.
- 3.5 Prior to any proposed expansion, modification, or relocation of any aspect of the Project from that proposed in the Registration Documentation, the Approval Holder must submit the proposal to the EA Branch for review and may require additional information from the Approval Holder or an EA.
- 3.6 Nothing in this Approval relieves the Approval Holder of the responsibility for obtaining and paying for all other licenses, permits, approvals or authorizations necessary for carrying out the Project which may be required by municipal by-laws or provincial or federal legislation including approvals or permits issued by the Department. The Minister does not warrant that such licenses, permits, approvals or authorizations will be issued.
- 3.7 For further clarity the Approval Holder shall apply for and receive the required Wetland Alteration Approval(s) from the Department prior to the alteration of

applicable wetlands in the Study Area. Decisions regarding such approvals will be made based on the information provided at the time of application while applying the Environment Act and relevant regulations.

- 3.8 No authority is granted by this Approval to enable the Approval Holder(s) to commence or continue the Project on lands which are not in the control or ownership of the Approval Holder(s). It is the responsibility of the Approval Holder(s) to ensure that such a contravention does not occur. Failure to retain said authorization may result in this Approval being cancelled or suspended.
- 3.9 The Approval Holder shall 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 this Approval from a parent company to a subsidiary or an affiliate is deemed to be a transfer requiring consent.
- 3.10 Upon any changes to the Registry of Joint Stock Companies information related to the Approval Holder, the Approval Holder shall provide a copy to the Department within 5 days of the changes.
- 3.11 If there is a discrepancy between the Registration Documentation and the terms and conditions of this Approval, the terms and conditions of this Approval shall apply.
- 3.12 Where a timeline is associated with a condition(s) of the Approval, the Approval Holder shall fulfil the requirements of the condition(s) within the prescribed timeline, unless otherwise authorized in writing by the Department.
- 3.13 Where the provision of a plan is associated with a condition(s) of the Approval, the Approval Holder may submit the plan in phases, with the written consent of the Department, and shall fulfil the requirements of the condition(s). Where consent is provided in accordance with this section, work associated with and subject to a particular phase of a plan may only continue to the extent where the relevant phase(s) of the plan are complete.
- 3.14 The Approval Holder shall notify the Department of any incidents of non-compliance with this Approval immediately and in accordance with the *Act* and *Regulations*.

- 3.15 The Approval Holder shall bear all expenses incurred in carrying out the environmental management and monitoring required under the terms and conditions of this Approval, the Act or the Regulations.
- 3.16 Unless specified otherwise in this Approval, all samples required to be collected by this Approval, the Act or the Regulations shall be collected, preserved, and analysed, by qualified personnel, in accordance with recognized industry standards and procedures and in accordance with any Standard under the Act or Regulations.
- 3.17 The Approval Holder shall ensure that this Approval, or a copy, is present at the Project site while personnel are on site and that personnel directly involved in the Project are made fully aware of the terms and conditions which pertain to this Approval.
- 3.18 The Approval Holder shall update and/or revise any of the plans, programs or other documents required in this Approval to reflect the progressive development of the Project, and at any time deemed necessary by the Department. The Approval Holder shall make the documents available upon request by the Department.
- 3.19 Throughout the life of the Project, the Approval Holder shall conduct any additional studies or monitoring and/or implement additional mitigation measures as required by the Department.

#### **4 Habitat, Flora and Fauna**

- 4.1 Prior to commencement, the Approval Holder shall provide the Wildlife Division and Regional Services, Department of Natural Resources (DNR) with digital way points and shape files revealing precise locations for wetlands, and species listed under the Species at Risk Act (SARA) and/or Endangered Species Act (ESA), as well as Species of Special Concern (i.e. species assessed by the Committee on the Status of Endangered Wildlife in Canada as at risk, but not listed under SARA or ESA, and all S1, S2 and S3 listed species under the Atlantic Canada Conservation Data Centre) identified during field work. The data provided to DNR shall include, at minimum, the date of the field observances and habitat description.
- 4.2 Prior to commencement, the Approval Holder shall submit a Wildlife Management Plan to ECC, DNR and Environment and Climate Change Canada (ECCC). The plan must describe how the Approval Holder intends

to meet the requirements of relevant federal and provincial legislation, including but not limited to, ESA, the Migratory Birds Convention Act and SARA.

## **5      Archaeological and Heritage Resources**

- 5.1    The Approval Holder shall cease work and contact the Special Places Coordinator, Nova Scotia Department of Communities, Culture, Tourism and Heritage (CCTH) immediately upon discovery of an archaeological, or paleontological site, artifact or fossil specimen unearthed during any phase of the Project. If the find is of certain or possible Mi'kmaq origin, the Approval Holder shall also contact the appropriate Mi'kmaq representatives as advised by CCTH.
- 5.2    The Approval Holder shall complete a program of subsurface testing for any areas of elevated archaeological potential identified under Heritage Research Permits A2024NS178 that cannot be avoided in the course of development. Results shall be submitted to CCTH and ECC prior to construction to determine if further archaeological monitoring is required during ground disturbance activities of these areas.

## **6      Public Engagement**

- 6.1    The Approval Holder shall continue to maintain the Community Liaison Committee (CLC), which meets the Department's Guide for the Formation and Operation of a Community Liaison Committee, as amended from time to time. The Approval Holder shall operate the CLC for the duration of the Project or until released in writing by the Department

## **7      Engagement with the Mi'kmaq of Nova Scotia**

- 7.1    Prior to commencement, the Approval Holder shall develop and implement a Mi'kmaq Communication Plan, which will include, but not be limited to, a process for communicating Project details and seeking input from the Mi'kmaq of Nova Scotia on the development and implementation of Project mitigation and monitoring plans. The plan shall be updated regularly and be available to the Department and the Mi'kmaq of Nova Scotia upon request.



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Honourable Timothy Halman, MLA  
Minister of Environment and Climate Change