

## PROJECT INTRODUCTION

EverWind NS Holdings Ltd. (EverWind) and Membertou Development Corporation (together as the "Proponent") are proposing to construct and operate the Ocean Lake Wind Project (the "Project"), formerly referred to as the Wind Farm 2 Wind Project. The Project is an onshore wind farm with up to 158 proposed wind turbines capable of generating up to 1,264 MW (1.26 GW) of renewable energy. The Project is part of the Proponent's Phase 2 (Guysborough Wind Projects) being developed to support the production of Certified Green hydrogen and ammonia and other industrial uses in Nova Scotia. The Project will be constructed in the Municipality of the District of Guysborough (MODG), near the communities of New Harbour, Goldboro, Larry's River, Lundy, and Roachvale, Nova Scotia (Drawing 1, attached). The Project is predominantly located on Crown Land.

The Project layout was refined through multiple design iterations to reduce environmental effects. The Project meets all required setbacks and separation distances and prioritizes placing infrastructure in previously disturbed areas and using existing roads. Overall, more than 58% of the areas requiring vegetation removal are in previously disturbed or naturally open habitats (such as cutover areas or barrens), and 42% of access roads follow existing routes.

## CONSTRUCTION, OPERATIONS, AND DECOMMISSIONING OF THE PROJECT

If approved, construction activities are proposed to commence in 2029 and take approximately five years to complete. The Project will be operational for approximately 35 years, followed by decommissioning over an 18 to 36-month period during which turbines will be removed and the land restored.

Construction activities will include preparing the site, clearing vegetation, upgrading and building access roads, delivering wind turbine components, and building turbine foundations. This phase will also involve assembling and installing the turbines, setting up temporary laydown yards for construction materials, constructing an operations and maintenance building, and installing the electrical system, including substation(s) and electrical lines.

During operations, maintenance technicians will access turbines year-round via Project roads. Vegetation management, signage, winter road maintenance, and periodic component replacements (such as blades or mechanical parts) will occur. Decommissioning will involve dismantling turbines, removing foundations, removing electrical infrastructure, and restoring land through natural revegetation.

## BENEFITS OF THE PROJECT

The Project supports Nova Scotia's Clean Power Plan, which aims for 80% renewable electricity by 2030 and a 90% reduction in greenhouse gas (GHG) emissions from electricity compared to 2005 levels. The Project helps achieve these targets by producing energy for new industrial activity without adding to the Province's GHG emissions. This will help the province

meet its climate goals while creating jobs and building its export economy. Although GHGs will be released during the transportation and construction of Project components, Project emissions will be offset in less than four months of operations through the production of renewable energy.

The Project will also create local jobs, generate tax revenue, and strengthen energy security by providing a stable, fuel-free power source. The Proponent is committed to maximizing local economic benefits, including hosting job fairs and employing local contractors where possible. The Project is expected to have significant economic benefits for the local and regional economies through the provision of tax revenue (approximately \$11 million annually to MODG), operating expenses, job creation, and a voluntarily established Community Benefits Agreement with MODG with funds anticipated to exceed \$1 million annually. Between 400 and 500 construction jobs will be created with 40 to 50 personnel required for Project operation and maintenance.

### **MI'KMAQ OF NOVA SCOTIA**

Membertou Development Corporation is leading a Mi'kmaq Nations consortium with equity ownership in the Project.

The Project is located within Mi'kma'ki, the traditional territory of the Mi'kmaw of Nova Scotia. The nearest Mi'kmaq community to the Project is Paqtnekek First Nation, approximately 42 km northwest of the Project. The Proponent has engaged with Mi'kmaq communities and organizations, including the 13 Mi'kmaq of Nova Scotia Communities, Kwilmu'kw Maw-klusuaqn Negotiation Office (KMKNO), Maritime Aboriginal Peoples Council, and the Office of L'nu Affairs.

An Archaeological Resource Impact Assessment, and a Mi'kmaq Ecological Knowledge Study were conducted as part of the Environmental Assessment process. The Proponent is committed to developing and implementing a Mi'kmaq Communication Plan and to continued engagement with the Mi'kmaq of Nova Scotia for the life of the Project.

### **POTENTIAL EFFECTS ON THE ENVIRONMENT**

From the outset, the Project Footprint was designed to maximize the use of previously disturbed land and the existing road network to limit the amount of new disturbance required. In preparation for the Environmental Assessment, a comprehensive field program was initiated in late 2023. The results of biophysical surveys were incorporated into the design of the Project and resulted in updates to the Project Footprint to avoid and minimize interactions with sensitive environmental features and nearby infrastructure. The potential effects of the Project on the atmospheric, geophysical, biophysical (e.g., air, water, land, and wildlife), and socioeconomic environments are summarized below along with accompanying mitigation measures.

### **Air Quality, Sound, and Shadow Flicker**

Potential effects: Temporary dust and exhaust emissions may occur during construction of the Project. Noise and shadow flicker assessments demonstrate that the Project will comply with all applicable limits during operations.

Mitigations: Dust will be managed during construction using water or other approved dust-control methods, as needed. Construction noise will be reduced using noise-control measures and regular inspections. Most construction activities are expected to occur during the daytime. A Complaint Resolution Plan will be put in place to address any concerns from the public.

### **Geology and Groundwater**

Potential effects: Geological features and groundwater quality and quantity are not likely to be impacted.

Mitigations: New ground disturbance for the Project will be minimized wherever possible. An Erosion and Sediment Control Plan will be developed to help prevent soil erosion and sediment runoff during construction. If blasting is required, a Blasting Management Plan will be developed and groundwater wells within 800 m will be surveyed ahead of any blasting. If demonstrable changes in groundwater quantity or quality to a well are detected due to Project activities, an alternative water supply of equal or better quantity/quality than that impacted will be provided to the landowner.

### **Surface Water, Fish, and Fish Habitat**

Potential effects: The Project will require the installation of watercourse crossings. This work includes upgrades to existing crossings and installations of new crossing structures such as culverts.

Mitigations: Vegetated buffers around watercourses will be maintained where possible, and the Proponent will obtain all necessary permits prior to watercourse-related activities. A Surface Water Management Plan, Erosion and Sediment Control Plan, and Contingency Plan will be developed and implemented.

### **Wetlands**

Potential effects: Partial or total alteration of wetlands to support Project construction is required in areas where avoidance is not possible.

Mitigations: Impacts to wetlands have been avoided and minimized, where possible. The Proponent will obtain all necessary permits prior to wetland alterations; including compensation for wetland loss via wetland restoration to ensure no net loss of wetlands from Project construction.

## Habitat, Plants, and Lichens

Potential effects: The Project has avoided known locations of Species at Risk (SAR) and Species of Conservation Interest (SOCI) plants and lichens to the extent possible. All efforts will be made to avoid identified individual SAR species.

Mitigations: Habitat loss and impacts to rare plants and lichens have been minimized through layout revisions and by using pre-existing roads and previously disturbed areas (i.e., clear cuts) to the extent possible.

## Wildlife

Potential effects: The Project will result in some changes to wildlife habitat and vegetation, and wildlife may experience some temporary disturbance from construction noise and activity. These effects are most likely to occur during the construction phase of the Project.

Mitigations: Impacts to wildlife habitat will be minimized by limiting the area developed and by using existing access routes and previously disturbed areas wherever possible. During construction, Project infrastructure will be carefully located to avoid important habitat features. Design measures will be used to reduce noise and other disturbances to wildlife. A Terrestrial Habitat and Wildlife Management plan will be developed and implemented.

## Birds and Bats

Potential effects: There will be some habitat changes and disturbance to birds and bats during construction. During operations, there is a potential risk of birds and bats being injured or killed from collisions with turbine blades.

Mitigations: Impacts to bird and bat habitat were reduced by using pre-existing roads and previously disturbed areas, such as clear cuts, whenever possible. The Proponent will develop and implement a Terrestrial Habitat and Wildlife Management Plan and is committed to monitoring bird and bat interactions, and will use the results to make adjustments, as needed, through adaptive management.

## Socioeconomic Environment

Potential effects: The Project is expected to benefit the local and regional economy. Land use and value are not anticipated to change. No significant impacts on recreation and tourism are predicted.

Mitigations: The Project is maintaining setbacks between turbines and residential dwellings and will comply with applicable provincial noise and shadow flicker limits. Site access will not be restricted via gates; however, substation(s) will be fenced and limited temporary restrictions may be required during construction for the safety of the public. The Proponent will continue working with local recreation groups to ensure continued access for recreational uses.

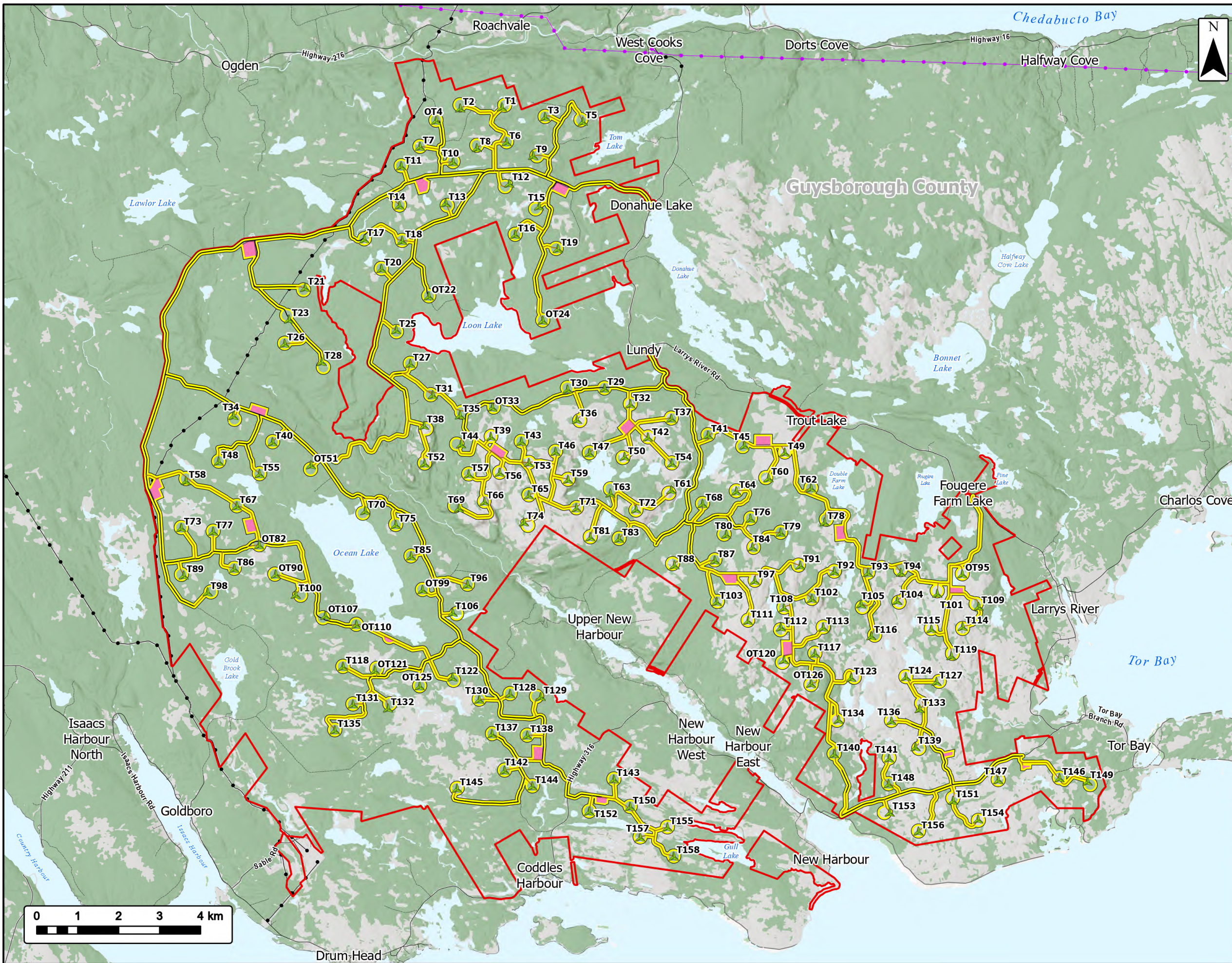
## **Archaeological Resources**

Potential effects: The results of the archaeological potential model indicate a low potential for encountering archaeological resources.

Mitigations: Field assessments will take place where there is an elevated chance for archaeological potential. Areas for high archaeological potential will be avoided, wherever possible during the design phase. A Contingency Plan will be developed and implemented that will include procedures for chance finds of archaeological material.

## **CONCLUSION**

The Ocean Lake Wind Project has been designed to minimize effects on the environment through careful planning and a series of mitigation measures. The Project is expected to have meaningful economic benefits to the local and regional economy and to support Nova Scotia's transition to a sustainable, zero-emission energy sector. The Proponent is committed to on-going engagement with the public and the Mi'kmaq of Nova Scotia.



# Ocean Lake Wind Project

Project Overview



- Study Area
- Assessment Area
- Laydown Area
- Proposed Turbine Locations
- Existing Road to be Upgraded
- Proposed New Road
- Transportation**
- Road
- Unpaved Road
- Utilities (Line)**
- Existing Pipeline
- Existing Transmission Lines
- Water Features**
- Mapped Lakes and Rivers



Coordinate System: NAD 1983 UTM Zone 20N  
Sources: Esri, NASA, NGA, USGS, Service Nova Scotia, GeoNOVA, SNSIS, NSNRR, ACCDC, IBA Canada, CNWI, HERE, Garmin, USGS

Date: 2026-05-05	Project #: 25-12648
Scale: 1:90,000	Drawing #: <b>1</b>
Drawn By: K. Wallace	
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