PROJECT INTRODUCTION

EverWind NS Holdings Ltd. (EverWind) and Membertou Development Corporation (together as the “Proponent”) are proposing to construct and operate the Setapuktuk Wind Project (the "Project"), formerly referred to as Wind Farm 1. Setapuktuk is the Mi’kmaw word for Guysborough and is pronounced “seh-duh-BOOK-took”. The Setapuktuk Wind Project is an onshore wind farm consisting of 54 proposed wind turbines, access roads (44 km of new and 35 km of existing roads), a substation, electrical collection system, transmission line (6 km), an operations and maintenance building, and temporary laydown yards. The Project will be constructed in the Municipality of the District of Guysborough (MODG), near the communities of Pirate Harbour, Middle Melford, Sand Point, Hadleyville, and Manchester (Drawing 1). The Project is predominantly located on Crown Land.

The renewable power generated from the Project will be transmitted through EverWind’s Strait Crossing Transmission Line Project (Environmental Assessment Approved in 2025; EverWind Strait Crossing Transmission Line Project Environmental Assessment) to EverWind’s Point Tupper Green Fuels Project (Environmental Assessment Approved in 2023; EverWind Point Tupper Green Hydrogen/Ammonia Project – Phase 1 Environmental Assessment) to support the production of certified green hydrogen and ammonia in Richmond County, Nova Scotia.

CONSTRUCTION, OPERATIONS, AND DECOMMISSIONING OF THE PROJECT

Upon approval of the Environmental Assessment, construction activities are proposed to begin in late 2026 and take approximately 36 months to complete. Construction activities include site preparation (i.e., clearing), access road construction, wind turbine component delivery, foundation construction, turbine assembly and erection, and connection of the electrical collection system, substation, and transmission line.

The Project will be operational for 35 years, followed by decommissioning over 18 months.

BENEFITS OF THE PROJECT

As outlined in Nova Scotia’s Clean Power Plan, the province has set ambitious targets to expand renewable energy production and cut greenhouse gas (GHG) emissions. The Project addresses these targets by developing new industrial activity in the renewable energy sector 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 one year of operations through the production of renewable energy.

The Project is also expected to have significant economic benefits for the local and regional economies through the provision of tax revenue ($3.74 million annually to the MODG), operating expenses, jobs creation, and a Community Benefits Agreement with MODG. Between 350 and 400 construction jobs will be created with 20 to 35 personnel required for Project operation.

MI'KMAQ OF NOVA SCOTIA

The nearest Mi'kmaq community to the Project is Paqtnkek Mi'kmaw Nation, approximately 30 km west of the Project. First Nations engagement, 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. Impacts to the Mi'kmaq of Nova Scotia are expected to be positive, due to EverWind's partnership with Membertou as the Proponent of the Project. Impacts to species of cultural importance, including mainland moose and black ash, are expected to be low to negligible.

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 2022, requiring more than 10,000 hours of biophysical surveys in the area. The results of biophysical surveys were incorporated into the design of the Project and resulted in updates to the Project Footprint, including a reduction in the turbines from 84 to 54, to avoid and minimize interactions with sensitive environmental features and nearby infrastructure. The potential effects of the Project on the 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: There may be disturbance from dust at the Project during construction. Noise and shadow flicker from turbines during operation are not predicted to exceed provincial regulations.
Mitigations: Dust emissions will be controlled using suppressants, as needed. Noise suppressants and regular inspections will help to reduce construction noise, and the majority of construction activities are expected to occur between 7:00 am and 9:00 pm. A Complaint Resolution Plan will be developed and implemented.

Geology and Groundwater

Potential effects: Groundwater quality and quantity are not likely to be impacted.
Mitigations: New ground disturbance for the Project will be minimized to the extent practical. An Erosion and Sediment Control Plan will be developed to address soil erosion and sediment runoff. If blasting is required for construction, a Blasting Plan will be developed and groundwater wells within 800 m will undergo a pre-blast survey.

Surface Water, Fish, and Fish Habitat

Potential effects: There will be a small loss or alteration to fish habitat to facilitate the installation of approximately 40 watercourse crossings, including upgrades to existing crossings and installations of new crossing structures (e.g., culverts).
Mitigations: Vegetated buffers around watercourses will be maintained where possible, and the Proponent will obtain all necessary permits prior to alterations. A Surface Water Management Plan, Erosion and Sediment Control Plan, and Contingency Plan will be developed and implemented.

Wetlands

Potential effects: There will be partial or total alteration of approximately 87 wetlands to support Project construction (access roads and turbine pads).
Mitigations: Impacts to wetlands have been avoided and minimized, where possible. The Proponent will obtain all necessary permits prior to wetland alterations, and the permitting process includes a requirement to compensate for lost wetland habitat and functions.

Habitat, Plants, and Lichens

Potential effects: It is estimated that approximately 623 hectares of land will be cleared for the development of the Project. The Project has avoided known locations of Species at Risk (SAR) and Species of Conservation Interest (SOCI) plants and lichens to the extent possible; however, some individual SAR and SOCI plants and lichens may be lost from Project development. All identified individual SAR species with legislative protection under either the federal *Species at Risk Act* or the provincial *Endangered Species Act* have been avoided through the iterative Project design.
Mitigations: Habitat loss and impacts to rare plants and lichens have been minimized by the reduction in turbines, and by using pre-existing roads and previously disturbed areas (i.e., clear cuts) to the extent possible.

Wildlife

Potential effects: There will be loss and fragmentation of wildlife habitat and vegetation, and sensory disturbance to fauna. Sensory disturbance to wildlife is most likely to occur during the construction phase of the Project (36 months).
Mitigations: Impacts to wildlife habitat will be reduced by limiting the overall area to be developed and by using existing access and disturbed areas to the extent practicable. During construction, Project infrastructure will be microsited to limit disturbance to important habitat features. Operational design strategies will be implemented to reduce sensory disturbance to wildlife. The Proponent will continue to monitor wildlife during Project operations and will develop and implement a Terrestrial Habitat and Wildlife Management plan.

Birds and Bats

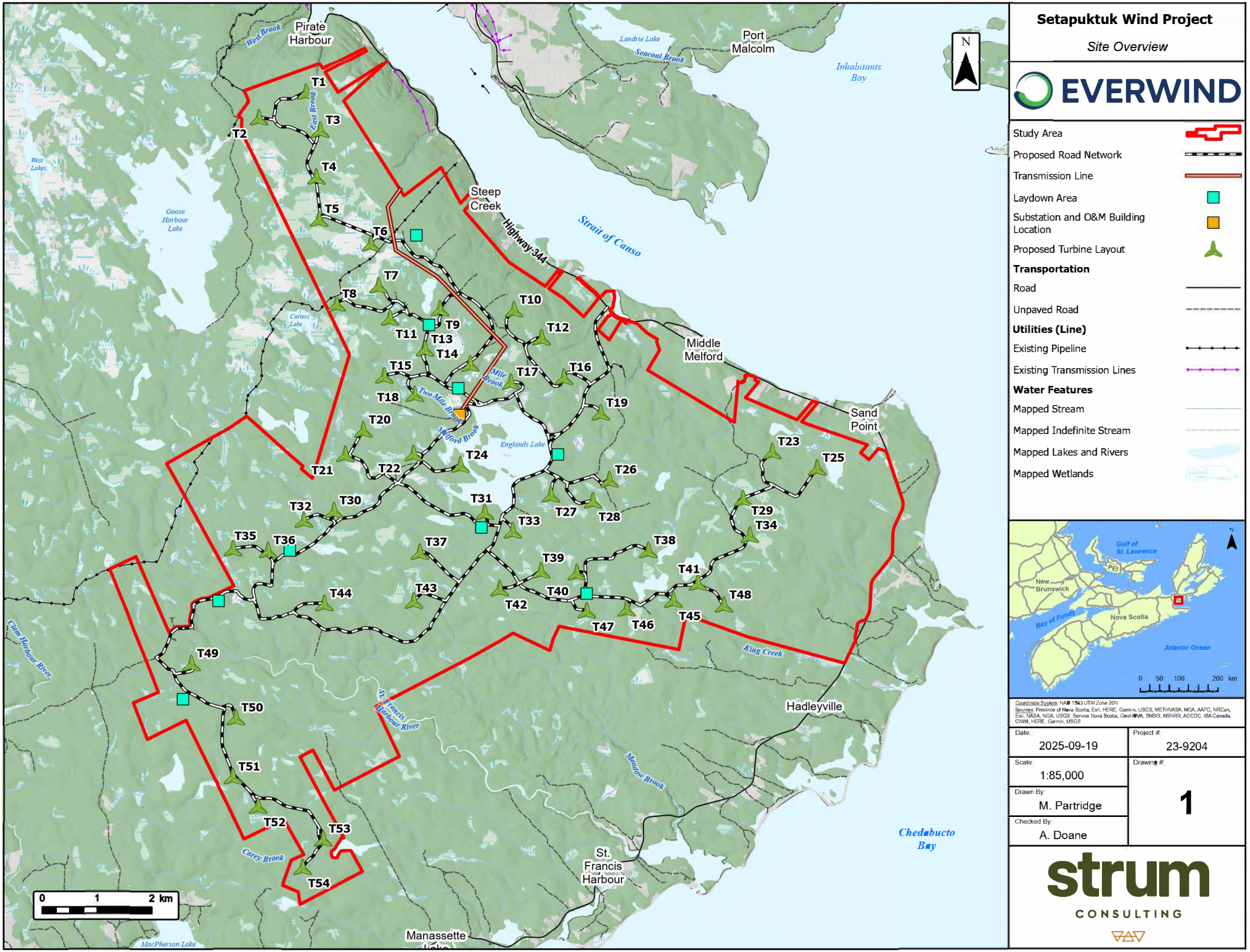
Potential effects: There will be a loss and fragmentation of habitat and a sensory disturbance to birds and bats during construction. During operations, the Project has the potential to cause injury/mortality from collision with turbine blades.
Mitigations: Impacts to habitat were minimized by using pe-existing roads and previously disturbed areas (i.e., clear cuts) to the extent possible. Reducing the total number of turbines has reduced the Projects' total rotor swept area and turbine density. The Proponent will develop and implement a Terrestrial Habitat and Wildlife Management Plan and is committed to conducting post-construction mortality monitoring for birds and bats, including 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 1 km setbacks between turbines and residential dwellings and is required to meet provincial regulations on noise and shadow flicker. Site access will not be restricted via gates; however, the substation will be fenced and limited temporary restrictions may be required during active construction for the safety of the public.

CONCLUSION

The Setapuktuk Wind Project has been designed to minimize effects on the environment through Project design strategies and a series of mitigation measures. The Project is expected to have significant economic benefits to the local and regional economy and will help Nova Scotia to build a sustainable, zero-emission industry. The Proponent is committed to on-going engagement with members of the public and the Mi'kmaq of Nova Scotia.



Setapuktuk Wind Project

Site Overview

EVERWIND

- Study Area
- Proposed Road Network
- Transmission Line
- Laydown Area
- Substation and O&M Building Location
- Proposed Turbine Layout

Transportation

- Road
- Unpaved Road

Utilities (Line)

- Existing Pipeline
- Existing Transmission Lines

Water Features

- Mapped Stream
- Mapped Indefinite Stream
- Mapped Lakes and Rivers
- Mapped Wetlands

Coordinate System: NAD 1983 UTM Zone 20N

Sources: Province of Nova Scotia, Esri, HERE, Garmin, USGS, METI/NASA, NGA, AAFC, NRCan, Esri, NASA, NGA, USGS, Service Nova Scotia, GeoNOVA, SNSIS, NSNRR, ACCDC, IBA Canada, CNWI, HERE, Garmin, USGS

Date: 2025-09-19	Project # 23-9204
Scale: 1:85,000	Drawing # 1
Drawn By: M. Partridge	
Checked By: A. Doane	

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