Welcome to the

West Bay Wind Project

Open House

Thank you for coming to our information session and welcoming us to your community. Northland Power Inc. is committed to ongoing engagement, transparent dialogue, listening to feedback and working collaboratively with you.

Who is Northland Power?

Northland Power is a Canadian headquartered global power producer with a strong track record of developing, owning, and operating energy infrastructure assets since it was established in 1987.



One of **Canada's first independent power producers** with a diversified portfolio that includes offshore and onshore wind, solar, battery storage, and natural gas-fired generation.



Northland's foundation is **built on operational excellence, safety, and reliable project delivery, with a commitment to creating a sustainable energy future** in partnership with the communities where it operates.



The company currently has approximately **3.6 GW of generating capacity** in operation, **2.4 GW under construction**, and an approximately **8 GW development pipeline.**

Today, our local team is here to introduce the proposed West Bay Wind Project to you and hear your feedback.

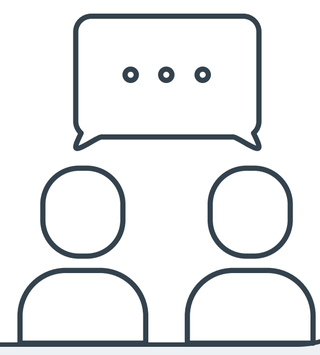
Our team members are here to listen to you and provide information about this project currently being planned. We invite you to:

- Visit our posterboards that outline various elements of the Project.
- Provide feedback and ask our team any questions as you explore the posterboards.
- Fill out a comment card! Our team welcomes comments or questions and will follow up with you with more information as requested.

Visit our website, www.westbaywind.com to stay up to date on the Project.

If you have questions or feedback at any time, we invite you to reach out to:

Darren Carl,
Director of Project Development, Northland Power
1-416-988-9198
darren.carl@northlandpower.com



About the West Bay Wind Project

Northland is proposing an onshore, grid-tied wind project that will create economic opportunities and clean energy right here in Cumberland County.

The project is still in the **early stages of planning**. We invite you to join our journey – community voices are key to helping shape the project!

There's lots to come, including more environmental studies, community and Mi'kmaq engagement, submitting the project into the Green Choice Program Procurement 2 for selection, an environmental assessment registration and many more studies including desktop and land-based engineering work.

Today is about introducing Northland Power and the proposed West Bay Wind Project, hearing your thoughts and answering your questions.



Clean Power for Nova Scotia

West Bay Wind would harness the region's strong wind resource to create renewable energy that will provide more clean power to Nova Scotians.

Leveraging wind as a local renewable resource, the Project will help Nova Scotia meet the rising demand for reliable, clean energy as we shift away from using fossil fuels. The amount of renewable energy produced at the wind farm could power more than ~50,000 homes annually!

- The Nova Scotia Clean Power Plan released in Fall 2023 supports the goal of the Province to achieve 80% renewables by 2030 in an effort to close out coal production.
- Wind and other renewables will help us reduce greenhouse gas emissions from electricity by over 90% by 2050.
- As part of this plan, the province intends to add 1000-megawatts of wind generation (to comprise approximately 30% of Nova Scotia's renewable energy mix) by releasing additional provincial procurements.
- Northland Power is preparing this proposed Project for submission in the next provincial renewable energy procurement in January 2027. Approval of the Project will be subject to being selected in the procurement in addition to successfully completing the Province's Environmental Assessment process.

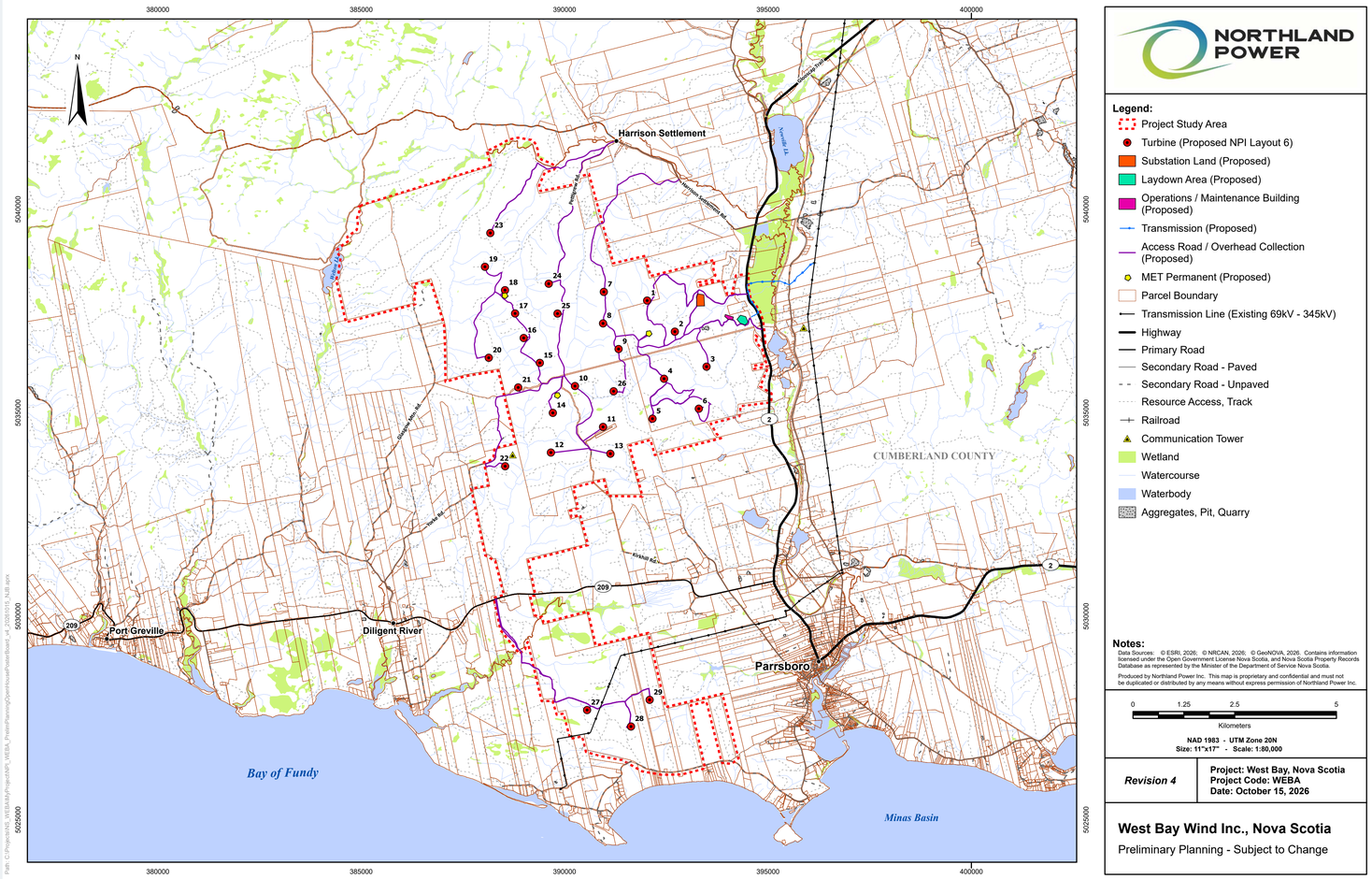


West Bay Wind could power

~50,000

home annually

Project Details



Map is for illustrative purposes only. Project locations, boundaries and infrastructure are preliminary and subject to change.

Location

- Approximately 9 km northwest of Parrsboro in Cumberland County, NS.
- Situated on Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq.

Size

- To be confirmed through further studies and community engagement. Currently **26 turbines** are proposed, with the potential for less turbines. All potential locations are shown above for consideration.
- Up to **150 megawatts**, depending on total number of turbines.
- Potential to power ~50,000 homes each year.
- The turbines are estimated to be approximately 125 metres to the hub height – that's nearly 410 feet, or slightly more than the distance to centre field at the Rogers Centre from home plate (400 feet).

Site Benefits

- The site includes ~7,500 hectares of participating private land used for forestry.
- Over 86% of proposed roads already exist and road surfaces will be upgraded using clean granular fill sourced from local quarries or borrow pits.
- High wind speeds, previous forestry activity, private land lease access, distance from residential areas, proximity to transmission infrastructure, and road access.
- Meets and exceeds all setback requirements. Provincial regulations (2026): The setback for wind turbines cannot be more than four times the turbine height, unless a greater distance is required to ensure that sound levels do not exceed 40 decibels at the exterior of a dwelling and that shadow flicker on nearby residential dwellings does not exceed limits identified in the amendments.

Local Engagement

Engagement and open dialogue will continue through the life of the Project with stakeholders and First Nations. Our objective is to facilitate open, honest and respectful discussion with all those interested in the Project.

At this early stage, we aim to work with you to understand current land use and any concerns you may have.

Closer to construction, we look forward to further communicating specific contractor and employment opportunities.

Currently, we are in the planning stage. There will be many opportunities to ask questions, make comments and provide input during the Project design stage prior to any construction.

We will continue to provide Project updates and correspond on a timely basis, through our website, open houses, mail-outs, personal meetings and other communication channels.

Project Timeline

Advancing Nova Scotia's Offshore Wind Opportunity

This timeline includes estimates and is subject to change.

Ongoing
Engagement with Community, First Nations and Government

2024-28
Environmental Field Studies and Wind Measurement

Fall 2026
Environmental Assessment Submission*

Jan. 2027
Submission into the Next Provincial Wind Procurement

2026-28
Engineering and Geotechnical** Studies

2028-30
Construction

2030
Wind Farm Operations Begin


Bluestone Wind, NY State

Learn more about Nova Scotia's EA process

* The Project requires an Environmental Assessment (EA) from the Nova Scotia government before construction can begin, in addition to being awarded the Project through the Province's next wind procurement opportunity. The EA considers public feedback, field studies, and oversight from multiple government agencies.

**This type of study evaluates the properties of soil and rock to determine their suitability for construction.

Project Opportunities and Community Benefits

Clean, renewable energy will create significant opportunities in the region and throughout Nova Scotia, including employment, contracts, and many spin-off benefits from food/ accommodations services, materials sourcing and more.

Northland Power is committed to ensuring that those living nearby benefit from the Project. We have many mechanisms we use to capture this mindset, including out Local Economic Development Policy, Indigenous Inclusion Policy, and Community Benefit Funds.



Regional Benefits

Local Contracts and Jobs, Spin off Revenue

- ~150-250 jobs during construction, 3-8 long-term for operations and maintenance
- Many types and sizes of contracts to construct the project

Tax Payments to Local Governments

- Annual payments to the municipal government each year during operations, as required by the Wind Turbine Taxation Act.
- For the Project, this is estimated at over $39,000,000 in total during the 25-year life of the Project.
- These payments significantly contribute to local services and infrastructure.

Community Benefits

- Community funds during operations,including community and Indigenous benefit funds during the life of the Project
- Capacity building funding and initiatives for Nova Scotia Mi'kmaq in region

Health Benefits

- The Project will offset emissions that would otherwise be emitted through burning fossil fuels
- It will generate clean, renewable electricity without emitting greenhouse gases or air pollutants, or using fresh water

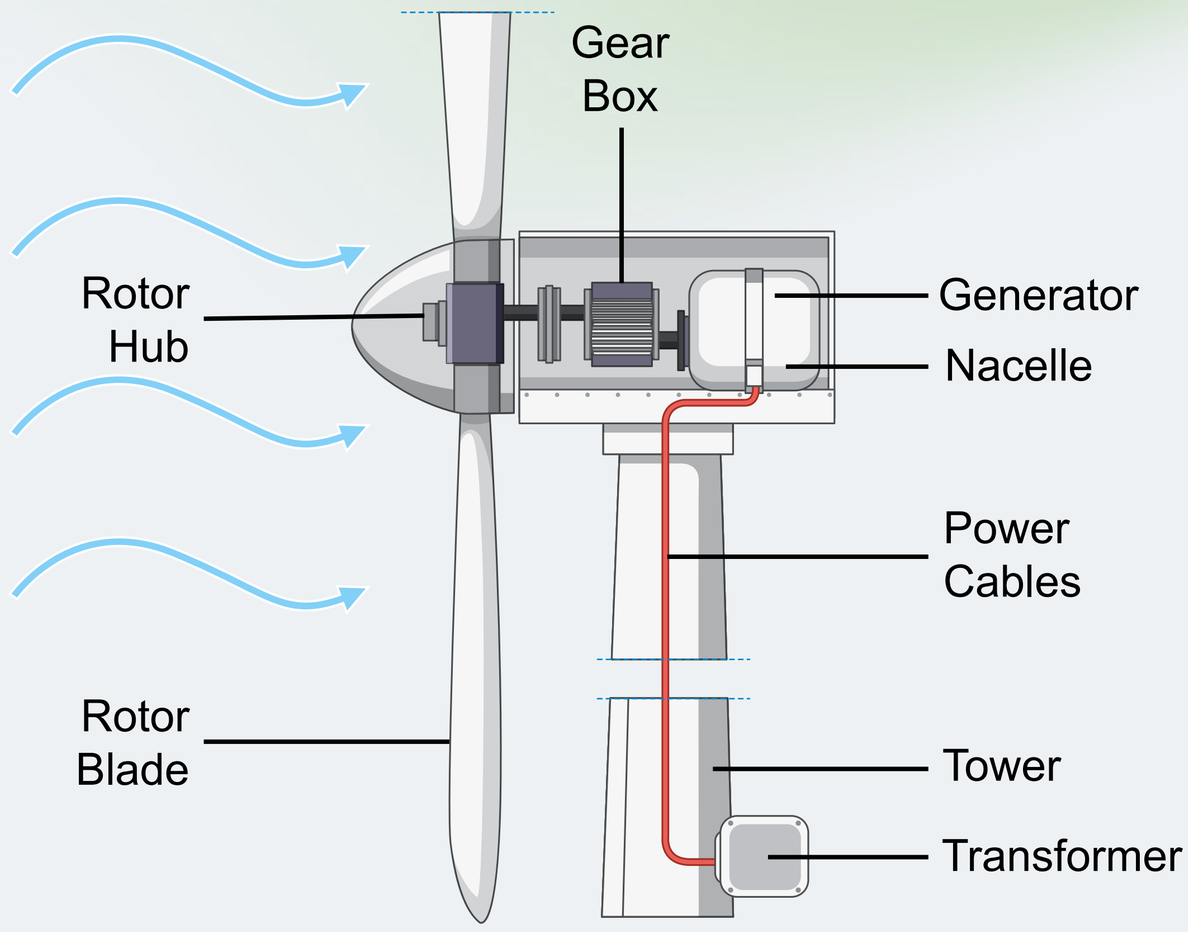
Construction

How is wind converted into electrical energy?

Wind causes the blades to rotate. The blades are connected to a gearbox in the nacelle, which turns the generator to produce electricity.

The clean electricity is transmitted through cables and collected at a substation before feeding into the Nova Scotia electrical grid through the existing overhead powerlines.

The West Bay Wind Project will require many types of work to build this Project. We aim to involve local contractors wherever possible.



We encourage local suppliers and contractors to contact us directly to show interest in working on the West Bay Wind Project.

We will further engage with the local and Indigenous business community through RFP opportunities and other ways, including supplier information sessions.

Construction

Here are the various phases of construction:

Civil works



Ground movement on platforms



Construction of the foundation of a wind turbine base



Concreting of foundations (500-600 m3 per wind turbine)



Construction of the transformer substation



Transportation of large components, here the rotor blades



Trench for subway power line

Erection of a wind turbine



The first tower segment is bolted to the foundation



The tower segments are installed one after the other



Fitters take delivery of a new segment and adjust it



Once the tower has been erected, the gondola is placed on top



The drive rod is installed



The hub is attached



The three rotor blades are attached to the hub one after the other

Project Opportunities and Community Benefits

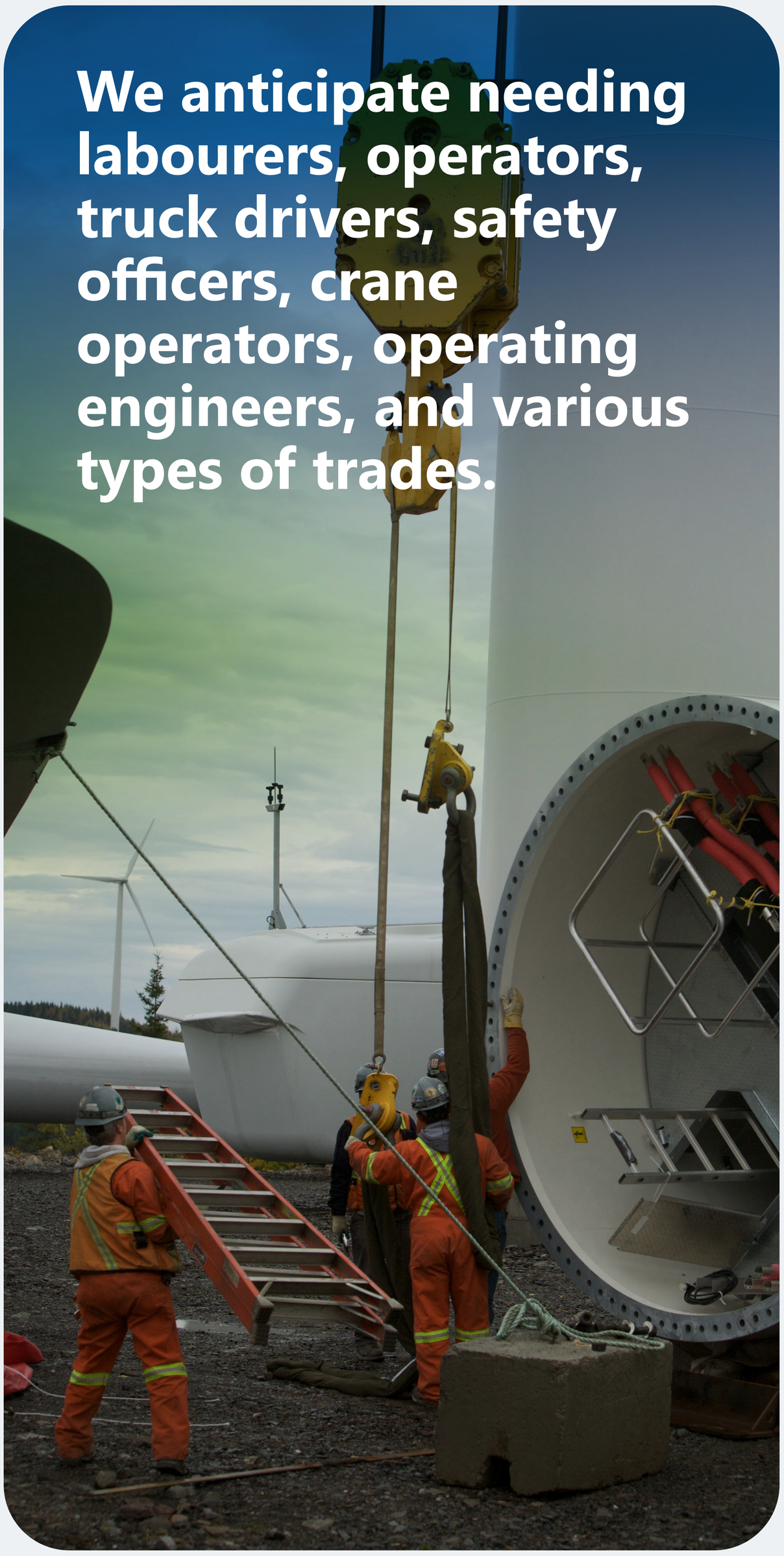
Anticipated Construction and Infrastructure Requirements:

During development and construction (~150-250 jobs) and during operation (~3-8 jobs).

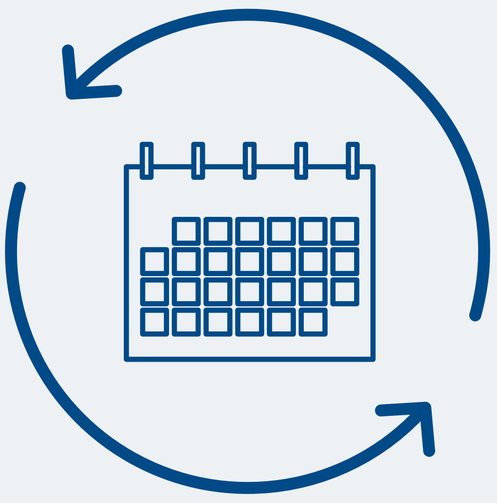
- Labourers, operators, truck drivers, safety officers, crane operators, operating engineers, and various types of trades
- Wind turbine technicians (program offered at NSCC)
- Professional roles, including engineers, administrative support and much more.

The Project would require the construction and installation of various infrastructure, along with ongoing maintenance, including:

- Tree clearing/harvesting as needed Geotechnical studies (ground assessments)
- Access roads (clearing and other civil works) and snow clearing
- Transmission infrastructure (collector system, substation, etc.)
- Storage yard construction, onsite security, etc.
- Construction of concrete foundations for turbines
- Wind turbine installation (transport to site, erection)
- Operations and Maintenance Facilities



Wind Farm Life Cycle



What happens at the end of the wind farm's life?

The life of a wind farm is 30-40 years. After, it may be decommissioned or repowered.

During the life of a wind farm, maintenance occurs to replace parts – just like your vehicle. Operations and maintenance workers will fulfill this important task during the life of the wind farm.



Decommissioning

Due to economics, regular wear and tear and other factors, it may make most sense to remove the project and return the land to its original state.

There will be a decommissioning and reclamation plan required for the Project. After operations conclude, this plan will be implemented to remove or reclaim the Project infrastructure and restore the site.

Can wind turbine components be recycled?

The main components of a wind turbine that can be recycled, repurposed, or salvaged include steel tower sections, steel reinforcements, electrical equipment and cables, precious metals, and concrete. Other materials that cannot be recycled, repurposed or salvaged will be disposed of according to provincial regulations.

Repowering

As another option, older wind turbines or other components can be upgraded with newer, more efficient equipment in some cases.



Health and Safety is a Priority



Human Health

Health Canada conducted the largest study in the world of people living, working, and playing near wind turbines. Over 1,200 people participated, who live in homes near wind farms.

Result: The study found no evidence of an association between exposure to wind turbine noise and the prevalence of self-reported or measured health effects beyond annoyance.

- Largest study ever undertaken around the world on wind turbines and health. 1,238 people participated, including those in homes as close as 820 ft out to 7 miles from wind turbines.
- The study involved self-reported questionnaires and, for the first time included objective health measures such as sleep studies, hair cortisol (stress), and blood pressure testing.

Learn more about Health Canada Wind Turbine Study

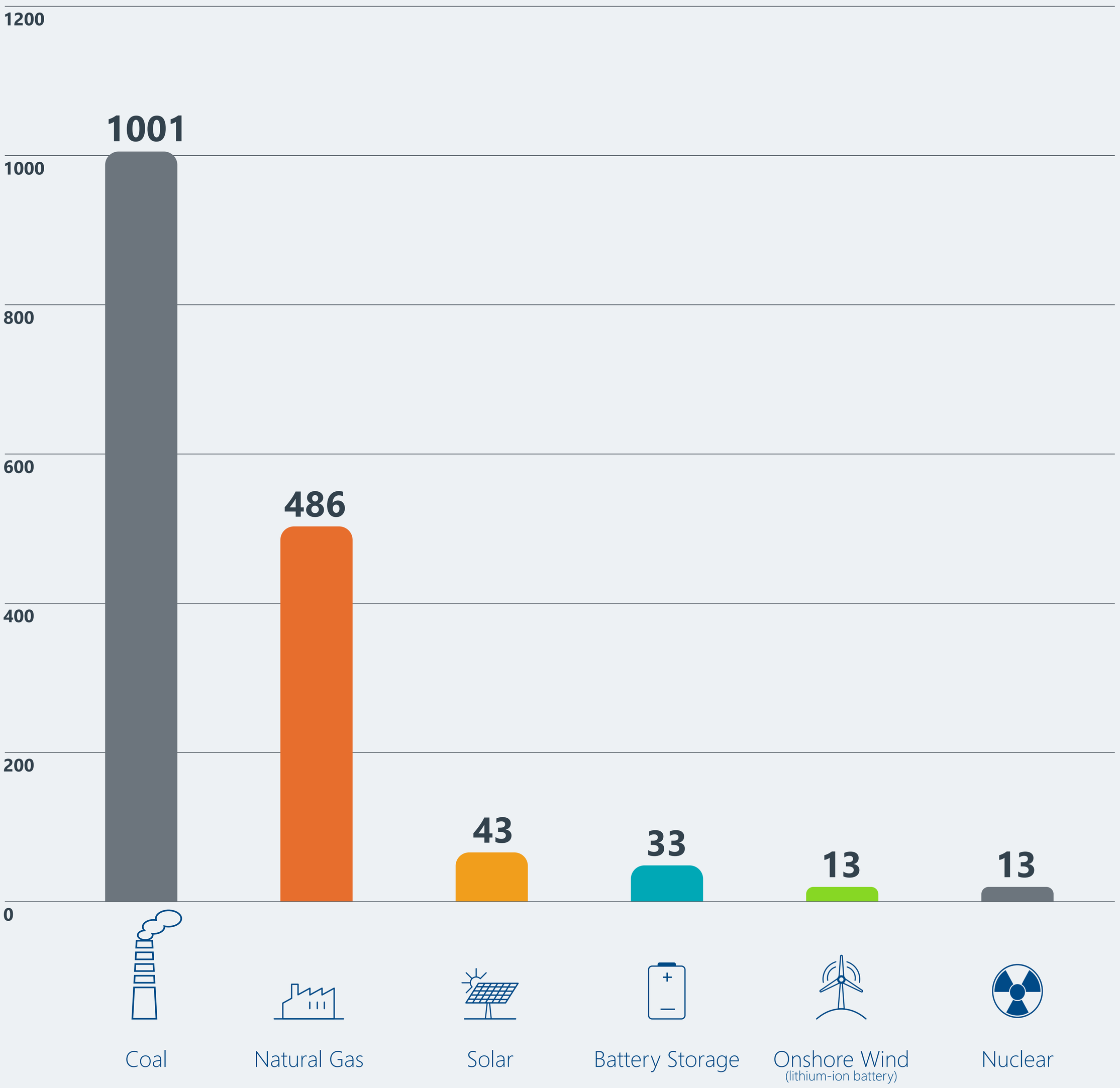
Safety

- Setback distances in place from property lines, roads, and homes to protect public safety.
- For the safety of workers and residents there would be periods of limited access in zones that are under active construction (i.e., turbine installation, foundation pouring, etc.).
- Once turbines and other infrastructure are installed the area will be stabilized and reinstated to its previous use.
- A Project-specific Emergency Management Plan will be developed. It will be informed by industry best-practices, Northland's global and Canadian expertise in operating wind farms, and local emergency responders.



Health and Safety is a Priority

The chart shows the total life cycle emissions in grams of carbon dioxide equivalent per kilowatt-hour for different electricity generation technologies.



Source: NREL's Life Cycle Greenhouse Gas Emissions from Electricity Generation: Update; September 2021

Environmental Assessment

Site Characteristics

The site is primarily covered by coniferous forest, with patches of mixedwood forest and scattered wetlands. The forests are in various stages of growth, reflecting a history of forestry activity, including thinning and harvesting. Much of the site is a mix of young and maturing forest now undergoing natural regeneration.

The site has an existing network of roads and off-highway vehicle routes.

Environmental Assessment

An environmental assessment will be conducted for the proposed West Bay Wind Project.

An environmental assessment is a planning tool used to identify, predict, and evaluate potential environmental effects of the proposed project and inform responsible project design and decision - making.

Baseline surveys will inform the placement of project infrastructure to mitigate and minimize potential impacts to wetlands, watercourses, Species at Risk, and other sensitive environmental features.





Environmental Assessment

To inform the Environmental Assessment, the following studies have been completed or are ongoing:

- Birds: Migration, Breeding, and Winter
- Visual, Sound, and Shadow Flicker Assessments
- Terrestrial Wildlife: Bats, Mainland Moose
- Electromagnetic and Telecommunication Assessment
- Wetlands: Delineation and Functional Assessments
- Geotechnical Investigation
- Aquatics: Fish and Fish Habitat, Turtles, Water Quality
- Socioeconomic Assessment
- Flora: Plants and Lichens
- Cumulative Effects Assessment
- Historical and Cultural Resources: Archaeological Resource Impact Assessment, Mi'kmaq Ecological Knowledge Study