Project Summary

The West Bay Wind Project (the Project) is a proposed wind energy project located primary on private lands, approximately 9 km northwest of Parrsboro in the Municipality of the County of Cumberland, Nova Scotia. The Project is being developed by West Bay Wind Inc., a wholly owned subsidiary of Northland Power Inc., and will consist of up to 25 wind turbines and associated infrastructure, including access roads, electrical collector lines, a substation, an operation and maintenance building, meteorological equipment, and a transmission line connecting the Project to the Nova Scotia Power grid (Figure 1). Once operational, the Project will generate enough electricity to power approximately 50,000 homes annually and is expected to reduce greenhouse gas emissions by approximately 259,600 tonnes per year, helping to meet Nova Scotia's growing energy needs while supporting the province's transition to a cleaner, more sustainable electricity system.

Nova Scotia has committed to generating 80% of its electricity from renewable sources by 2030 and achieving net-zero greenhouse gas emissions by 2050. The Project will contribute toward these goals by producing renewable electricity and reducing reliance on fossil fuel generation. It will be submitted to the Province's Green Choice Program, created to provide electricity to 11 of the largest energy consumers in the province. If selected under the Green Choice Program, electricity generated by the Project would be supplied to the provincial power grid to support participating large energy consumers.

The proposed Project is located primarily on privately owned forested lands that have been influenced by historical forestry activities and existing road and trail networks. Existing roads and trails have been incorporated into the Project layout where feasible to reduce the need for new disturbance. Subject to EA approval and receipt of other required permits and authorizations, major construction could begin as early as the second half of 2028 and is expected to take approximately 12 to 18 months. Construction activities would include vegetation clearing, construction or upgrading of access roads, preparation of turbine sites, installation of turbines and electrical infrastructure, and construction of the substation and operation and maintenance building.

Project Benefits

The proposed Project is expected to provide environmental and economic benefits, including renewable electricity generation, employment, municipal tax revenue, community and Indigenous benefit funds, training and education bursaries, and opportunities for local contractors and suppliers. It will help to reduce greenhouse gas emissions by displacing some electricity that would otherwise be generated from fossil fuels with renewable wind energy.

Additional benefits include:

- Approximately 200 to 250 jobs during construction
- Long-term employment opportunities during operation

- Increased municipal tax revenue
- Business opportunities for local contractors and suppliers
- Community investment initiatives and local partnerships
- Support for Nova Scotia's renewable energy and climate goals

Engagement with the Mi'kmaq of Nova Scotia

The Project lands are part of Mi'kma'ki, the traditional and unceded homeland of the Mi'kmaq. The Proponent has engaged with Mi'kmaw communities and organizations throughout Project development, including Paq'tnkek First Nation, Pictou Landing First Nation, Millbrook First Nation, Sipekne'katik First Nation, Kwilmu'kw Maw-klusuaqn, and the Office of L'nu Affairs.

A Mi'kmaq Ecological Knowledge Study is being completed to help identify culturally important areas, traditional land uses, and environmental values. Information provided through this process will help guide Project planning and environmental protection measures. The Proponent intends to continue engaging with Mi'kmaw communities and organizations as Project planning, regulatory review, construction, operation and decommissioning proceed.

Engagement with the Local Community

Community engagement has been an important part of Project planning. The Proponent has held public open houses, met with local organizations and stakeholders, distributed information materials, maintained a project website, and provided opportunities for community members to ask questions and provide feedback. A Community Liaison Committee is also being established to support ongoing communication with local residents.

Feedback received during engagement has been considered in Project planning and the environmental assessment, including in relation to recreation, transportation, visual effects, and environmental protection.

Managing Environmental Effects

Air Quality, Noise, and Lighting

Environmental protection is a major part of the Project planning. Because construction can affect air quality, noise levels, and nighttime lighting, the Project includes measures such as watering roads to control dust, scheduling noise-generating construction activities during daytime hours where practicable, and using the minimum lighting needed for safety. Noise and shadow flicker modelling predicts that the Project can operate in compliance with applicable provincial requirements at nearby residences. The Proponent will maintain a Project website to provide updates and will have a process in place to handle concerns from the public.

Geology and Groundwater

Construction activities will involve excavation, grading, and in some locations, blasting. Measures will be implemented to reduce erosion, protect soil quality, and prevent effects on groundwater resources. Groundwater wells located near blasting activities will be surveyed before construction begins, and water quality protections will be included in the Project's Environmental Protection Plan. Fuel storage and refuelling activities will follow strict environmental requirements to reduce the risk of accidental spills.

Surface Water, Fish, and Fish Habitat

The environmental assessment has assessed how surface water and fish may be affected by Project activities. To maintain natural water flow and allow fish to pass where roads cross streams, appropriately designed and sized watercourse-crossing structures will be installed to maintain drainage and fish passage, where fish passage is required. In-water work, if required, will be planned in accordance with applicable regulatory requirements, including any required restricted-activity timing windows to reduce risks to fish and aquatic habitats. Natural vegetation buffers will be left intact around watercourses, and erosion and sediment control measures will be installed before and maintained throughout the Project to protect surface water quality.

Wetlands, Plants, and Lichens

The Project has been designed to avoid wetlands wherever practicable. The final area will be refined through detailed design and micrositing. In locations where wetland alterations cannot be avoided, applicable approvals will be obtained and compensation, restoration and monitoring will be completed in accordance with provincial requirements. No plant species at risk were observed during field surveys. Existing roads and previously disturbed areas were prioritized during Project planning to reduce effects on vegetation communities and sensitive habitats. Temporary disturbance areas will be restored and allowed to revegetate following construction.

Terrestrial Wildlife

Wildlife protection and risks to wildlife were considered during Project planning. Of particular note, the Project occurs within an area used by Mainland Moose, an endangered species in Nova Scotia. The Project design was refined to reduce effects on important wildlife habitat and movement corridors. Wildlife monitoring will continue after the Project is built. Measures such as maintaining wetland and watercourse buffers, minimizing vegetation clearing, reducing vehicle speeds, and implementing a Wildlife Management Plan will help reduce potential effects on wildlife.

Bats and Birds

As with all wind energy projects, birds and bats may collide with turbines. To reduce Project-associated risks to bats and birds, the Project has been designed to avoid sensitive habitats where possible, and planned mitigation measures include seasonal restrictions on vegetation clearing, minimizing lighting that may attract wildlife, and conducting post-construction monitoring of birds and bats. If monitoring identifies effects greater than anticipated, adaptive management measures will be considered and implemented, as appropriate and in accordance with applicable approval conditions.

Socio-economic Considerations

From a community perspective, most of the Project's social and economic effects are expected to be positive, but there may be some temporary inconveniences. For example, there will be increased traffic in the area, noise from construction, and short-term effects on recreational trail and road use. The Proponent is working with local recreational organizations to minimize effects on their use of the Project area, and to maintain access where possible. Traffic management measures will be implemented to support safe transportation of materials and equipment during construction. The turbines will alter views from some surrounding locations. Visual modelling was completed to illustrate where turbines may be visible and how their appearance varies with distance, topography, vegetation and viewing location.

Heritage and Culture

Archaeological studies are being completed for the Project. Initial investigations identified areas with archaeological potential that will be further evaluated through field surveys before construction begins. If archaeological resources or culturally significant materials are discovered during construction, work will stop immediately and appropriate procedures will be followed. The Project has also included consultation with Mi'kmaw organizations and will continue to consider Indigenous cultural resources as planning progresses.

Climate Change Considerations

Although building the Project will create some emissions, particularly during construction from construction equipment, these are relatively small and are expected to be offset within the first year of turbine operation. The Project is expected to create enough clean energy to power approximately 50,000 homes annually. Project infrastructure has also considered projected future climate conditions, including severe storms, heavy precipitation, icing events, and other weather-related risks.

Cumulative Effects

The environmental assessment considered the Project alongside existing and reasonably foreseeable activities in the region, including forestry activities, recreational land use, existing

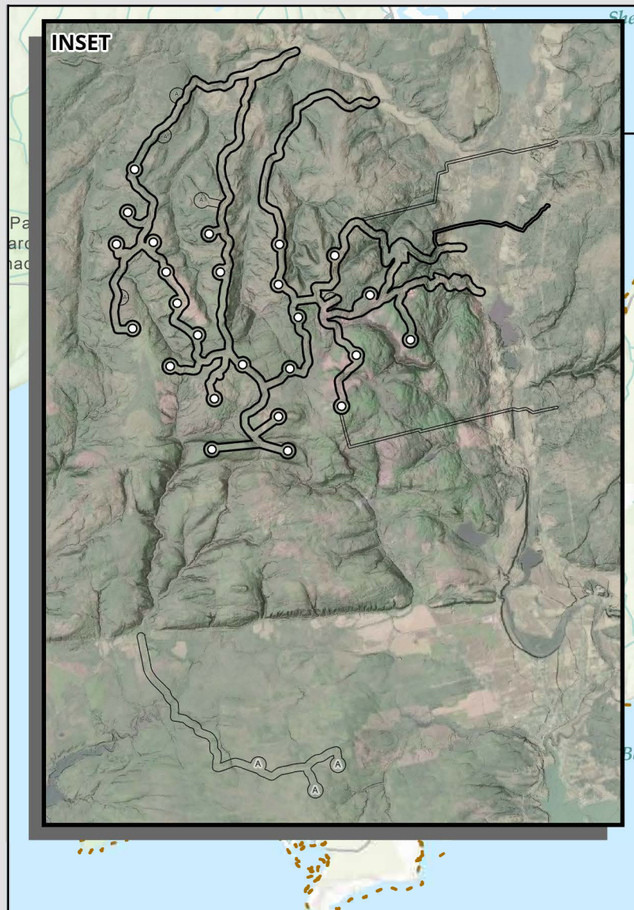
wind farms, proposed renewable energy projects, and other infrastructure, such as transmission lines.

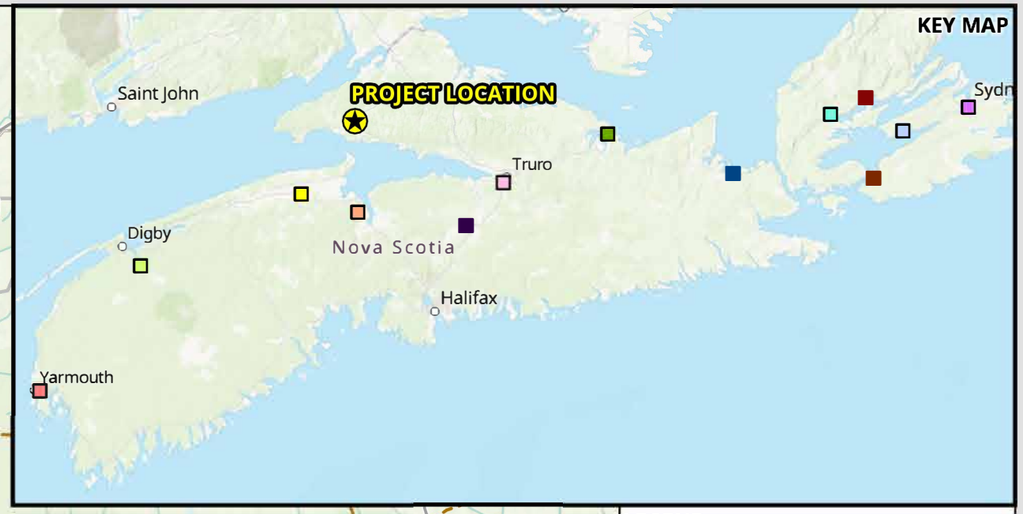
While some cumulative effects are expected, particularly related to habitat fragmentation and wildlife, the Project has been designed to minimize these effects through careful siting, environmental protection measures, and ongoing monitoring. Project monitoring of wildlife, including Mainland Moose, bats, and birds, in the area will help identify any combined effects from all activities in the area, and will guide any needed actions. Results may also contribute to the broader understanding of regional conditions.

Conclusion

The proposed Project has been informed by environmental studies, technical assessments, regulatory guidance, public and stakeholder feedback, and engagement with Mi'kmaw communities and organizations. Relevant Mi'kmaq ecological knowledge will be considered as it becomes available through the ongoing MEKS process. Permanent disturbance will be limited to the areas required for turbines, roads and other Project infrastructure, with the final disturbance area to be refined through detailed design. Existing roads and previously disturbed areas have been prioritized wherever possible, and the layout has been refined to avoid or reduce interactions with wetlands, watercourses, mature forests, and important wildlife habitat, where practicable. With planned protective and preventative measures, the environmental assessment concludes that no significant adverse environmental effects are expected.

The Project supports Nova Scotia's transition to clean energy, will provide numerous economic benefits to the local community, and will also contribute to the province's long-term environmental and climate change goals.





Shepody Bay
River Hebert
Springhill
CUMBERLAND COUNTY
312m
COLCHESTER COUNTY
London
Port Greville
Parrsboro
Five Islands
Five Islands Provincial Park
Bass River
Great
Cobequid Bay
Scots Bay
Noel Bay
Noel
Walton
Kennetcook
NORTH MOUNTAIN
Harbourville
Canning
KINGS COUNTY
HANTS COUNTY
Kentville
Wolfville
New Minas
Hantsport
14
Annapolis Valley First Nation
Glooscap First Nation
Aylesford
Kingston
Brooklyn
Windsor

LEGEND

- Municipality Boundary
- Potential Development Area
- Alternate Project Infrastructure Area
- Existing NSPI Transmission Line

Mi'kmaq Communities

- Acadia
- Annapolis Valley
- Bear River
- Eskasoni
- Glooscap
- Membertou
- Millbrook
- Paqtnkek
- Pictou Landing
- Potlotek
- Sipeknek'katik
- Wagmatcook
- We'Kiqma'q

CBCL

WEST BAY
WIND PROJECT

Project Location

DATE: 10/29/2026	PROJ N°: 261616	FIGURE: 1
DRAWN BY: SF	CHECKED BY: NM	APPROVED: LH

NOTES:

0 4,000 8,000 16,000 m

SCALE: 1:325,000 @ 11 x 17

Coordinate System: NAD 1983 UTM Zone 20N
Units: Meter