

Item 10.1.1

Petpeswick Solar

Nova Scotia Community Solar

September 2025



Table of Contents



Community Solar Program Background
Company Information
The Site and Planning Considerations
Community Solar Development Timeline
Q&A

Nova Scotia Needs Renewable Energy

❖ NS has the following challenges:

- High electricity price: Average \$0.183/kWh
- High emission on electricity generation
- Fossil fuel production: **31% of electricity from Coal; 17% from Natural Gas**

❖ NS passed **Environmental Goals and Climate Change Reduction Act** in October 2021. It contains 28 goals that will reduce greenhouse gas emissions, grow the green and circular economies, and move us to use the renewable energy.

❖ **Our Climate, Our Future: Nova Scotia's Climate Change Action Plan for Clean Growth** - most ambitious goals in Canada for cutting GHG emissions:

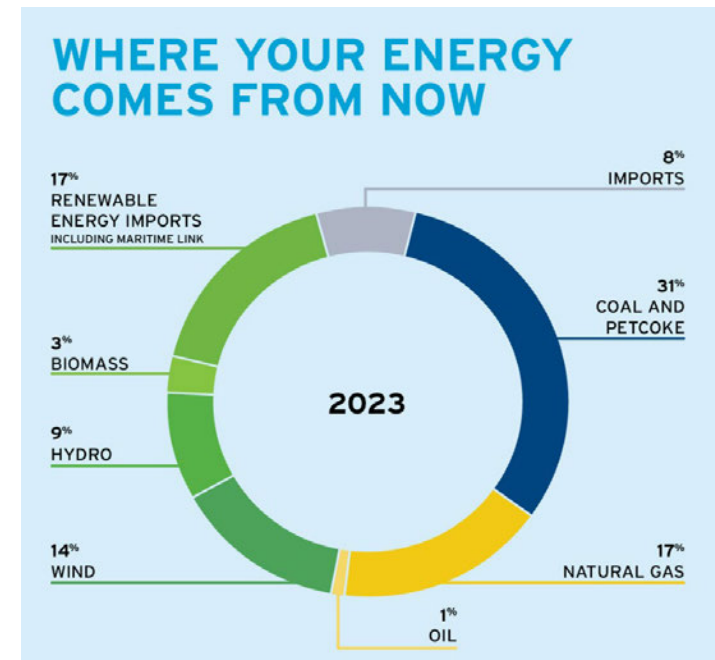
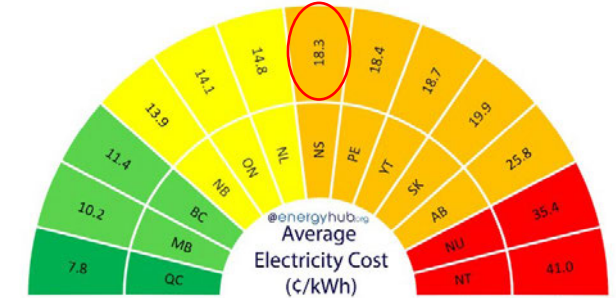
❖ NS will get **80% of its electricity from renewable resources by 2030** by:

- Rate-Based Procurement: 306 MW of Wind contracts issued in August 2022
- Green Choice Program: 625 MW of Wind contracts issued in June 2024
- **Community Solar Program: Up to 100 MW**



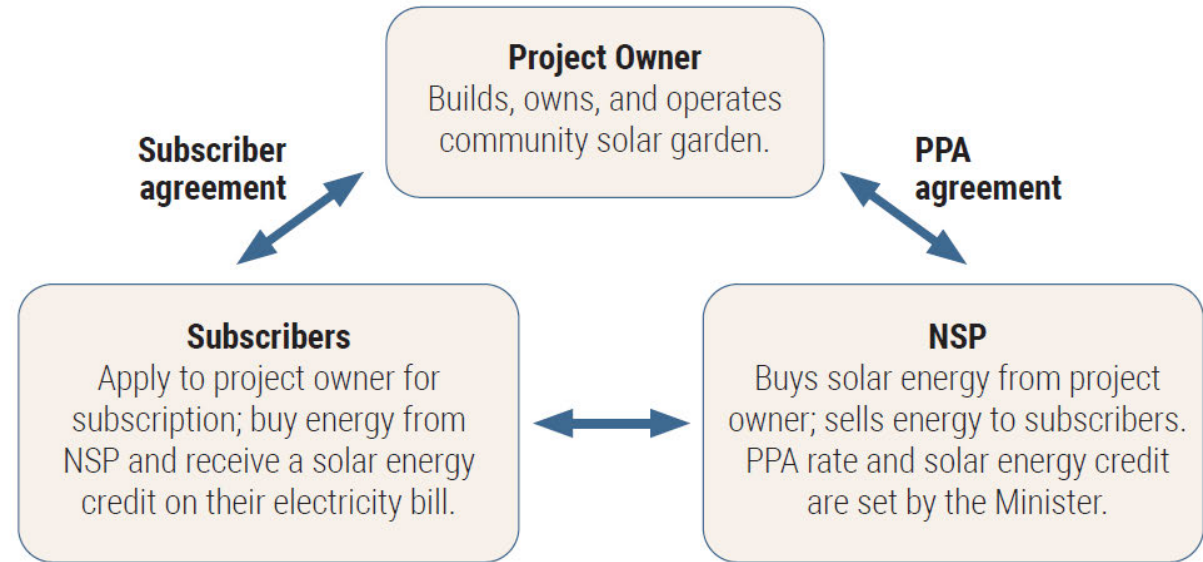
Electricity Prices in Canada 2023

Published by Rylan Urban on Feb 14, 2020. Last updated Sep 3, 2023.

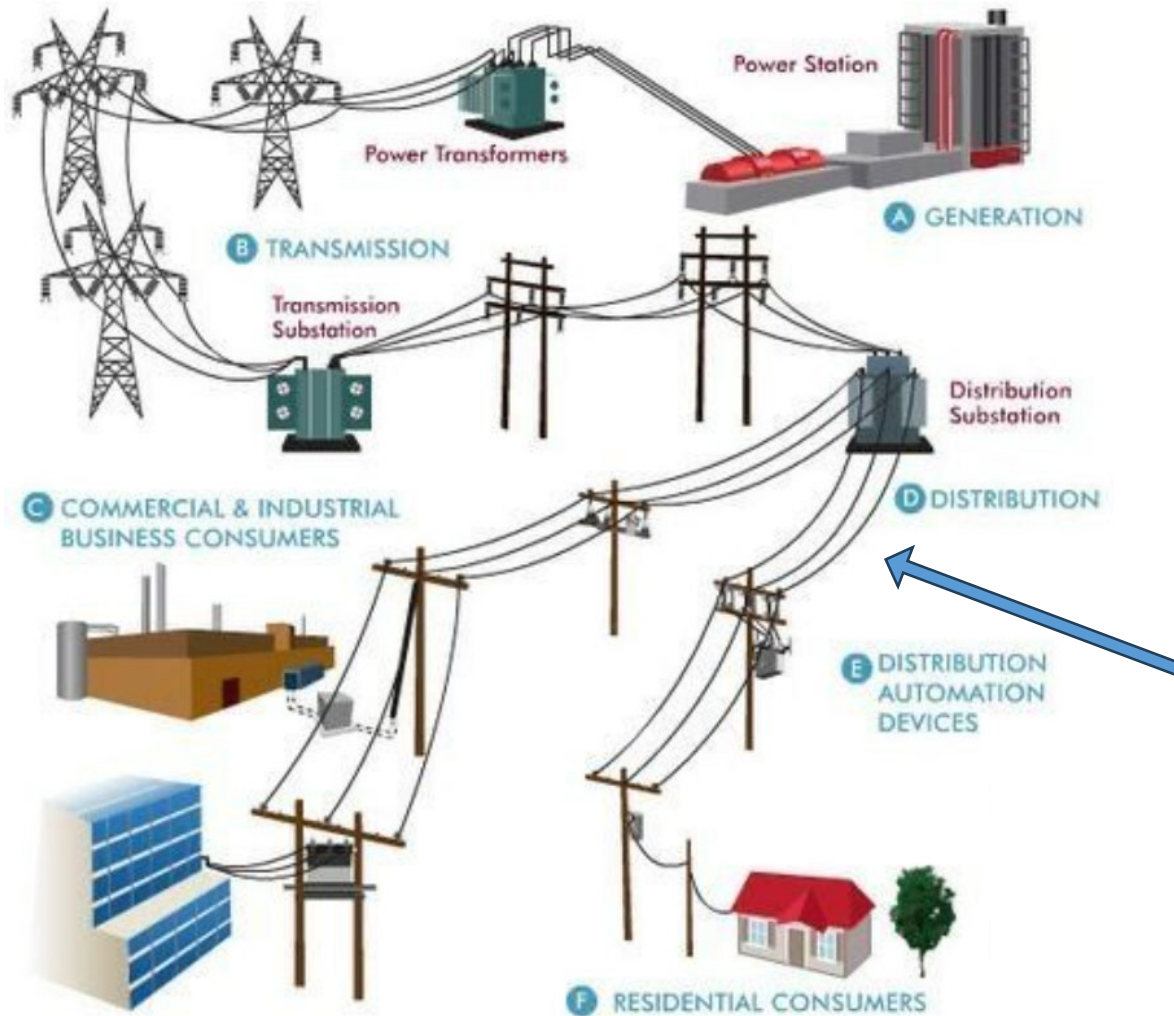


Nova Scotia's Community Solar Program

- ❖ The NS Community Solar Program seeks to expand solar energy to those residences or businesses who are interested in using green energy but unable to install solar PV panel
 - to build a community solar garden between 500 kW to 10 MW AC
 - Total Capacity for procurement: 100 MW AC
- ❖ How it works:
 - Project owners construct, generate and operate the community solar garden
 - Generated solar energy is connected to Nova Scotia Power Incorporated (NSPI)
 - Residences or businesses (Subscribers) enter a virtual subscriber agreement with the Project Owner
 - NSPI administers the solar energy to subscribers, such as billing, payments
 - Project owners continue to engage subscribers and manage subscription
- ❖ Program was Launched on March 1, 2024.
Review at first come first serve basis.
- ❖ Contract Term: 25 Years



Community Solar Project – Distribution Connected



- ❖ The Community Solar Project would be connected to the local distribution grid and will service the local community.
- ❖ It will help increase grid stability and resilience.



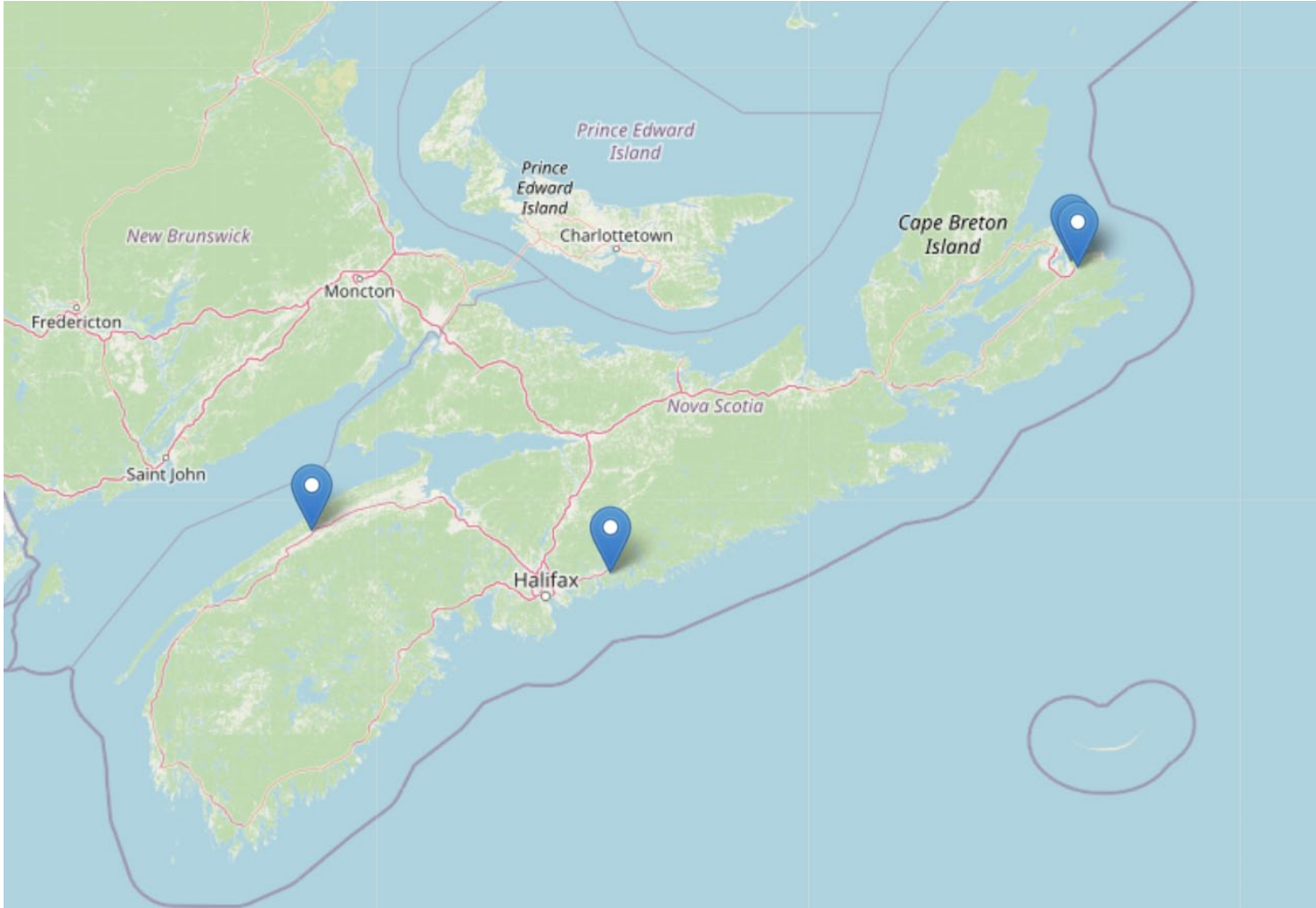
Community Solar Project Example

Community Benefits

A community solar project in HRM has many **community benefits**, and can play a significant role in strengthening future renewable energy initiatives in the community in several ways:

- ❖ Energy Cost Savings: Subscriber will receive \$0.02/kWh credit on their bills for the solar electricity subscribed
 - approx. 10-15% off your NSP bill.
 - No commitment & no fees.
 - Priority Subscription offered to local community and other marginalized communities.
- ❖ Local green energy generation to increase grid resilience
- ❖ Reduce emissions (GHG), aligning with NS Energy Transition Goal.
 - ❖ 2,200 tonnes of CO2 saved in year one.
- ❖ Local job creation and economic growth

Province has announced 4 contracts



- **Sydney Solar** (Grand Lake Rd, Cape Breton)
 - 1.7 MW
- **Brooklyn Solar** (Annapolis County)
 - 4.8 MW
- **Petpeswick Solar** (Halifax Regional Municipality)
 - 2.2 MW
- **New Dawn** – Pine Tree Park (Sydney, Cape Breton)
 - 555 kW

Petpeswick Solar Approved



1690 Hollis Street, Joseph Howe Building, 11th Floor, PO Box 2664, Halifax, Nova Scotia, Canada B3J 3P7

March 7, 2025

4371968 NOVA SCOTIA LIMITED
Ina Lila and Joel MacNeil
Petpeswick Solar

RE: Community Solar Program Approval Letter

Dear Ina Lila and Joel MacNeil:

I am pleased to inform you that your application for the Community Solar Program has been approved, with an energy rate of [REDACTED]

- March 7, 2025: Community Solar Contract is granted to Petpeswick Solar, Approved by Minister of the Department of Energy

The Proponent

Proponents

Proponent means a Person registered under the Community Solar Program for the purpose of applying for the process, who is responsible to develop, finance, own and operate the Project. For greater certainty, the Proponent must have a Controlling Interest in the Project at the time of Proposal submission and at the time that the Agreement is executed.



AI Renewable
Subco 2023 Ltd.

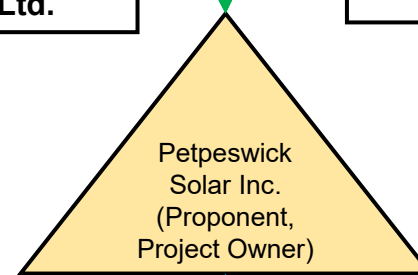
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Chabad Luabvitch of the
Maritimes



CHABAD-LUBAVITCH OF THE
MARITIMES ROHR FAMILY
INSTITUTE



Project Development Services

AI Renewable 2023 Limited Partnership

The AI Renewable 2023 LP, Is A **Flow-through** Limited Partnership, To invest on **Clean Infrastructure** and/or **Renewable** Energy Projects That Help To Reduce Energy Costs and GHG Emissions In Canada While Producing **Tax Benefits** And **Long-term Steady Cash Flows** For Investors.

MISSION STATEMENT:

To Be Part Of The Solution To Climate Change Through Tax-effective Sustainable Investments In Clean Infrastructure & Renewable Energy Technologies.



SolarBank Highlights



\$200M+
Project
Financing Managed

70 MWp+
Projects
Built

\$7.3M
Cash/
Investment

10,000+
Homes
Powered

1GWp+
Development
Pipeline

24/7/365
Control
Center

100+
Solar Plants Under
Management

EXPERIENCED DEVELOPER



10+ years experience in the Ontario, New York, and Maryland renewable energy markets

Experts in Engineering, Procurement & Construction (EPC)

100+ solar projects permitted, constructed and operating to date

EXCELLENT MANAGEMENT



An executive management team with 100+ years of combined experience in solar, clean and renewable technology, and finance

In-depth knowledge of energy markets and off-take contracts

ATTRACTIVE OPPORTUNITY



Project pipeline with long-term site control and limited permitting and operating risk

100% customer retention since inception with **90% government contracts** and 10% C&I and municipal customers

LEADING RE+ MARKETS



Comprehensive understanding of regulatory climate, incentive programs and surging customer demand for **Net-Zero**

Access to low-cost development capital through U.S. and Canadian tax-advantage investment funds

Honeywell

Panasonic

PNC



MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

FIERACAPITAL

CHARLEYS



ieso
Power to Ontario.
On Demand.

CanadianSolar



SUNGROW

Morguard

RBI SOLAR

TRUE GREEN CAPITAL

Jinko Solar

EGING PV
KEENSTAR

ZNSHINE SOLAR

Seminole Financial Services, LLC

Schneider Electric

SCHLETTER
The Solar Financing Group

POLAR RACKING

Full Vertical Integration

SolarBank's expertise at every stage makes us highly competitive on cost and volume, and long-term interests align with the community's.

Development

Grid Interconnection, AHJ Permitting, Environmental Approvals, Incentives & ITC, Power Purchase Agreements

EPC

Engineering, Procurement, Construction, COD/PTO

O&M

Operations & Maintenance, Subscriber Management, Asset Management

Financing

Equity, ITC & Debt, Construction Financing

Origination

Policy and Financial Analysis, and Site Control





Your trusted advisor for engineering projects.

At TriMac Engineering, we empower clients to tackle their most ambitious projects by delivering technical excellence. Our team of industry leading engineers, designers and technologists design and execute projects across industrial, commercial, and institutional sectors in Nova Scotia.

We don't just say we'll get the job done right, we prove it.

AREAS OF EXPERTISE



Mechanical
Engineering



Electrical
Engineering



Structural
Engineering

PRINCIPAL ENGINEERS



**Andrew
MacNeil,**
P.Eng. Senior
Mechanical
Engineer



**Blair
MacNeil,**
P.Eng. Senior
E&I Engineer

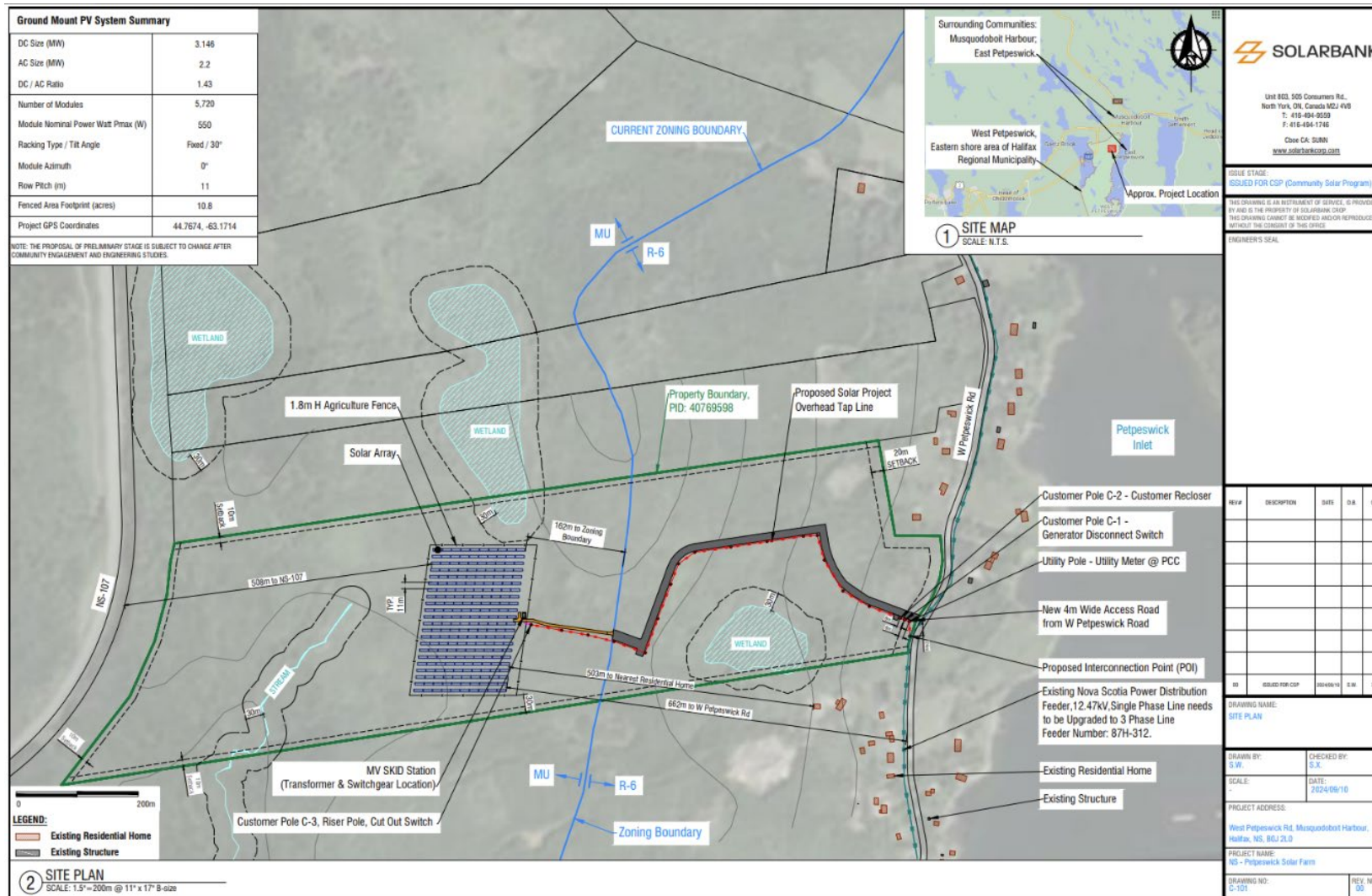


**Joel
MacNeil,**
P.Eng. Senior
Mechanical
Engineer

AWARDS



Petpeswick Solar – Site Plan



- ❖ **Address:** West Petpeswick Rd,
Musquodoboit Harbour, Halifax, NS,
B0J 2L0
- ❖ **GPS:** 44.7674, -63.1714
- ❖ **Size:** 2.2 MW AC (around 11 acres)
- ❖ **Zoning:** MU (west) / R-6 (east)
- ❖ **Land:** private land, 25 Year long-term
lease agreement

Community Engagement

We have completed the following community engagement:

- Mailed 100+ information packages to nearby residents, including site plan, notice for public meetings, and contact information for ongoing inquiries.
- Engagement with HRM and Councillor Hendsbee
- A total of 4 public meetings:

3 in person at the Eastern Shore Community Centre, 67 Park Rd, Musquodoboit Harbour, NS B0J 2L0 on the following dates and times:

- April 15, 2025, at 2 pm
- April 15, 2025, at 6:30 pm
- May 14, 2025, at 6:30 pm

1 online meeting on Microsoft Teams:

- April 24, 2025, at 6:30 pm

Overall, the public had a positive response to the Community Solar Project. We received a Municipal Support Letter from HRM on August 7, 2024.

HALIFAX



MIKE SAVAGE

MAYOR
LE MAIRE
ME'R

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Halifax, Nova Scotia
Canada B3J 3A5

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mayor@halifax.ca
halifax.ca
@MikeSavageHFX

August 7, 2024

Department of Natural Resources and Renewables
Province of Nova Scotia
Post Office Box 698
Halifax, Nova Scotia B3J 2T3

To Whom It May Concern,

Letter of Support for Province of Nova Scotia's Community Solar Program

Please accept this letter on behalf of Halifax Regional Council, in support of the proposed Community Solar Project, presented by SolarBank Corporation, TriMac Engineering and Petpeswick Solar Inc. at the Environment & Sustainability Standing Committee on June 13th, 2024.

As outlined in the presentation, the proposed project would be installed in West Petpeswick as part of the Province of Nova Scotia's new Community Solar Program. Such a project aligns with HalifACT, our ambitious climate plan that outlines various actions aimed at reducing emissions across our community and ensuring our region is more resilient to future climate impacts. The integration of renewable electricity on our grid is critical to achieving our collective emission reduction targets. That said, our endorsement of the project does not negate the need for the proponent to adhere to all municipal zoning rules and obtain necessary permits and approvals from relevant authorities.

Please accept this letter in support of the submission of SolarBank Corporation, TriMac Engineering and Petpeswick Solar Inc. to the Province of Nova Scotia's Community Solar Program.

Kindest regards,



Mike Savage
Mayor

/bmj

Petpeswick Solar – Planning Considerations

- Our proposed solar garden is located on the MU zoning, which is permitted for solar development
- The access road proposed is on Rural Residential (R-6).
- Our request is to amend the Eastern Shore (West) Land Use By-law to permit “utility and communication buildings or structures on lots with a minimum area of ten (10) acres” as a permitted use within the Rural Residential (R-6) Zone.
- This would allow us to proceed with permitting for the Pepteswick Solar Garden.

Petpeswick Solar: Estimated Development Timeline



Subscription Plan

Priority Subscription Plan

We are offering priority subscriptions to communities interested in green energy & energy savings

- ❖ Firstly, to the project's surrounding communities and marginalized communities, such as West Petpeswick local residences, low income or senior housing, First Nation community.
- ❖ Second, to other communities in project adjacent areas and other marginalized communities
- ❖ Finally, to the general public and businesses for the excessive capacity

Potential Subscribers:

- From community/residents: 38 interested residents on warm list.
- Akoma Family Centre (non-profit Child and Youth Caring Program, that provides a safe and nurturing environment for children age 3-12 with developmental and behavioral needs)

Petpeswick Solar: Next Steps

- We ask you to please approve our Zoning By-Law Amendment request. This will enable us to proceed with the project permitting.

Together, we make our
planet a better place to live!

Thank You
Q&A

Contact:

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jmacneil@trimaceng.ca

