

Coral Harbour Solar Project

Site review and assessment

Client: Northern Energy Capital

Reference: Project 20-029

Version 1.0

August 2021



Coral Harbour Solar Project

Northern Energy Capital | Project 20-029 | Version 1.0



Report Prepared for:

Northern Energy Capital & Sakku Investment Corporation

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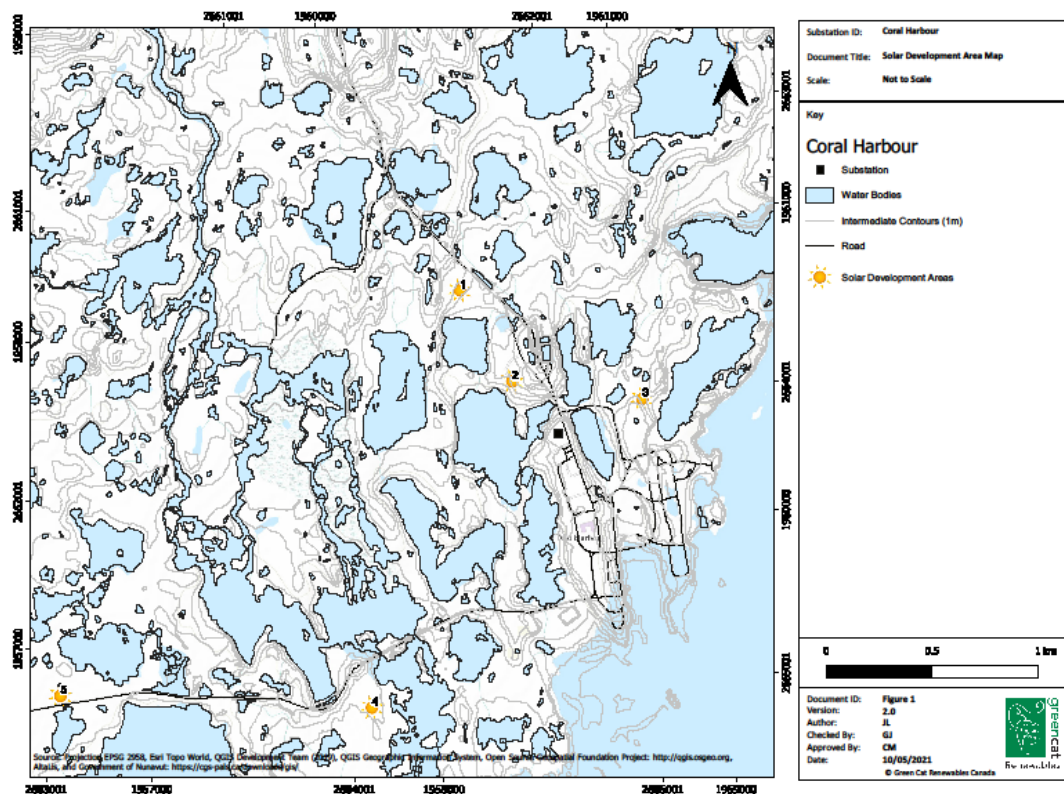
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| Issue History | Date | Details |
|---------------|------------|-----------------|
| V1.0 | 27/08/2021 | Final for issue |

Coral Harbour

Green Cat Renewables Canada Corp. (GCR) and Northern Energy Capital (NEC) initially proposed five (5) possible sites for consideration for the Coral Harbour Solar Project (the Project). After further consideration, GCR agrees with NEC that Site 4 and Site 5 should be eliminated. It is currently understood that the community of Coral Harbour has identified a preferred site near the Coral Harbour Airport. The current target capacity of the Project is approximately 800 kW_{AC}. Based on preliminary assumptions on width, solar module model, orientation, and spacing, it is anticipated that the Project will require approximately 25,000 m², or approximately 6.2 acres to meet the required capacity. This is based on a rectangular plot and is only used for approximation and site feasibility purposes.

Coral Harbour Solar Projects



Site 1

A review of Site 1 shows a relatively flat and green area without major constraints that would limit NEC's ability to construct the Coral Harbour Project. The site has easy access from a well-maintained road, and there appears to be an existing power line that follows the above-ground pipeline to the west of the site. It may be possible to connect to the existing line rather than building a new line to the substation. There is a larger water body to the south of the site, and given the greener nature of the area, there may be potential environmental or wildlife risks in developing the site that will need to be assessed.

View facing east towards the road



View facing west towards the above ground pipeline



The site is approximately 35,000 m², and as such, Site 1 may be able to meet the required capacity. This is assuming that the entirety of the site is developable, which is unlikely. However, a high-level overview of the area indicates that further development may be possible to the west and northwest of the site, if required. This expansion will also put the Site 1 area closer to the existing power lines, which may further simplify the interconnection process. A review of site photos suggests the area to the north may be rockier and require more earthworks than Site 1.

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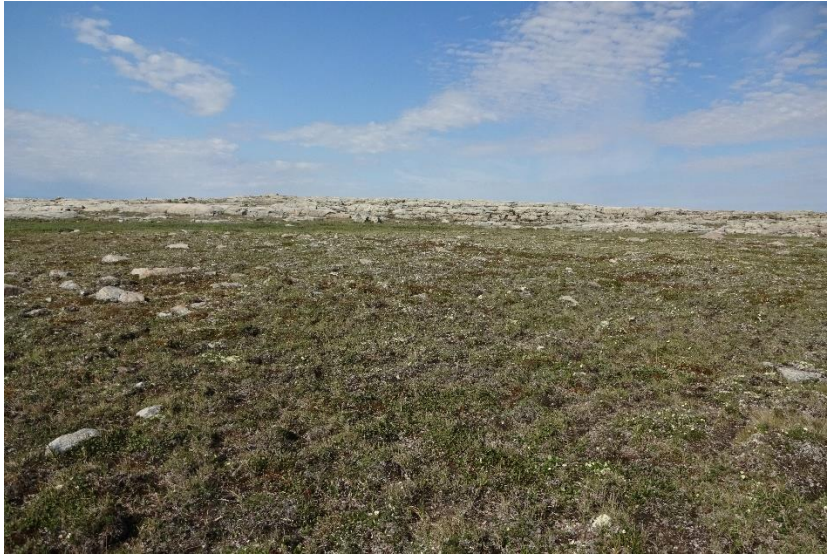
View facing northwest towards the aboveground pipeline



View facing northwest towards the aboveground pipeline

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Google Earth map of Site 1



Site 2

A review of Site 2 shows several constraints that may limit buildability of the site including the proximity of the industrial area, the proximity to water bodies and environmentally sensitive area, the proximity to residences, and the power line that runs directly through the site. The site is 15,770 m², with an anticipated capacity of 400 kW. GCR did not identify any feasible areas adjacent to the site for further site expansion.

View facing southeast from Site 2



View facing west from Site 2



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Google Earth map of Site 2



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Site 3

A review of Site 3 shows several constraints that may limit buildability of the site including the proximity of the industrial area, the proximity to water bodies and waste areas. Further, this site is the smallest site at 12,660 m² with an anticipated capacity of 320 kW. GCR did not identify any feasible areas adjacent to the site for further site expansion.

View facing east from Site 3



View facing southwest from Site 3



Google Earth map of Site 3



Recommendation

After review of all proposed site locations, it is evident that Site 1 located northwest of the town is the preferred site due to its ability to meet capacity, expected constructability, proximity to power lines, ease of access, and potential for expansion. Further investigation is needed to determine exact site shape, size, challenges with groundworks, power line sizing, and potential environmental impacts. Additional investigation can be conducted to determine feasibility of expanding towards the west as indicated in the respective site section.



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