

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

April 8, 2024

Bear Lake Wind Project

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Applicant Presentation
5. Questions or Comments from the public can be sent until noon on April 22 to Planner, Mark Fredericks to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 148; or
 - mfedericks@westhants.ca
6. Conclusion of Public Information Meeting



Bear Lake Wind Project Development Agreement

Public Information Meeting

April 8th, 2024

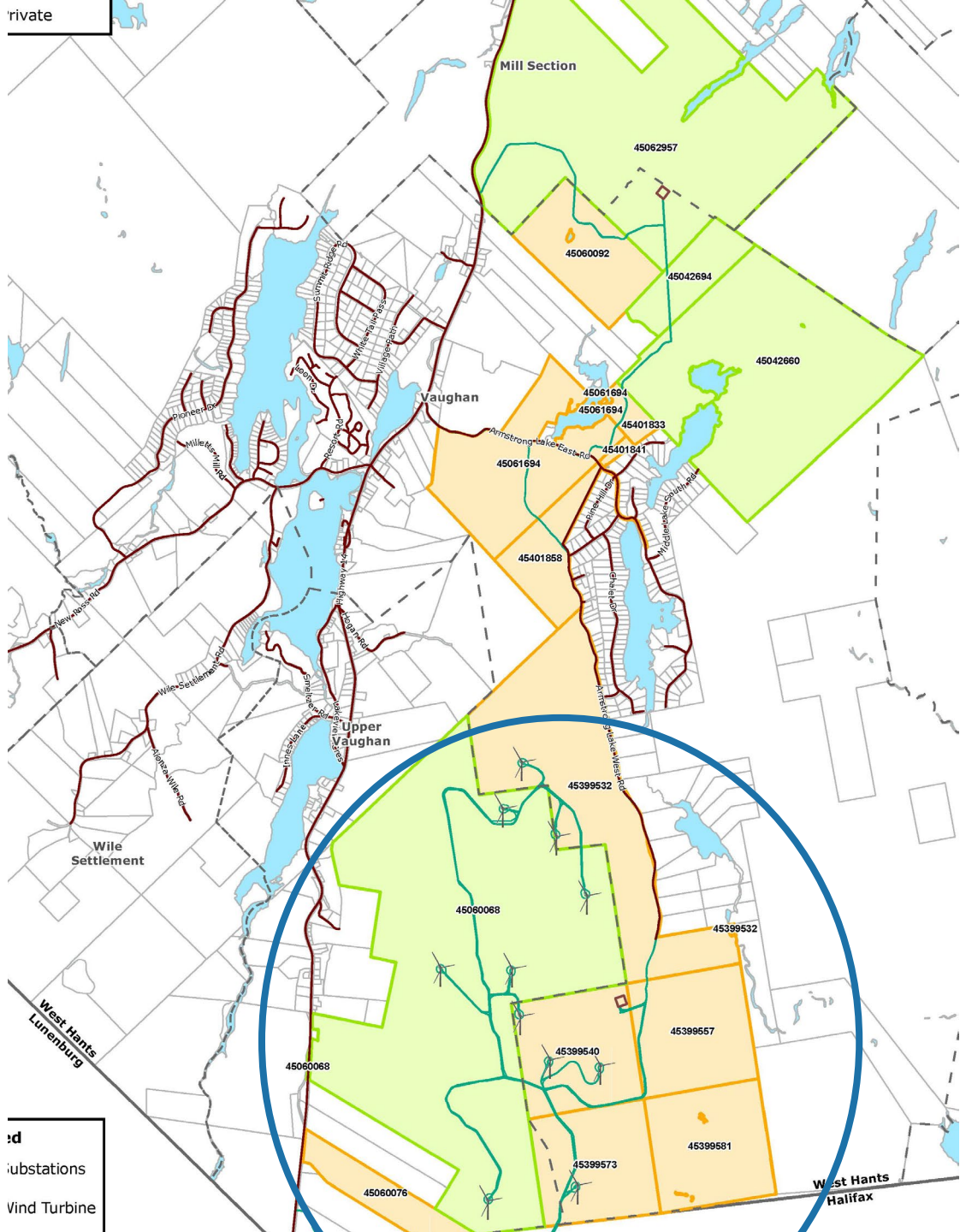
something inspiring awaits



Application

- A completed application was received on March 8th, 2024 from Bear Lake Wind Ltd.
- The application is for a development agreement to permit 11 turbines within West Hants, as part of a 15-turbine project that extends into neighboring municipalities.
 - 11 turbines in West Hants
 - 206m turbines (hub height of 125m)
 - 5.9MW turbines
 - 1km+ setback to homes
 - 550m+ setback to camps





Project Area

- Green – Crown Land
 - 7 turbines
- Orange – Private Land
 - 4 turbines
- Turbines are all over 1km from homes and 550m to cabins
- Turbines are all over 1.5 times the tip height to property lines

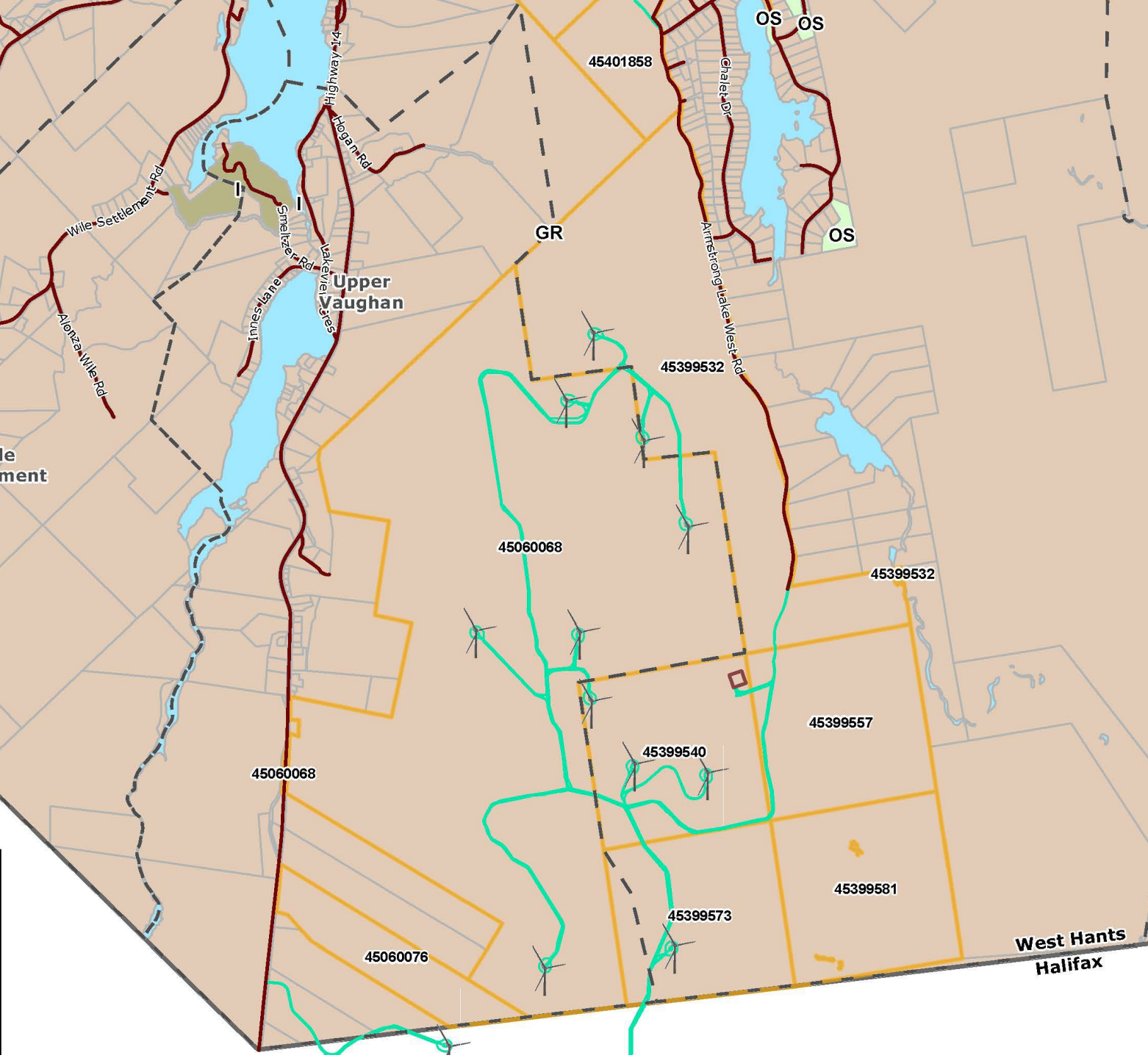


Application - Environmental Assessment

- Bear Lake Wind Ltd. registered the Bear Lake Wind Power Project for provincial environmental assessment (EA) on October 24, 2023.
- The provincial Minister of Environment and Climate Change approved the project on December 13th 2023.
 - Variety of conditions relating to: Water resources, habitat, flora and fauna, air/noise/visual impacts, complaint resolution plan, contingency plan, and decommissioning plan.
- All project information may be found on the Nova Scotia Environment and Climate Change website:

<https://novascotia.ca/nse/ea/bear-lake-wind-power/>





Zoning

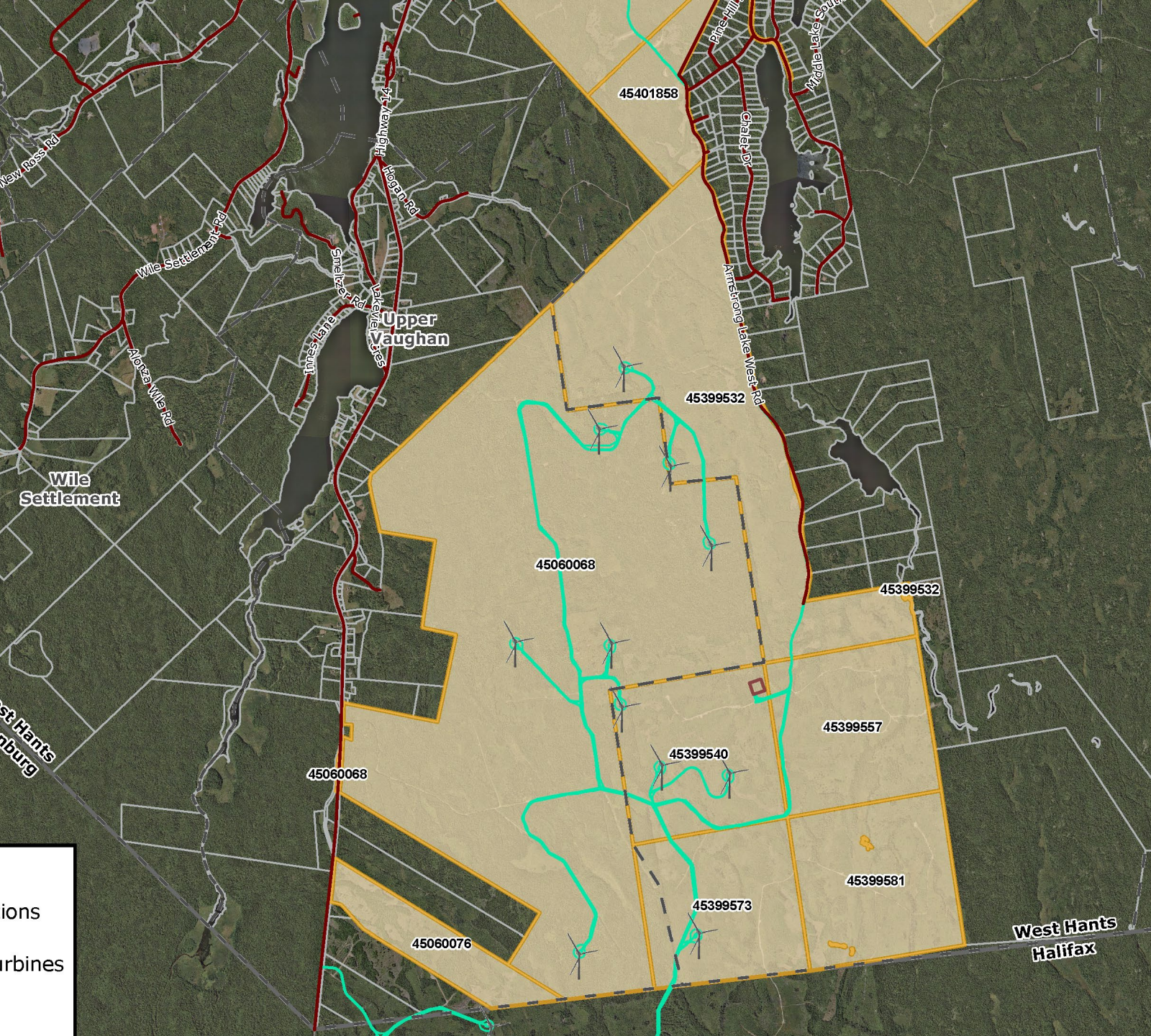
The proposed wind turbines are located on lands zoned General Resource (GR).

Rural Resource zone where resource uses are prioritized, and some rural residential/commercial is permitted

West Hants Municipal Planning Strategy

- **Policy 4.24.4** enables Council to consider installations of large wind turbines or wind farms by development agreement.
 - EA process completed
 - Adequate separation distance to minimize shadow and noise impacts
 - Not visually intrusive in the landscape, considering built form in the area
 - Safe roadway access can be provided
- **Policy 16.3.1** states general criteria for development agreements and amendments to the Land Use By-law.





Roads

- 61% existing road network
- New roads as needed
- Provides secondary emergency route

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something inspiring awaits



Public Information Meeting – April 8

Staff Review

PAC/HAC Review and Recommendation –
May 9, 2024*

Regional Council First Reading –
May 28, 2024*

Public Hearing & Second Reading –
June 25, 2024*

Notice placed in Paper

14-day appeal period

Process

Notice was placed in the Valley Journal. Notification sign on site.

Properties within 500 ft were notified of the Public Information Meeting

*anticipated date



Comments Submission

- Comments and questions can be submitted by the public until noon on **April 22**
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

Phone	902-798-8391 ext. 148
Email	mfredericks@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive

