



PUBLIC INFORMATION MEETING

1. Introduction by Chair
2. Overview of Proposal and Process (Kari Fougere)
3. Applicant presentation
4. Questions or Comments from the public
5. Conclusion of Public Information Meeting



Bear Lake Wind Project Development Agreement

Public Information Meeting

May 21st, 2025

something inspiring awaits



Application Overview

- **A completed application** was received on April 28th, 2025, from Rebecca Crump on behalf of Bear Lake Wind Ltd.
- The application is for a development agreement to permit **7 turbines** within West Hants Regional Municipality.
- This application for development agreement was previously submitted under previous MPS policy and withdrawn ; the applicants have **resubmitted a new, revised, application** to be considered under new MPS policy.



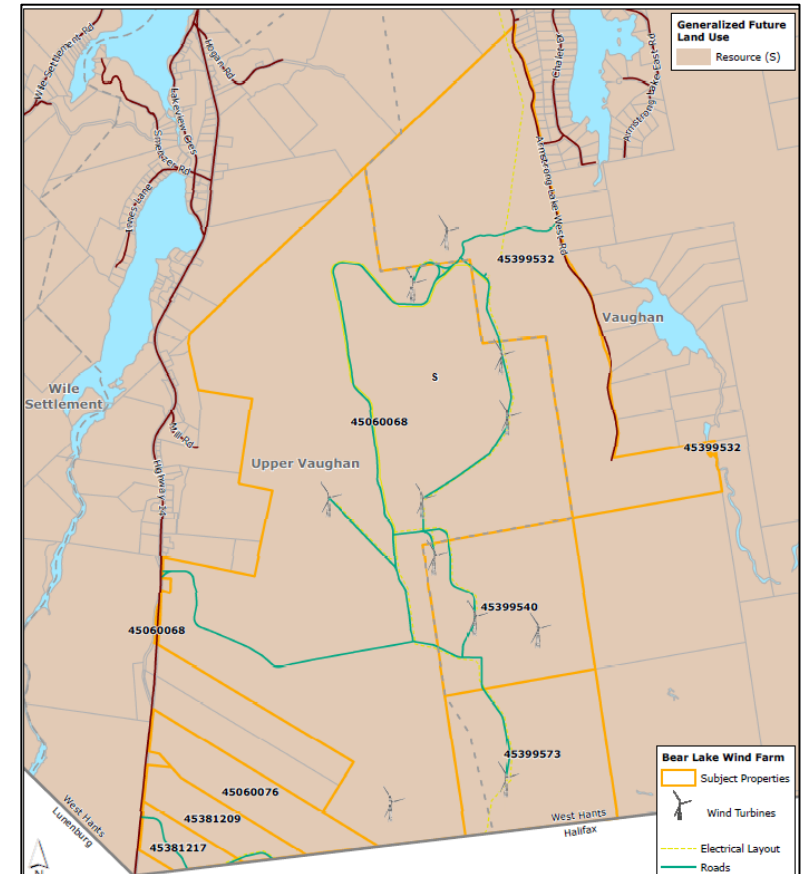
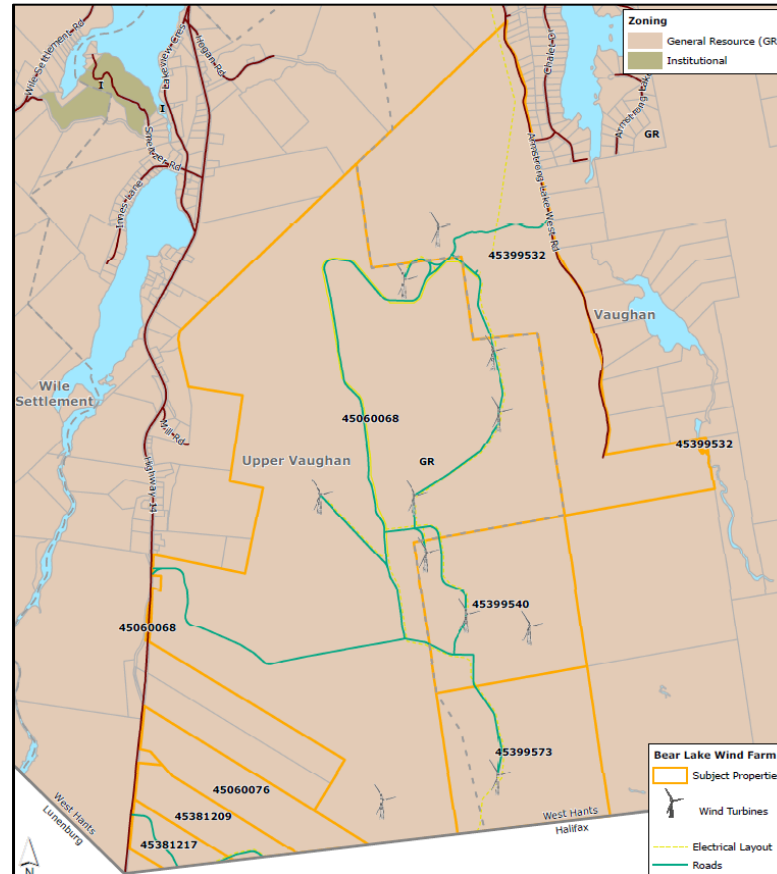
Relevant Legislative and Environmental Approvals

- **December 2023:** Application received **Environmental Assessment Approval** from the NS Department of Environment & Climate Change. A project description update was submitted to the EA branch-received approval for the changes on April 28, 2025.
- **January 2025:** WHMPS **policy was amended** with new requirements for large wind turbine development. Development agreement still required, but subject to amended criteria.



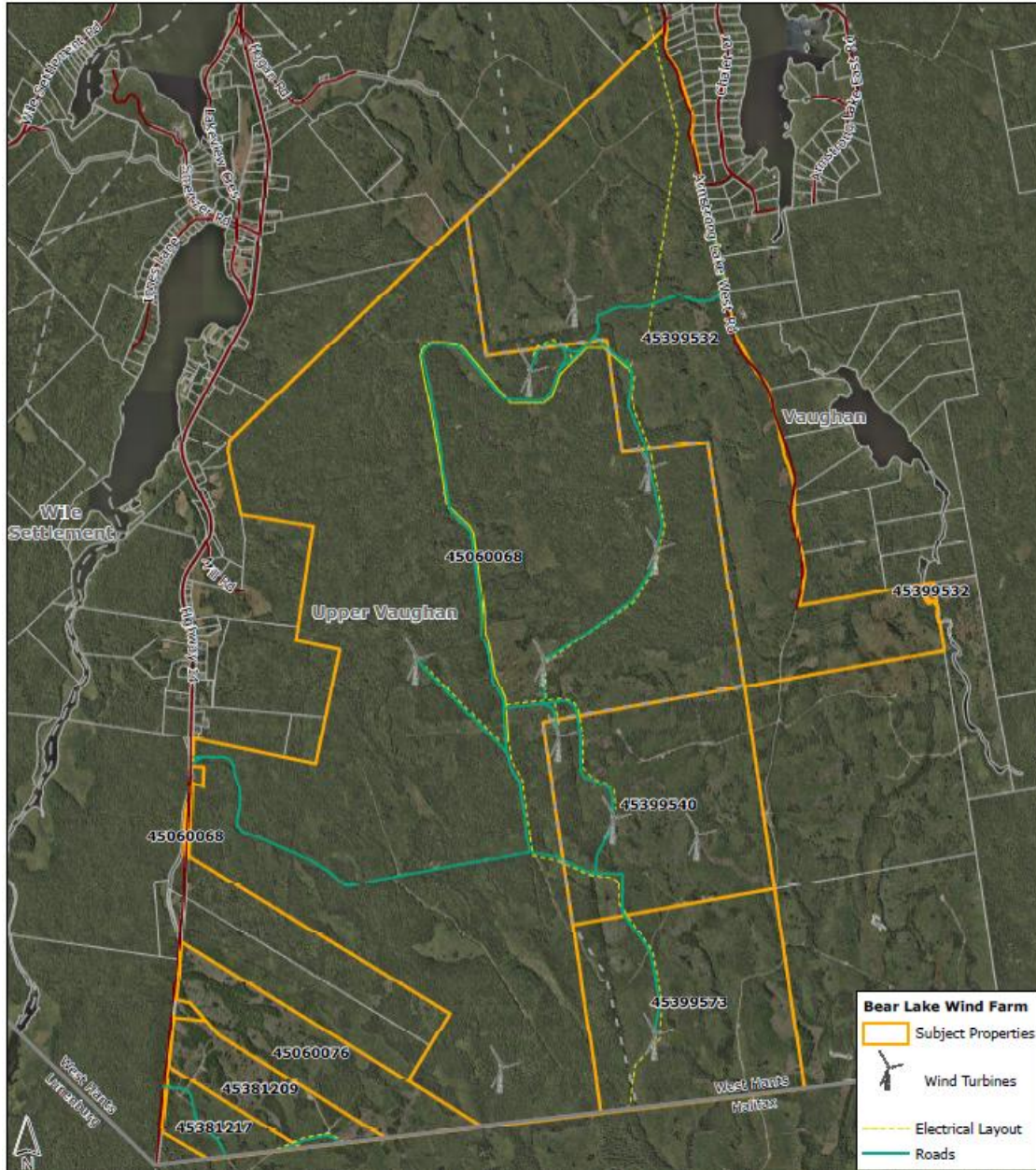
WHMPS and WHLUB Designation and Zoning

- Resource Designation
- Entire project area is within the General Resource (GR) zone.
 - Prioritizes resource uses, allows some rural residential and commercial uses.



Development Agreements

- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not permitted as of right in the underlying zone
- The Resource designation permits large scale wind turbine development by development agreement.



Project Area and Details

- 11 turbine project-7 turbines proposed in WHRM
- Each turbine: **8.0 MW capacity, 211m height.**
- Additional **4 turbines** in Chester and Halifax Regional Municipality.



West Hants Municipal Planning Strategy



Policy 4.24.4 enables Council to consider installations of large wind turbines or wind farms by development agreement.

Based on updated minimum planning standard from the Province.



Policy 16.3.1 states general criteria for amendments to development agreements.



Public Information Meeting – May 21st, 2025

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Notice of Approval in Paper

14 Day Appeal period

Process

Notice was placed in newspaper

Properties within 500' were notified of the Public Information Meeting



Comments Submission

- Comments and questions can be submitted by the public until noon on **June 4th, 2025**
- All correspondence should be sent to:

Kari Fougere, Acting Director of Planning and Development

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