

# Bear Lake Wind Farm Project

Public Information Meeting | May 21, 2025



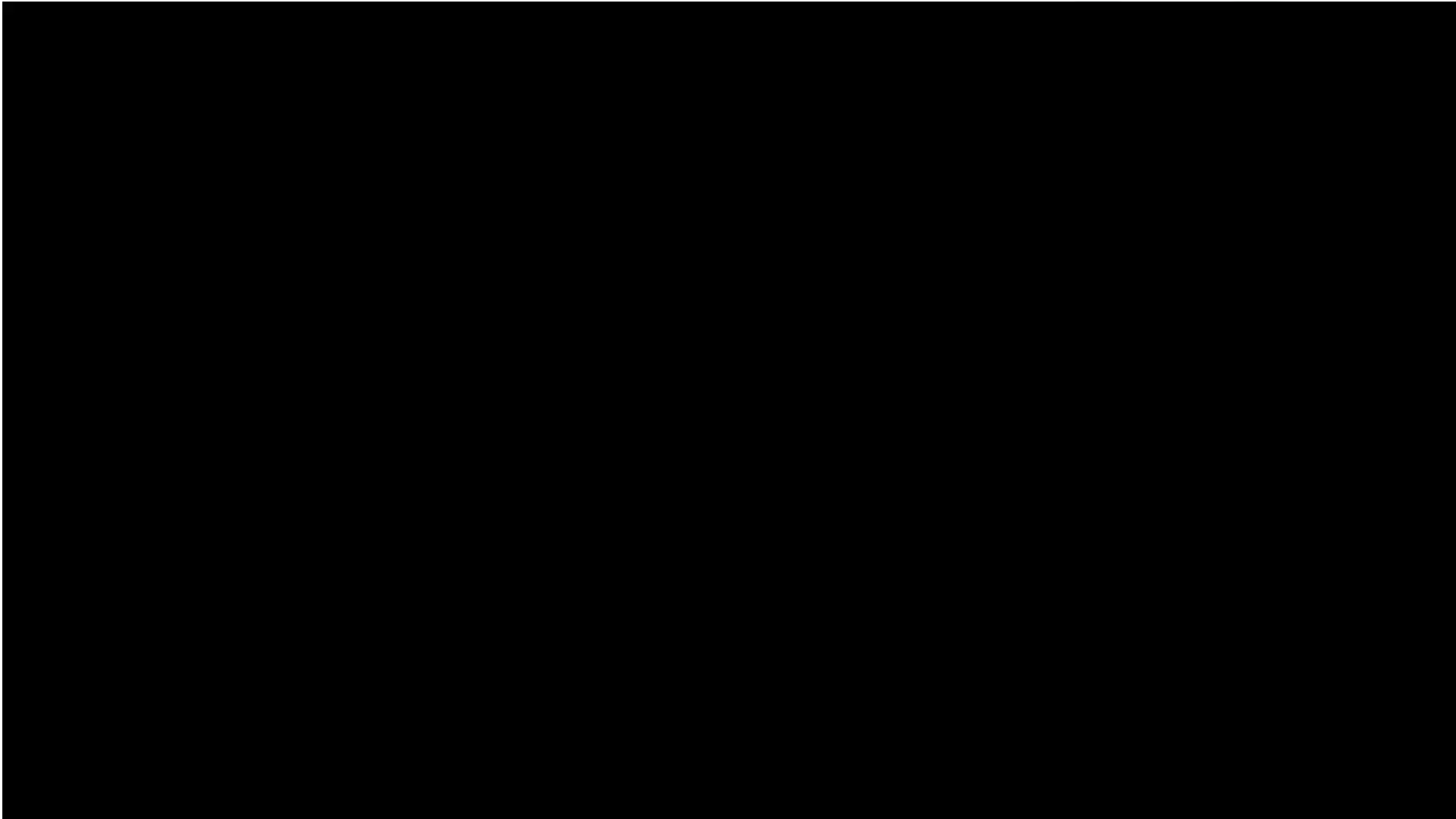
*Memberton*  
WELCOMING THE WORLD



**EVERWIND**

# Introduction Video

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# Overview of Speakers

*“Securing clean energy for generations to come is both a strong moral decision, and one that supports economic reconciliation through a meaningful partnership with EverWind.”*



**Chief Terry Paul**  
Chief & CEO



**Rebecca Crump**  
Head of Renewables  
EverWind



**Mark Stewart**  
Director of Engagement  
EverWind

# Project Update

## 2023/2024

### Ongoing engagement

- ✓ 5+ open houses
- ✓ Hants County Exhibition (2023 & 2024)
- ✓ Ongoing office hours in Upper Vaughan

### Environmental Assessment Approval

- ✓ December 2023 approved

### Municipal application and community benefits

- ✓ \$1,000/MW/year for community benefits
- ✓ \$750,000/year municipal taxes (\$450+k in West Hants)

## Today

### Incorporating What We Heard...

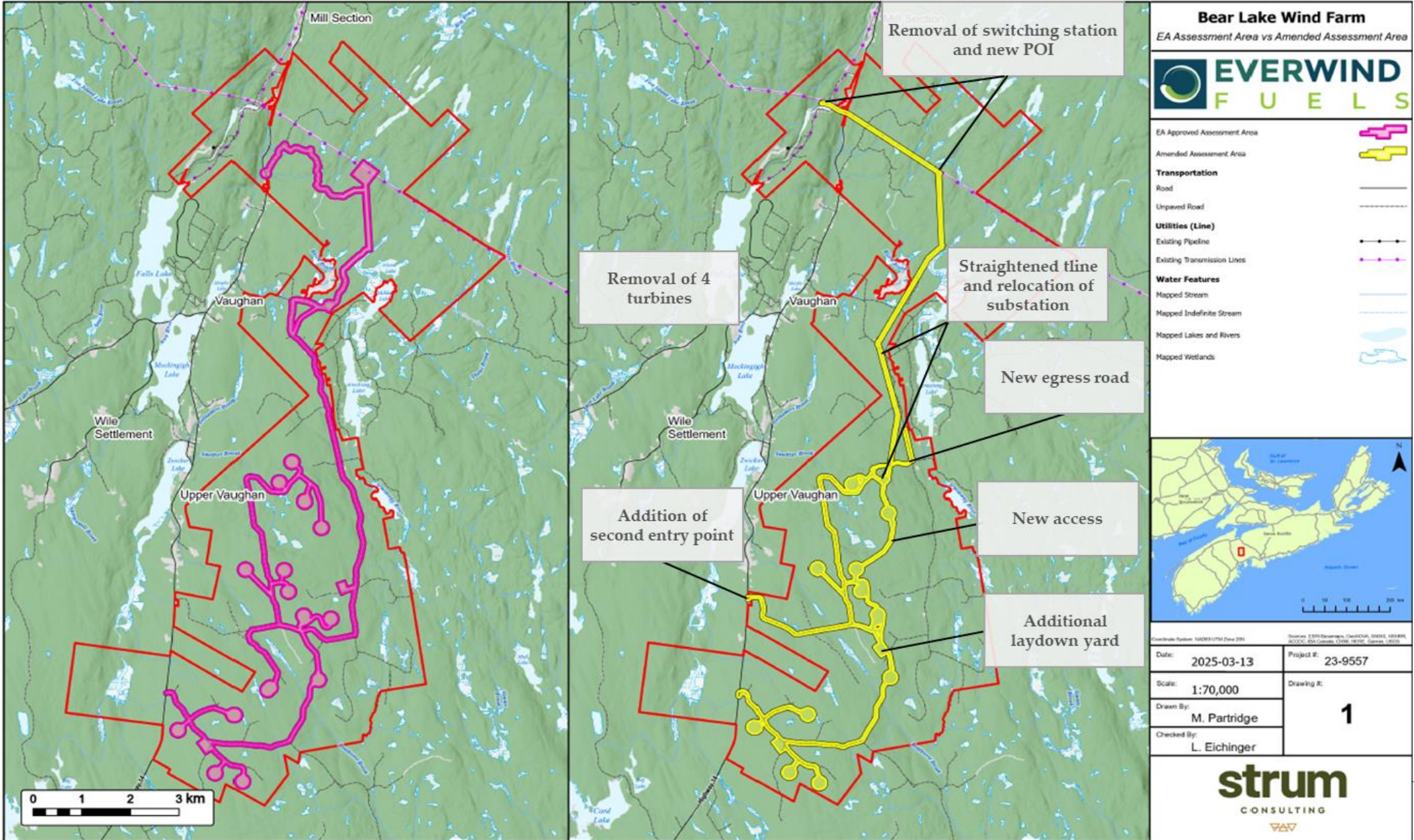
- ✓ Fewer turbines in West Hants
- ✓ Reduction of roads and infrastructure on Crown Lands and in West Hants
- ✓ Reduced environmental impact

### Same Clean Energy Generation, Community Benefits Package, and Commitments

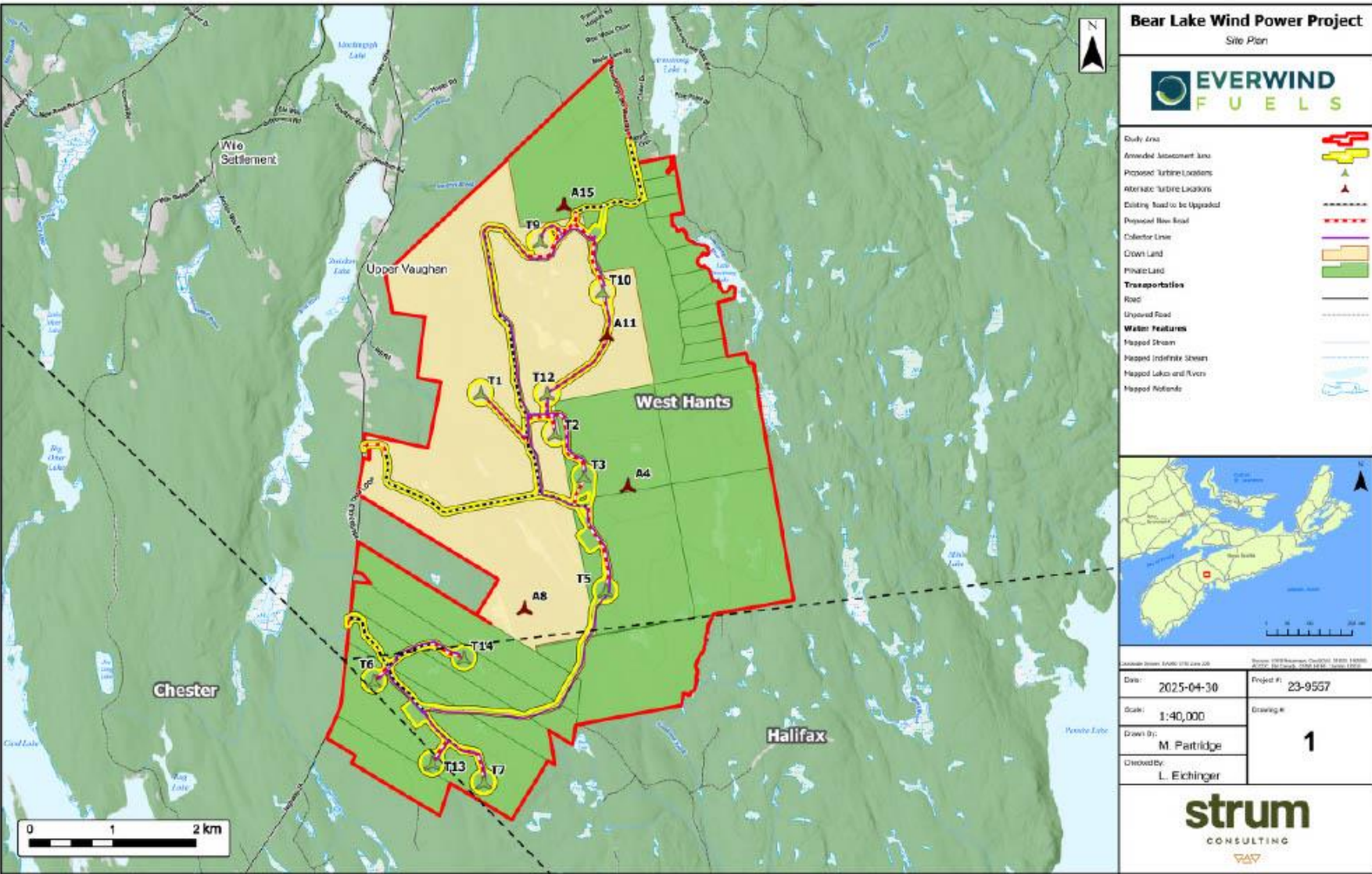
- ✓ \$1,000/MW/year for community benefits
- ✓ \$750,000/year municipal taxes (\$450k in West Hants)
- ✓ Second egress route for Chalet Hamlet
- ✓ Utilization of Aircraft Detection Lighting System – keeping night skies dark

### Development Application Re-Submitted with West Hants Regional Municipality

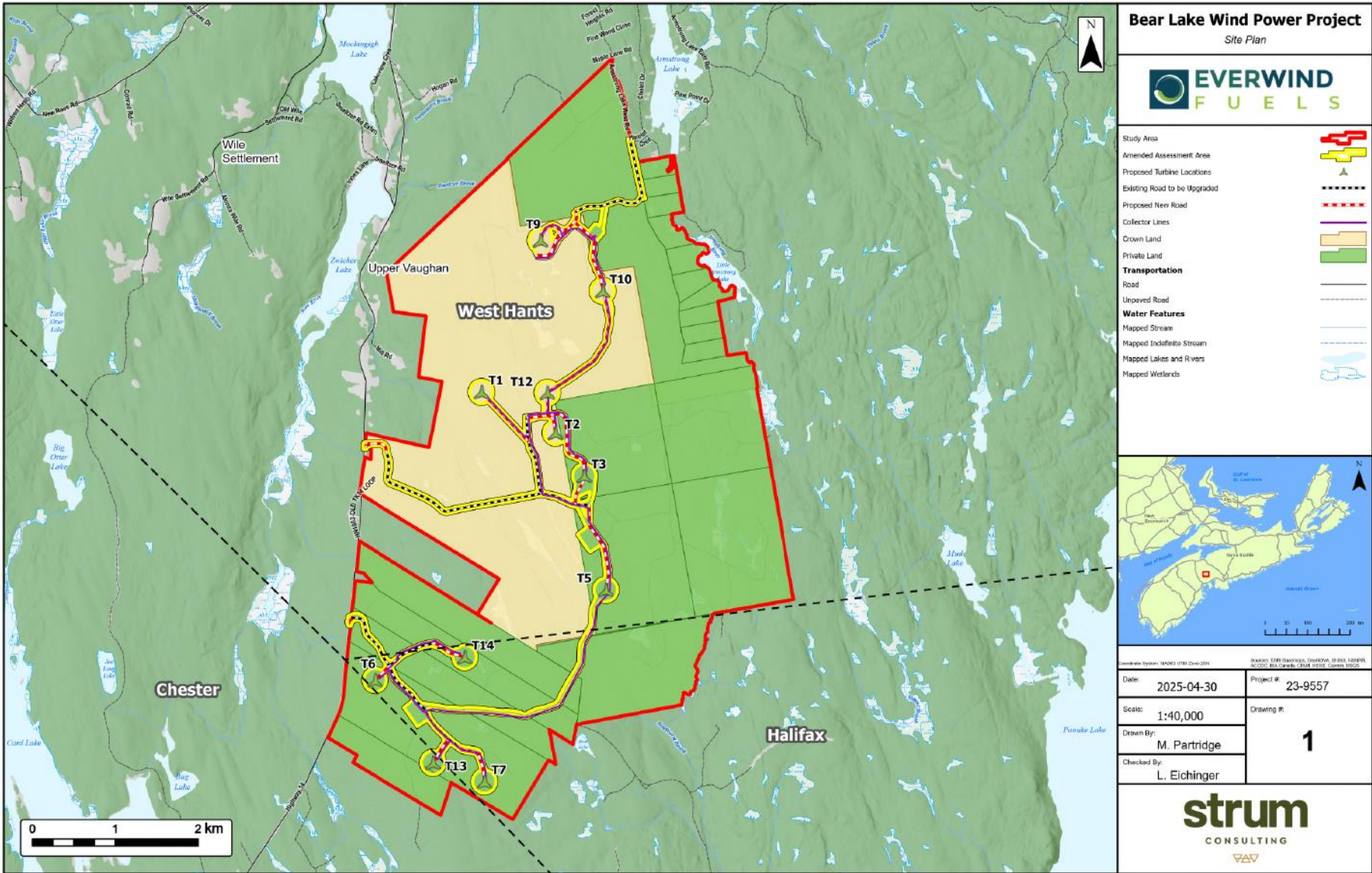
# Project Comparison (Old/Revised with alternate road & WTG)



# New Layout with Alternates



# Proposed Build for New and Improved Bear Lake



# Incorporating What We Heard...

|                                  | What We Incorporated  |
|----------------------------------|---|
| Project Size                     | ✓ <i>Removed 4 turbines (from 15 to 11 total)</i>   |
| Number of Turbines in West Hants | ✓ <i>Removed 4 turbines (from 11 to 7 in West Hants, 2 removed from Crown land)</i>                                     |
| Reduce New Roads                 | ✓ <i>39% reduction in length of new roads (5.2 km reduction)</i>  |
| Reduce Existing Road Upgrades    | ✓ <i>55% reduction in length of roads requiring upgrades (13.1 km reduction)</i>  |
| Reduce Wetland Impact            | ✓ <i>28% reduction in wetland area impacted (5 ha reduction)</i>  |
| Reduce Watercourse Impact        | ✓ <i>38% reduction in watercourse crossings (5 crossings eliminated)</i>  |
| Stormwater Management            | ✓ <i>Better than (commitment to work with Muni. Public Works to Improve SWM within our limits of disturbance (LOD))</i> |

# Bear Lake Wind Farm Project Overview

|                                    |  |
|------------------------------------|--|
| Project Capacity                   | ~88 MW   |
| Ownership                          | Membertou First Nation (Majority)<br>EverWind (Minority) |
| # Turbines                         | 11 turbines  |
| # Turbines on Private / Crown Land | 5 on Crown Land<br>6 on Private Land                     |
| Turbine Model                      | Goldwind GWH182-8.0                                      |
| Hub Height                         | 120 m  |
| Rotor Diameter                     | 182 m  |
| Target Start of Construction       | Early 2026   |
| Target Commercial Operation        | End 2027   |

# While Maintaining Clean Energy Generation and Commitments

|                              | What We Incorporated   |
|------------------------------|--|
| Municipal Tax                | ✓ ~\$22 million in municipal tax revenue for West Hants over project life (~\$31 million over the entire project municipalities) |
| Jobs                         | ✓ 6-12 P/T and F/T jobs during operations, hundreds during construction  |
| Voluntary Community Benefits | ✓ \$90,000 per year (proximity payment and vibrancy fund)<br>✓ \$50,000 in scholarships  |
| Decommissioning Security     | ✓ Funds set aside to cover 100% of net decommissioning costs   |
| CLC                          | ✓ Community Liaison Committee started with community members   |

**Binding Community Benefits Agreement to be signed with Municipality of West Hants**

# Significant Job Creation



## **Hundreds of Direct Jobs During Construction:**

- ✓ **Civil installation:** land clearing, forming, concrete supply, grouting, forming
- ✓ **Electrical installation:** overground installation, electrical testing, instrument installation
- ✓ **Turbine installation:** crane supply, turbine offload, mechanical and electrical work
- ✓ **Local businesses:** to benefit from increased local spending with larger local workforce

## **6-12 Part-Time and Full-Time Jobs during Operations and Maintenance:**

- ✓ HV Technicians / Electricians
- ✓ Wind Technicians
- ✓ Road Maintenance Workers
- ✓ Vegetation Management Service Providers
- ✓ Snow & Surface Removal
- ✓ Administrative Support
- ✓ Inventory / Materials Management

**A job fair will be held one month prior to start of construction**  
**On-the-job training will be available**

# Meets All WHMPS Criteria

*Policy 4.24.4: It shall be the policy of Council to consider the development of permanent or long-term installations of large wind turbines or wind farms outside the Growth Centre, Village and Hamlet designations by development agreement, having regard to the following (amended by file #24-01 – effective January 24, 2025):*

(a) any required provincial and/or federal government environmental assessment processes have been completed;



**Met**

(b) adequate separation distances are maintained from adjacent land uses to minimize impacts of noise and shadow and to ensure public safety, but installations shall not be required to have separation distances from a dwelling that exceed the greater of; (i) four times the wind turbine height; and (ii) the distance required to ensure that a. sound levels from the wind turbine do not exceed 40 dBA at the exterior of a residential dwelling, and b. a residential dwelling receives less than 30 minutes per day or 30 hours per year of shadow flicker;



**Met / Exceeded**

(c) safe roadway access can be provided;



**Met / Exceeded**

(d) any other matter which may be addressed in a development agreement; and (e) Policy 16.3.1.



**Met / Exceeded**

# Summary

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- We heard your concerns and made significant changes including:
  - ✓ Fewer turbines in West Hants
  - ✓ Reduction of roads and infrastructure
  - ✓ Reduced environmental impacts
- We're maintaining our community benefits while reducing the project footprint
- We're going beyond what is required to achieve regulatory requirements to ensure safety and reduced impacts
- We're committed to:
  - ✓ Ongoing communication and transparency
  - ✓ Maximizing the benefits to the local area
  - ✓ Bringing economic benefits to the region

# Question & Answer