

# Bear Lake Wind Project Development Agreement

Planning and Heritage Advisory Committee

July 10, 2025

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# Application Overview

- **A completed application** was received on April 28<sup>th</sup>, 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- This application for development agreement was previously submitted under previous MPS policy and withdrawn ; the applicants have **resubmitted a new, revised, application** to be considered under new MPS policy.



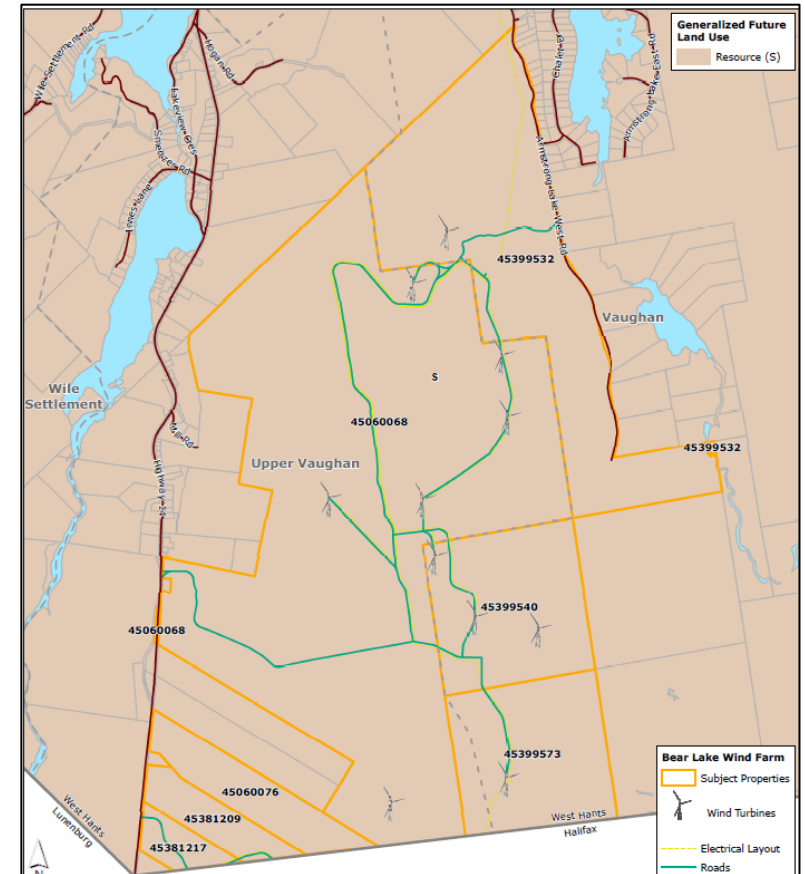
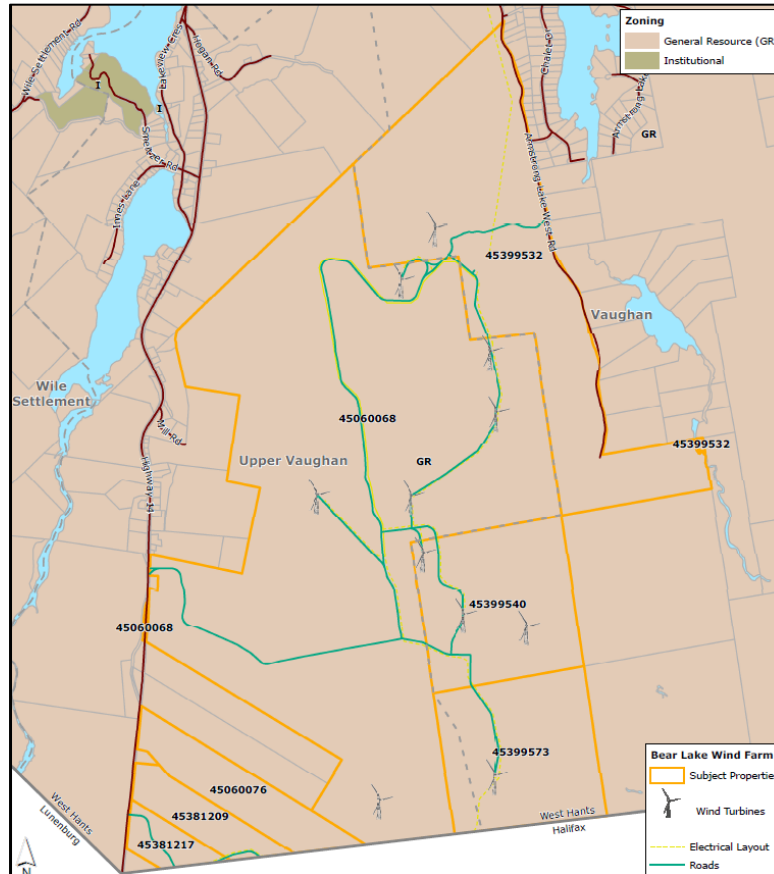
# Relevant Legislative and Environmental Approvals

- **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.



# Public Information Meeting Notes

- A Public Information Meeting was held on May 21, 2025. The meeting was broadcasted live on the Municipal Facebook page.
- 31 members of the public attended the Public Information Meeting, with several speaking during the meeting.
- Staff received emails from several individuals during the public comment period.



# Public Comment Summary

Those opposed to the project cited the following concerns:

- Environmental impacts
- Well water / drinking water impacts from blasting
- Cost and repairs
- Monitoring of the requirements in the Environmental Assessment
- Aircraft detection system and radar interference
- Perceived health impacts
- Exporting power
- Too many wind farms
- Perceived impact to property values
- Fire suppression concerns



# Public Comment Summary

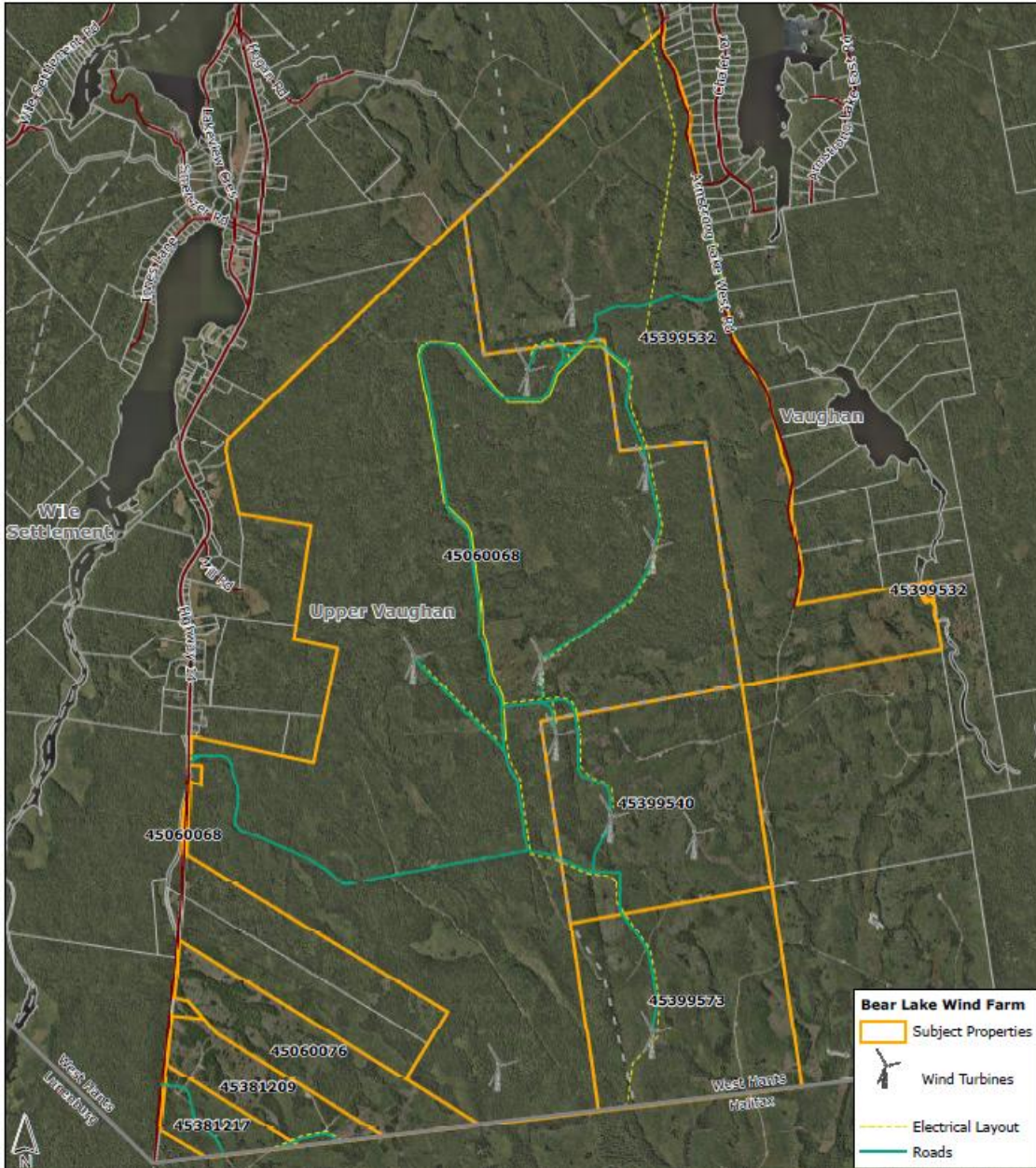
Those in favour to the project cited the following benefits:

- Community benefits agreements
- Tax revenue for the municipality
- Secondary access for Chalet Hamlet



# 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

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



# Development Agreement Details

## *Requirements*

- Permits a wind farm including all associated equipment and facilities necessary
- A total of 7 turbines
- Setbacks:
  - Property line setback equal to 1.1 times the height of a turbine
  - 550 metres from any turbine to any woods camp
  - 4 times the height of the turbine, or distances required to meet shadow flicker and noise levels to any dwelling
- Primary access from Highway 14; emergency access/egress to be provided to Chalet Hamlet
- Stormwater management plan prior to development permit
- Decommissioning Fund



# Development Agreement Details

## *Substantive Matters*

- the uses permitted on the Property, including the maximum number of turbines;
- the minimum setback requirements;
- the requirements for a stormwater management plan; and
- the secondary emergency access requirement.



# 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.

- the proposed development has received Environmental Assessment Approval from the Minister of Environment and Climate Change;
- Separation distances have been met and/or exceeded the minimum requirements; and
- the developer is working directly with representatives from the Nova Scotia Department of Public Works to ensure that all necessary permits and road upgrades are completed.



# West Hants Municipal Planning Strategy



**Policy 16.3.1** states general criteria for amendments to development agreements.

The Policy criteria have been met since:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Development Officer, Manager of Building and Fire Inspection Services, Fire Chief, and Area Manager of the Nova Scotia Department of Public Works have no concerns which have not been addressed in the report.



Public Information Meeting – May 21<sup>st</sup>,2025

Staff Review

**PAC/HAC Review and Recommendation**

Council First Reading- July 22, 2025\*

Public Hearing & Second Reading- September 2025\*

Notice of Approval in Paper

14 Day Appeal period

# Process

\*anticipated date



# Recommendations (1 of 2)

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow a Wind Farm on PIDs 45399540, 45399573, 45381217, 45381209, 45399532, 45060068, and 45060076 which is substantively the same as the draft set out in **Attachment C of the report File #25-18 to the Planning and Heritage Advisory Committee dated July 10<sup>th</sup>, 2025.**



# Recommendations (2 of 2)

...that PAC/HAC recommends that Council require that the development agreement with Bear Lake Wind Ltd., Wagner Forest NS Ltd., and Atlantic Star Forestry Ltd., for PIDs 45399540, 45399573, 45381217, 45381209, 45399532, 45060068, and 45060076 be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.





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