

Bear Lake Wind Project Development Agreement

Council First Reading

July 22, 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- This application for development agreement was previously submitted under previous MPS policy and withdrawn ; the applicants have **resubmitted a new, revised, application** to be considered under new MPS policy.



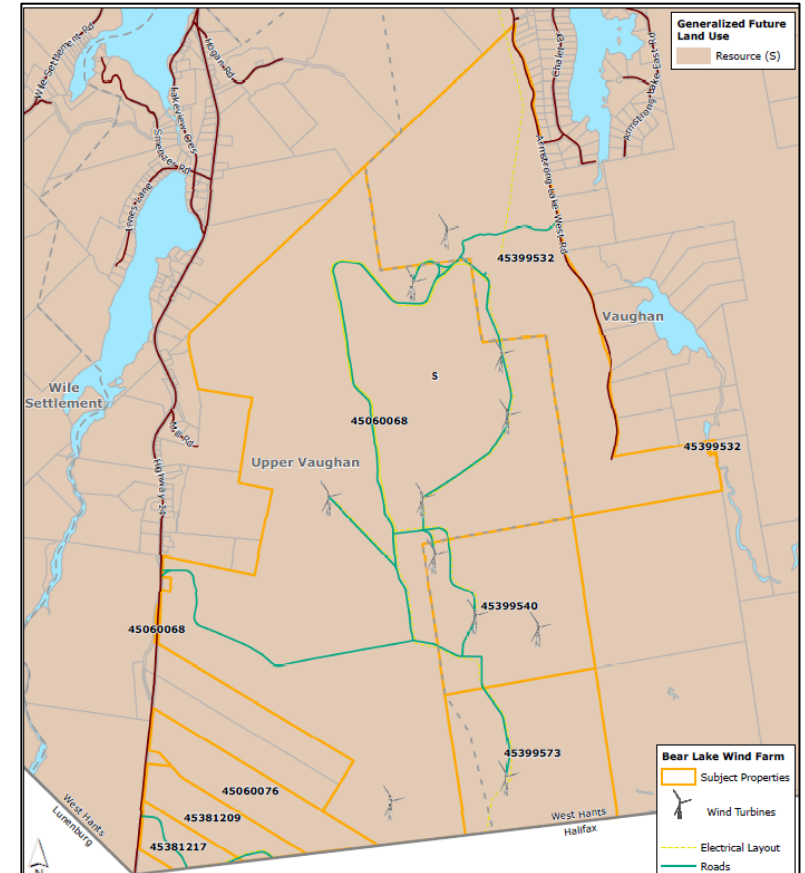
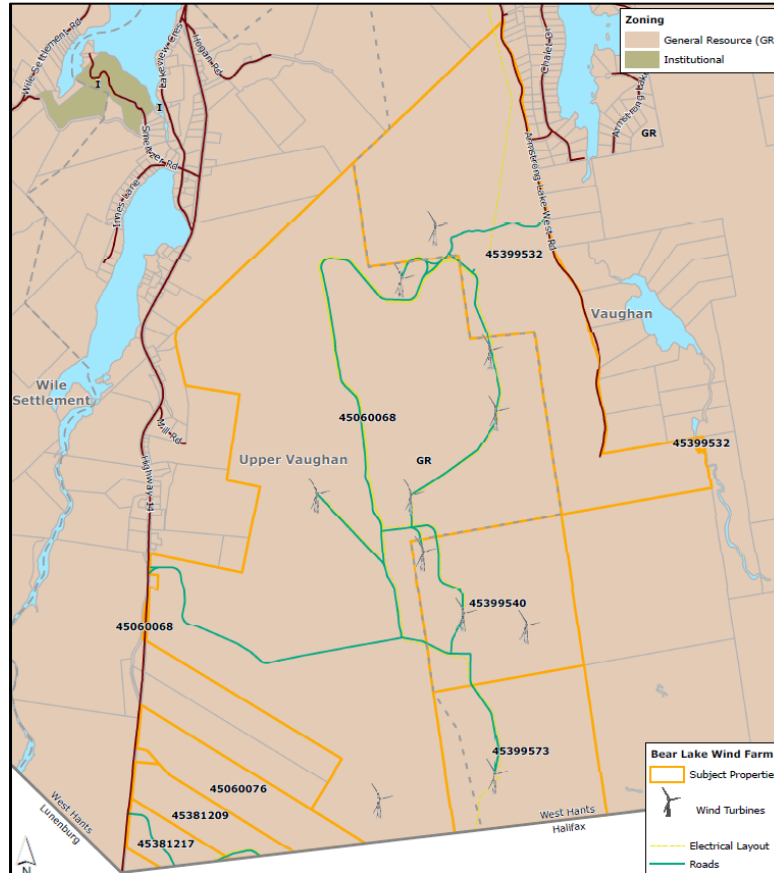
Relevant Legislative and Environmental Approvals

- **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.



Public Information Meeting Notes

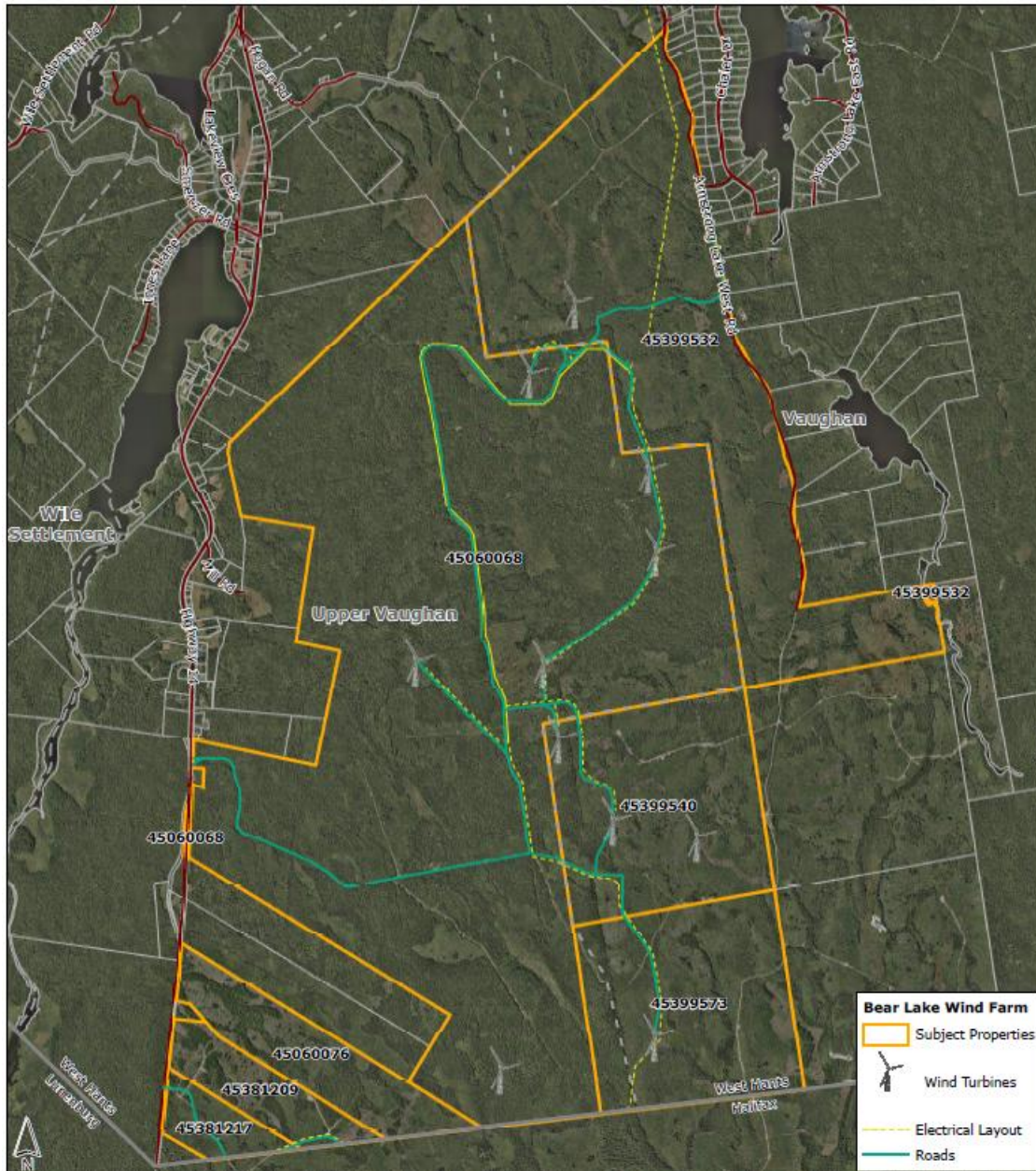
- A Public Information Meeting was held on May 21, 2025. The meeting was broadcasted live on the Municipal Facebook page.
- 31 members of the public attended the Public Information Meeting, with several speaking during the meeting.
- Staff received emails from several individuals during the public comment period.
- Major topics included:
 - Concerns about number of wind farms in the area, environmental concerns, and fire suppression.
 - Support for tax revenue, community benefits agreement and 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.



Policy 16.3.1 states general criteria for amendments to development agreements.



Planning and Heritage Advisory Committee

- The Planning and Heritage Advisory Committee (PAC/HAC) recommendation in favour of the application but also passed the following motion for Council take additional factors into account when considering this file:

...as it relates to the Bear Lake Development Agreement file, PAC/HAC recommends that Council also give consideration to the gated emergency access, questions on fire suppression, the vibrancy fund including a community park, and assurances related to well water that potentially could be impacted due to blasting.



Planning and Heritage Advisory Committee

- Gated emergency access
- Fire suppression
- Community park
- Water quality



Public Information Meeting – May 21st,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 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 10th, 2025.

Recommendations (2 of 2)

...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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