

# Bear Lake Wind Farm Project

Second Reading & Public Hearing | September 23, 2025



*Memberton*  
WELCOMING THE WORLD



**EVERWIND**

# Overview of Speakers



**Rebecca Crump**  
Head of Renewables  
EverWind



**Brendan Chard**  
VP Power  
EverWind



**Jeff Bonazza**  
Director of Environment  
EverWind



**Mark Stewart**  
Director of Engagement  
EverWind

*“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



# Introduction Video – A Message from Chief Terry Paul



[Click here to watch Chief Terry Paul's Video](#)

# Project Update

## 2023/2024

### Ongoing engagement

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

### Approvals

- ✓ Environmental Assessment December 2023
- ✓ Halifax Regional Municipality Permit September 2025
- ✓ Chester Municipal Permit September 2025

### 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

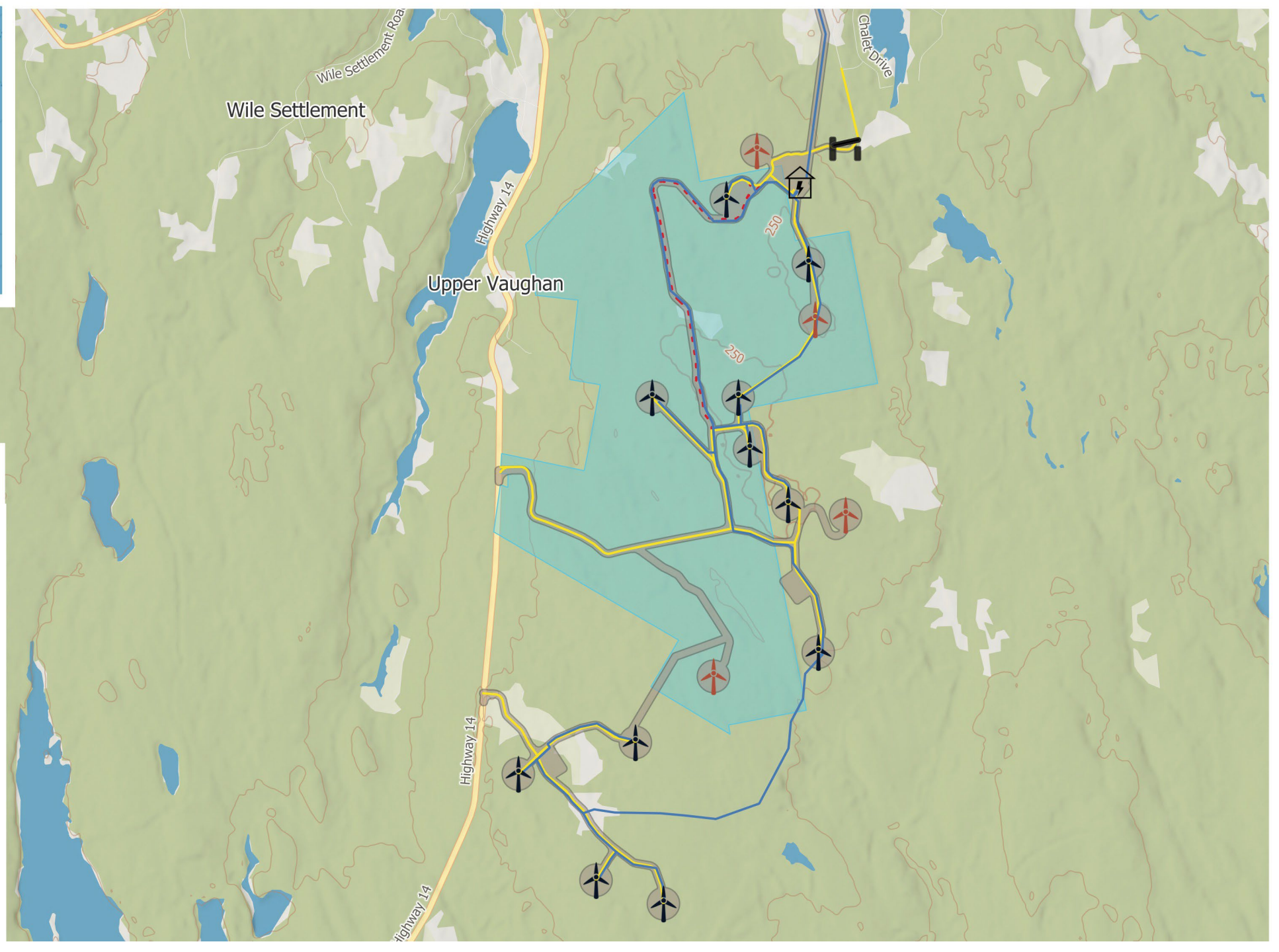
- ✓ \$1,000/MW/year for community benefits
- ✓ \$750,000/year municipal taxes (\$450k in West Hants)
- ✓ Second egress route for Chalet Hamlet
- ✓ Utilization of Aircraft Detection Lighting System – keeping night skies dark

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



# Bear Lake Wind Farm

-  Turbine Locations
-  Alternate Turbine Locations
-  Substation and O&M Building
-  Proposed Gate Location
-  Collector Lines
-  Roads
-  Alternate Roads
-  Assessment Area
-  Crown Land



# 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) EverWind (Minority)
# Turbines	11 turbines
# Turbines on Private / Crown Land	5 on Crown Land 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) ✓ \$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

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*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;

- **Completed:** Bear Lake Wind Farm has received approval through the Provincial Environmental Assessment process in December 2023.

(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;

- **Completed/Exceeded:** Bear Lake Wind Farm exceeds the minimum separation distance to a dwelling, with a setback of 1000m in use, greater than the Provincially legislated setback of 4x turbine height (844m.). The project layout is also compliant on sound levels and shadow flicker for all dwellings.

# Meets All WHMPS Criteria

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*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):*

(c) safe roadway access can be provided;

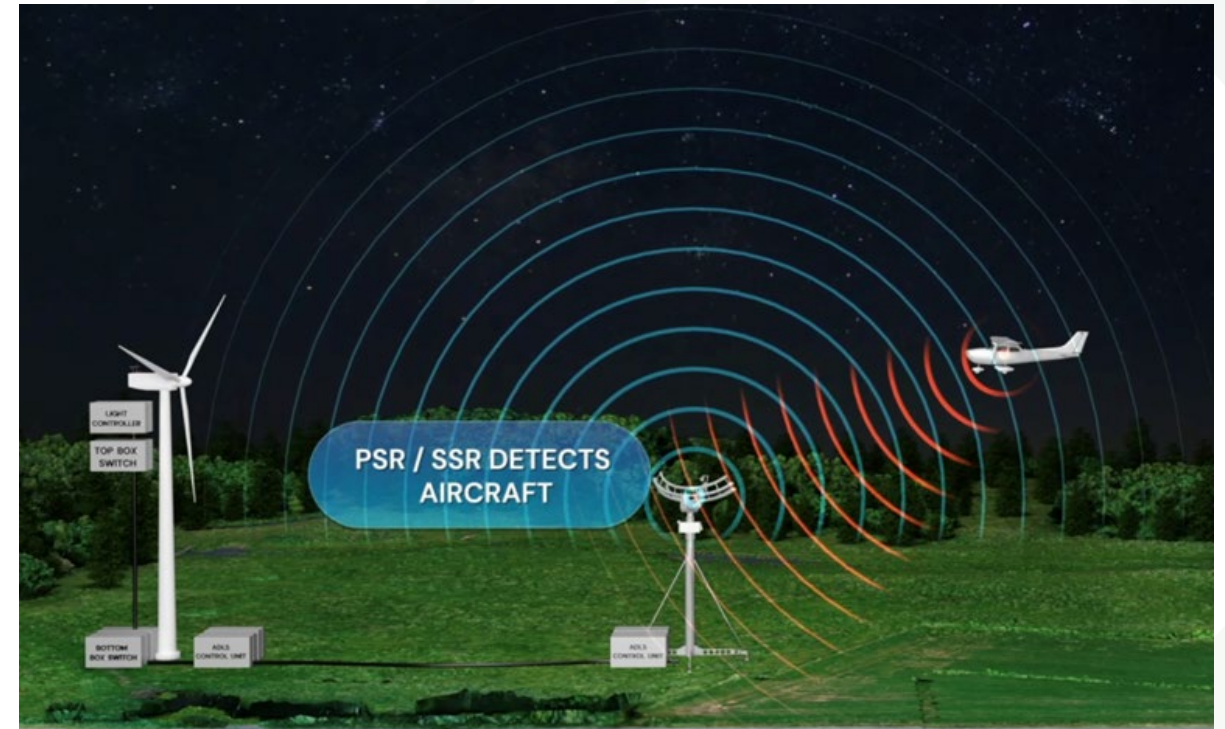
➤ **Completed/Exceeded:** Safe roadway access will be provided. NSDPW has confirmed the proposed turbine locations are acceptable and that site access is suitable. We are in direct consultation with NSDPW and are committed to providing ongoing updates. We have engaged a transport/logistics specialist to complete a detailed transport and delivery routing study to confirm infrastructure capacity for component delivery; after internal review, this will be shared with NSDPW to finalize permits and any upgrades.

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

➤ **Completed/Exceeded:** The Development Agreement has been negotiated and agreed upon with West Hants and has been recommended by West Hants staff based on the fact that the proposed development is deemed “consistent with the intent, objectives, policies and criteria of WHMPS.”

# Aircraft Detection Lighting System (ADLS)

- Utilization of Aircraft Detection Lighting System – keeping night skies dark
- ADLS are radar-based systems used on wind turbines projects to reduce light pollution
- Only turning red lights on when a small plane is approaching a wind farm at night
- When a plane is flying 3 nautical miles from the wind farm at an elevation of 2,000 ft
- When the plane leaves the area, the lights are shut back off.
- EverWind is committed to using ADLS systems subject to Transport Canada approval



Keeping Dark Skies Dark!

# Gated Emergency Access

- During the June PAC/HAC meeting, a motion was added to consider inclusion of a gate on the emergency access road at the North of the site.
- To ensure access in the event of an emergency and based on discussions held with community and the CLC, Everwind proposes use of a pushable barrier gate.
- Everwind is open to gating ideas that help maintain emergency access while reducing unintended use of the road and increased traffic



# Fire Suppression

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- During the June PAC/HAC meeting, a motion was added to consider inclusion of a fire suppression system within the turbines.
- While the likelihood of fires within turbines is very low, there are methods to reduce risk including active fire suppression and condition monitoring.
- Condition monitoring allows for early warning of issues within turbines and can act as a preventive to catch problems that could lead to fire in advance. We are committed to having a robust conditioning monitoring system in our turbines and a fire management plan as outlined in project contingency plan as part of construction and operations.
- We have engaged with the local fire department and chief, and while an active fire suppression system may be ideal in theory, it does not change how the fire department would approach a turbine fire in practice.

# Vibrancy Fund

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- During the June PAC/HAC meeting, a motion was added to consider that the Community Benefits fund may go toward development of a local park.
- Although we have made changes to the layout, we are adhering to our previous commitments to the Community Benefits Fund in the proposed Community Benefits Agreement (CBA) of \$90,000 annually. This amount is currently broken down into approximately \$70,000 annually for proximity payments and \$20,000 annually for the vibrancy fund. This fund is to be allocated by the Community Liaison Committee (CLC). How these funds are allocated is ultimately the decision of the CLC.
- There are additional benefits detailed within the CBA including:
  - A bursary program including 10 bursaries in the amount of \$5,000 each for residents entering their first year of post-secondary education in relevant fields.
  - Business and development opportunities for the local labour market
  - Municipal tax revenue in excess of \$31,000,000 over the life of the Project
  - Local labour directives
- The CBA is a binding condition of the Development Agreement signed between the project and the municipality.

# Blasting Impacts

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- If blasting is required for construction, EverWind will develop and implement a Blasting Plan, per Condition 5.5 of the EA Approval.
- Groundwater wells within 800 m of blasting activities will be monitored in accordance with NSECC's Procedure for Conducting a Pre-Blast Survey.
- Pre-blast groundwater well monitoring will include analysis for uranium and arsenic.
- If demonstrable changes in groundwater quantity or quality to a well are detected due to Project activities, an alternative water supply, of equal or better quantity/quality than that impacted, will be provided to the landowner.
- Sulphide potential in bedrock (Acid Rock Drainage) was sampled during pre-construction geotechnical surveys and was not identified.

# Summary

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- We heard your concerns and made significant changes including:
  - ✓ Fewer turbines in West Hants and on Crown Land
  - ✓ 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
  - ✓ Working with council and community to ensure project is managed in a way that meets their expectations including gated access road.
  - ✓ Using the Community Liaison Committee as a forum to engage with community and address concerns

# Question & Answer