

Bear Lake Wind Farm Project

Public Information Meeting | May 21, 2025



Membertou
WELCOMING THE WORLD



EVERWIND

Introduction Video – A Message from Chief Terry Paul



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

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...

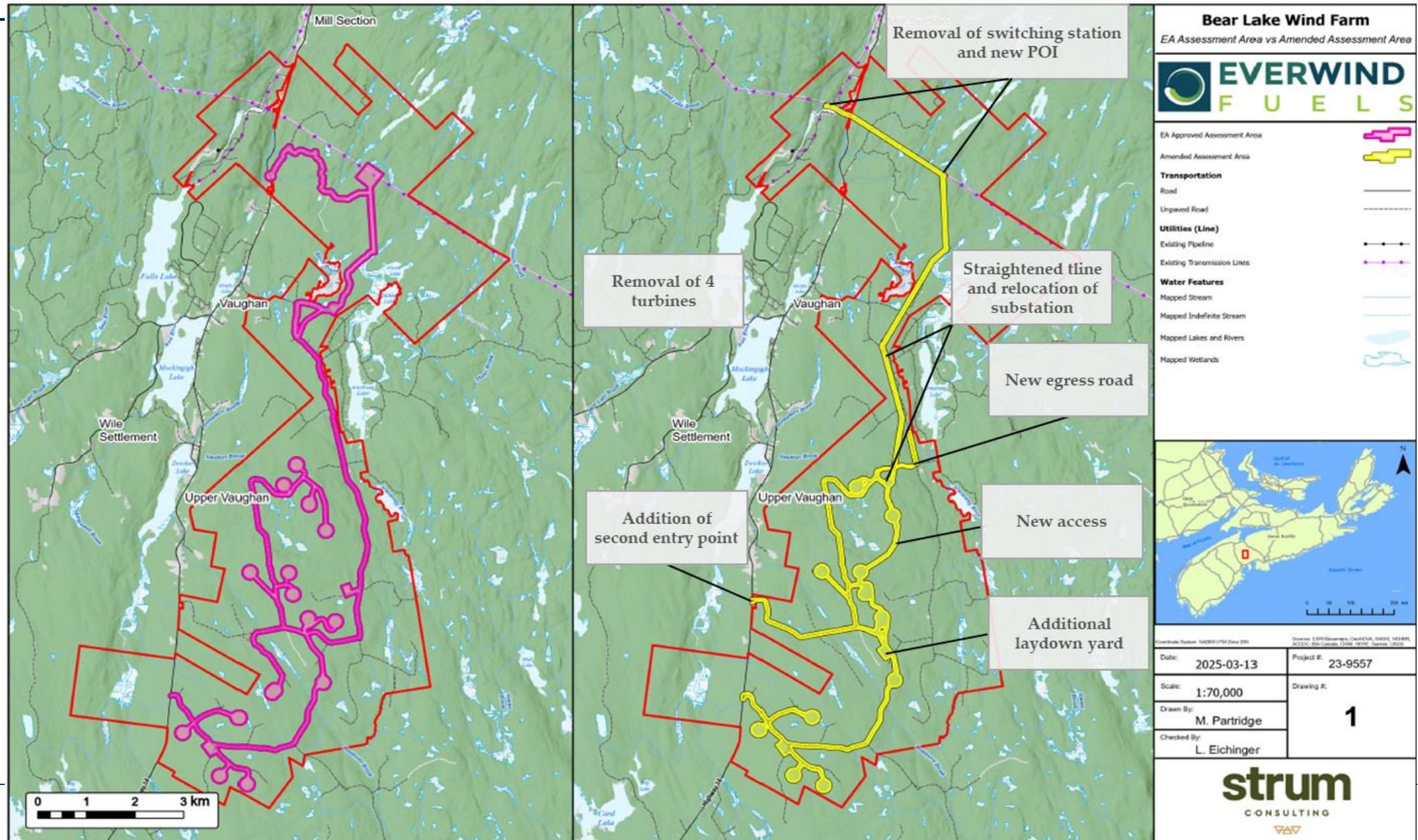
- ✓ Fewer turbines in West Hants
- ✓ Reduction of roads and infrastructure on Crown Lands and in West Hants
- ✓ Reduced environmental impact

Same Clean Energy Generation, Community Benefits Package, and Commitments

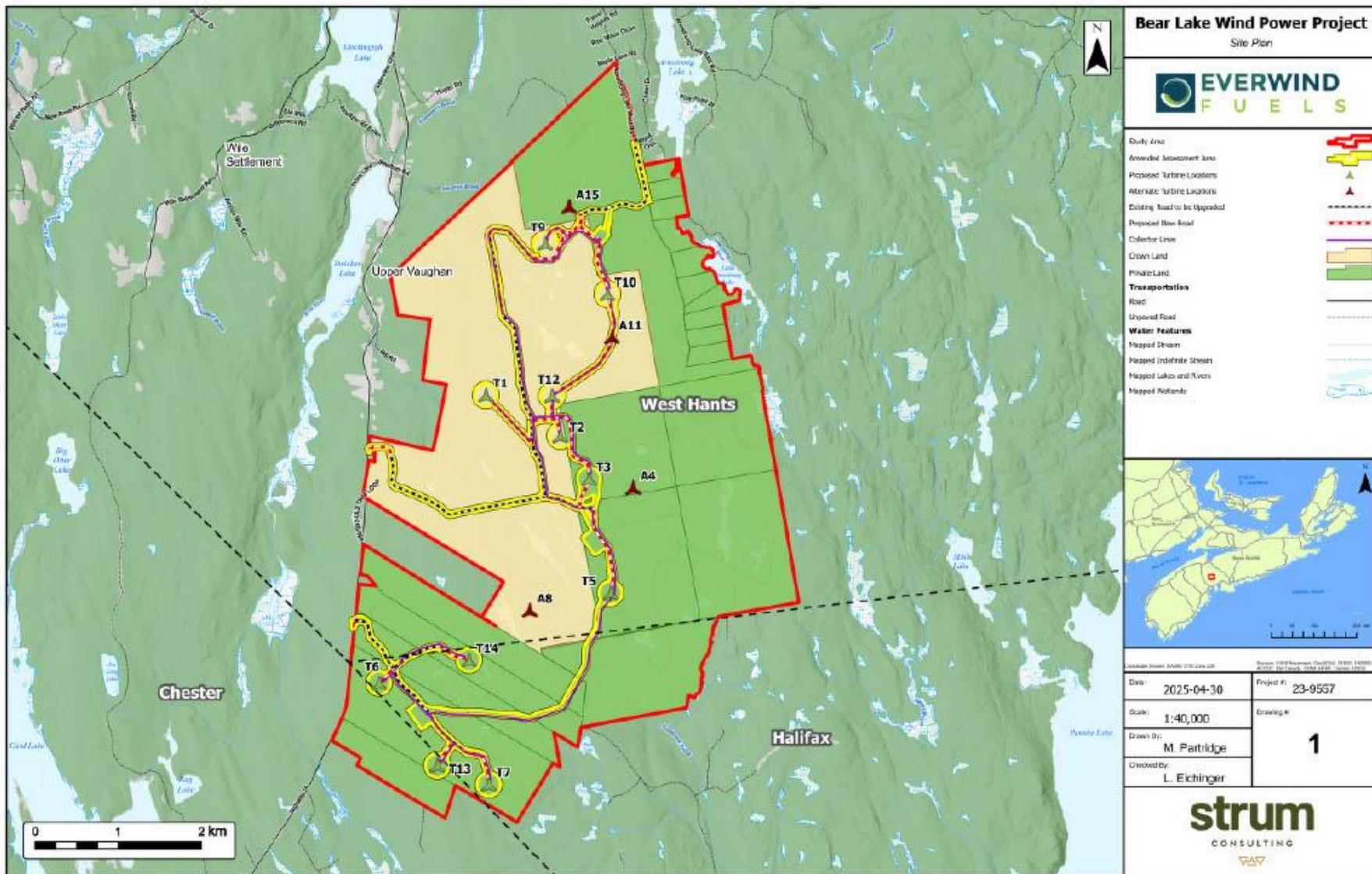
- ✓ \$1,000/MW/year for community benefits
- ✓ \$750,000/year municipal taxes (\$450k in West Hants)
- ✓ Second egress route for Chalet Hamlet
- ✓ Utilization of Aircraft Detection Lighting System – keeping night skies dark

Development Application Re-Submitted with West Hants Regional Municipality

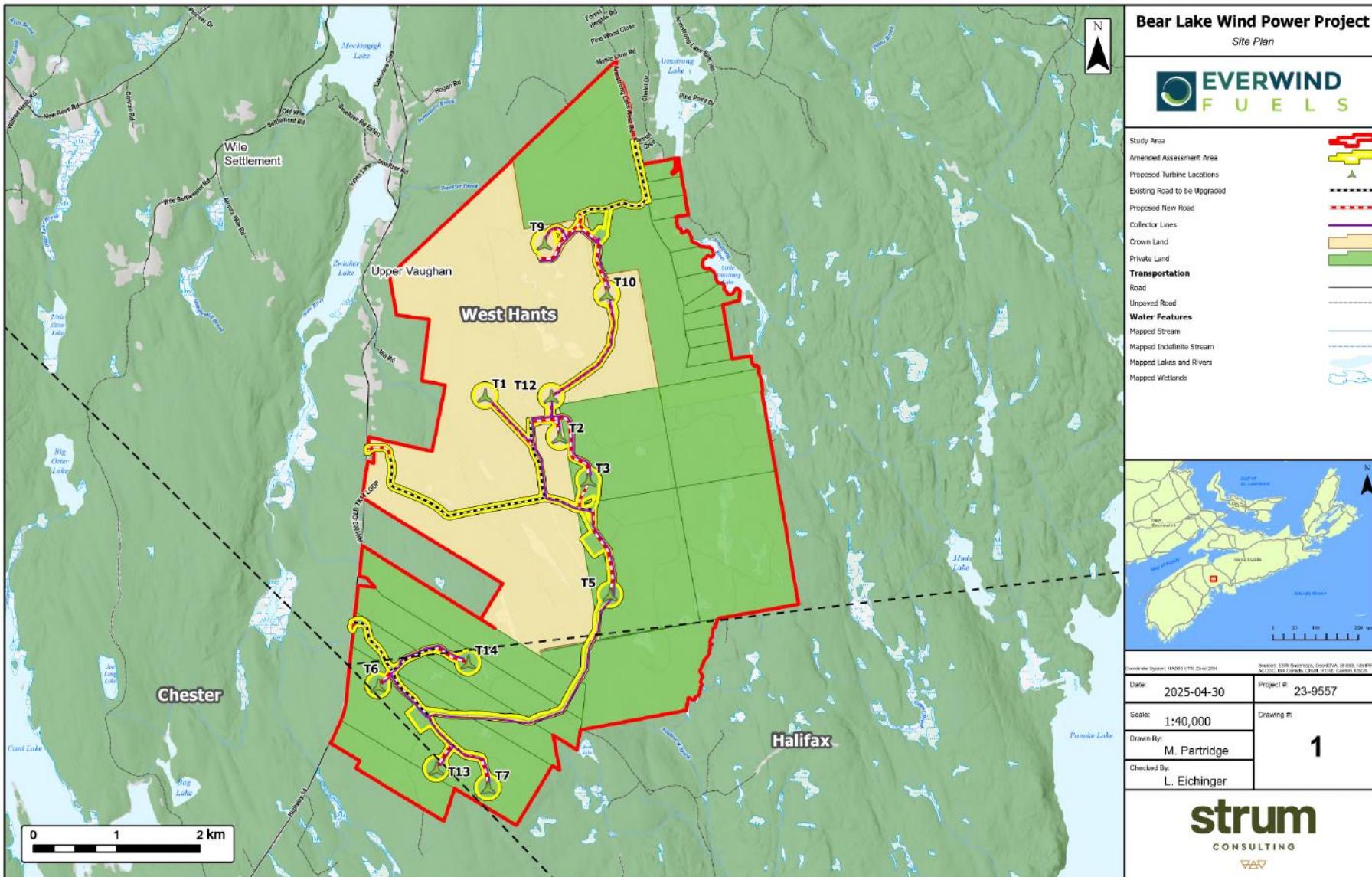
Project Comparison (Old/Revised with alternate road & WTG)



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

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

- 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