


**NOVA SCOTIA REGULATORY AND APPEALS BOARD**

**IN THE MATTER OF THE MUNICIPAL GOVERNMENT ACT**

-and-

**IN THE MATTER OF AN APPEAL** by **BEAR LAKE WIND FARM LTD.** from a decision of West Hants Regional Municipal Council to refuse an application for a development agreement allowing for a large-scale wind farm at Upper Vaughan, West Hants Regional Municipality, Nova Scotia (PIDs 45399540, 45399573, 45381217, 45381209, 4539932, 45060068, and 45060076)

**BEFORE:**



Julia E. Clark, LL.B., Vice Chair  
 M. Kathleen McManus, K.C., Ph.D., Member  
 Darlene Willcott, LL.B., Member

**HEARING ORDER**

A preliminary hearing was held on Friday, October 17, 2025, with Ian Dunbar and Natasha Puka, counsel for the appellants, and Jonathan G. Cuming, counsel for the respondent, to establish filing and hearing dates.

**IT IS ORDERED** that the public hearing for this matter will start on **Wednesday, January 28, 2026, at 9:30 a.m.**, at the **West Hants Regional Municipality Council Chambers, 76 Morrison Drive, Windsor, Nova Scotia**, with an Evening Session on **Wednesday, January 28, 2026, at 6:30 p.m.**, if necessary, and continuing **Thursday, January 29 and Friday, January 30, 2026**, if required.

**IT IS FURTHER ORDERED** that the following timetable will apply to this matter:

- Appeal Record ..... **Friday, October 31, 2025**
- Confirmation of Delivery on Assessed Owners ..... **Friday, October 31, 2025**
- Request(s) for Intervenor Status (if any) ..... **Wednesday, November 5, 2025**
- Parties to file Position on Standing [**Noon**]..... **Friday, November 7, 2025**
- Preliminary Hearing on Standing  
(if required) [**2:00 p.m.**] ..... **Wednesday, November 19, 2025**

Appellants Filing Written and Visual Evidence, including  
Experts' Reports and Qualification Statements ..... **Friday, December 5, 2025**

Intervenors supporting the Appellants (if any) Filing  
Written and Visual Evidence, including Experts'  
Reports and Qualification Statements ..... **Friday, December 5, 2025**

Requests to speak at the evening session ..... **Tuesday, December 9, 2025**

Parties Filing any objections to Expert Qualification Statements  
Filed by the Appellants and Intervenors ..... **Tuesday, December 9, 2025**

Municipality Filing Written and Visual Evidence,  
including Experts' Reports and Qualification Statements ..... **Friday, December 19, 2025**

Intervenors supporting Municipality (if any) Filing  
Written and Visual Evidence including Experts'  
Reports, Qualification Statements ..... **Friday, December 19, 2025**

Appellants Filing any objections to Expert Qualification  
Statements filed by the other Parties ..... **Tuesday, December 23, 2025**

Letters or submissions from Members of the Public ..... **Tuesday, December 23, 2025**

Appellants Filing Written and Visual Evidence in response  
to the evidence filed by the Parties ..... **Monday, January 5, 2026**

Parties Filing List of Witnesses ..... **Thursday, January 15, 2026**

**Public Hearing (commences at 9:30 a.m.) ..... Wednesday, January 28, 2026**

**Evening Session commences at 6:30 p.m. .... Wednesday, January 28, 2026  
(if necessary)**

**Public Hearing (commences at 9:30 a.m.) ..... Thursday, January 29, 2026**

**Reserved ..... Friday, January 30, 2026**

The parties are to provide all documents electronically to all parties and the Board at [board@novascotia.ca](mailto:board@novascotia.ca) in .pdf searchable format. Hard copies will not be required unless specifically requested.


Pursuant to the Board's filing policies, all documents filed with the Board shall be filed no later than **2:00 p.m.** on any date a document is due, unless the filing of those documents is specifically addressed above or by other *Act* or *Regulation*.

The attached Notice of Hearing shall be advertised in accordance with the following schedule:

***The Chronicle Herald***

**October 23, 2025**

**DATED** at Halifax, Nova Scotia, this 20<sup>th</sup> day of October 2025.

  
Clerk of the Board