

From: Abraham Zebian
To: Natasha Weatherbee
Cc: Mark Fredericks; protect vauhans terry paul; kelsea macneil; mark stewart; info@bearlakewind.com; andrew woods; Adam Langer; daniel Lee thomas wheat; Deanna Snair
Subject: Re: Racist response - apology. PUBLIC INFORMATION MEETING FILE #24-03 Bear Lake Wind Farm Project
Date: Wednesday, April 10, 2024 12:22:01 AM

On Apr 9, 2024, at 5:08 PM, Natasha Weatherbee wrote:

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April 9, 2024

Mark Fredericks, Senior Planner
76 Morison dr. PO Box 3000
Windsor, NS B0N 2T0

Re:Racist response

Dear Mr. Fredericks,

I attended the public information meeting last night, and along with the rest of my community I listened respectfully and intently to the panel consisting of representatives from Everwind and Graham Marshall of Membertou.

When it became time for questions and comments from the community, it was noticeable to everyone in the chambers that Mr. Marshall couldn't have shown he cared less. You can see in the picture I have provided what I am referring to along with all the video of the meeting.

Mr.Marshall had his back facing the community. His head was down facing his phone and rarely looked up at any of the speakers during their questions and comments. I personally was saddened when Ms. Tera Sisco spoke about losing her son in the floods due to climate change but even though we gave him our undivided attention, he couldn't even look up and listen to her. She even referenced him directly, and he still would not look up from his phone.

Racism is a massive problem, anyone that denies that has their head in the sand, but using racism as an excuse for disrespectful behaviour (and for being called out on disrespectful behaviour) where racism doesn't exist is childish and puts a shadow over real incidents of racism. I hope you will take this seriously.

I called him out and he got mad and that was his only line of defense. I should honestly demand EverWind and Membertou apologize for that! They should honestly be ashamed of themselves.

I'm not holding my breath on an apology, but I wanted the mayor, counsel and everyone to be aware of the beginning stages of the relationship between this company, it's affiliates and some of the community already. The behaviour is an indicator of what is to come if this project is allowed to move along.

As I said last night, I don't want this project here, the reasons have been provided to you by several community members, there is absolutely no benefit to the residents of West Hants, more importantly Vaughan. They'll have you consider tax dollars, money. Mr. Marshall may be willing to sacrifice and be fine with destroying the landscape and way of Life in Vaughan in exchange for money himself, a lot more than \$1000 a year that is offered to some residents.

Our residents of Vaughan, however, would never sell out! There is no price tag on what should be protected here. I'm so sad that the other projects, Benjamin mills and Canoe lake have already taken place. This is all of our Mother Earth actually, and they're not going to destroy Vaughan and then say it's okay because they partnered with Ducks Unlimited and say they have a wet land over there instead. No, we are not having this! What a disgrace for him to be talking about his respect for mother earth, asserting his race and then totally pillaging her for money, and disrespecting the rest of us. Unbelievable really.

The ones that are in touch with this piece of the Earth, in touch with the whole entire Earth, they have no race, they say "No!".

Sincerely,

Natasha Weatherbee



From: Graham Sanford
To: [Mark Fredericks](#); [PublicOnlyCouncilEmail](#); Protect Vaughans Community
Subject: PIM Comments on Bear Lake Windfarm Project-Graham Sanford, Hants Border
Date: Wednesday, April 10, 2024 1:11:10 PM

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Good afternoon, Planner Fredericks, and Council.

Could you please ensure these comments form part of the record for public input on this project.

As a taxpayer and resident of West Hants, thank you for the opportunity.

My comments are based on two assumptions:

1. Climate change is real and being accelerated by our activities.
2. Climate change must consider not only the release of greenhouse gases into the atmosphere from the burning of fossil fuels, but equally to do with how we protect natural places that filter and store water (wetlands), provide forest canopy cover to combat intense heat providing relief for wildlife, and protect old growth forest and the intricate web of life that depends on such places remaining intact.

Council and PAC have a difficult job in such matters, as your decisions assume that other provincial government departments have done their due diligence to assess such projects and their impact to the areas involved.

However, we have a situation where certain provincial departments in the approval chain have shifted their views on such matters. An example would be the discrete change to assessing wetlands of significance:

<https://www.cbc.ca/news/canada/nova-scotia/wetlands-environment-species-at-risk-tim-halman-1.7013811>

Examples of the lack of intent to assess and protect valuable areas are all around us. Goldsmith Lake Wilderness Area is a perfect example, where DNRR found no species at risk. Citizen Scientists established a camp, and so far, have found fifty, scientifically verified protected or species at risk.

Even if verified, the involved government departments may still only require a setback area from such species at risk, instead of keeping the entire tract, intact.

Given the municipality is the last approver and holds the final decision on such projects, it is imperative council takes a pause to gather more information before making such decisions to approve.

It is estimated that Nova Scotia has less than one percent of old growth forest remaining. In consideration of this, re-planting needle trees as is the standard practise, building roads that create wind tunnels perfect for the spread of wildfire, or the two for one trade off when

destroying a wetland, are not sustainable practises and are only meant to appease the public.

I ask you consider, given the amount of work that many concerned citizens have put into this, as being no different than the appropriate decision of council to hold off on the Bog Road rezoning last year, to gather more information. That was an appropriate decision at the time, and the same should apply here, even more so given what is at risk.

Wind power is good, but only when combined with other renewables, grid scale and local energy storage, and non fossil fuel base load power generation. On its own, it is not our saviour towards the reduction of greenhouse gas emissions. It also carries with it a huge footprint of required infrastructure, for something with a lifespan of thirty-five years.

In this case we also have the added hype of "green hydrogen" where the destructions of natural spaces will be primarily to export ammonia offshore, and not to the benefit of the rate payers in West Hants.

If the claimed tax revenue to the Municipality of Twenty-Two Million dollars, is accurate, could you please disclose the math behind that calculation? Is that figure inline with tax revenue generated for other wind projects already operating in West Hants?

The setback criteria of being from a dwelling and not a property line cannot be legal, and at any rate is an overreach. All setbacks should always be from a property line, as these are our neighbours, which have the right to develop their property if they chose according to established Land Use rules. Allowing setback simply from a dwelling would open legal liability for the Municipality, of which, the taxpayer would be footing the bill.

In addition, the process allowing the proponent to contract out the necessary surveys, has terrible optics, given this is a for profit endeavour. I suggest the Municipality should consider creating a position to overlook such surveys/studies in such sensitive areas.

In closing, I agree we need to look generations ahead, and consider not our vision, but our values; what do we stand for? This endeavour has a lifespan of thirty-five years, and I suggest that is not looking far enough ahead.

Thank you for your careful consideration of this matter.

Regards,

Graham Sanford

A black rectangular redaction box covering the signature area.

From: Abraham Zebian
To: Terry Paul
Cc: Mark Fredericks; natashaweatherbee; Adam Langer; Thomas Wheat; Daniel Lee; protectvaughan[REDACTED]; info@bearlakewind.com; Mark Stewart; andrew.woods[REDACTED]; Kelsea MacNeil; Deanna Snair
Subject: Re: Response Letter - April 8 Meeting
Date: Thursday, April 11, 2024 12:46:17 PM

On Apr 11, 2024, at 11:52 AM, Terry Paul wrote:

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Good morning Mayor Zebian and Mr. Fredericks,
Please see the attached letter in response to the meeting that took place on April 8th, and the letter sent through from Ms. Weatherbee.

Mayor Zebian, I appreciate the time that you and your council have given to our project thus far, and look forward to future information sharing.

Wela'lioq - Thank You,
Chief Terry Paul

Terry Paul, *O.C*

Chief & CEO, Membertou



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<Letter to West Hants - April 11 2024.pdf>



Membertou
WELCOMING THE WORLD!

April 10, 2024

Mayor Abraham Zebian
Mark Fredericks, Senior Planner
76 Morison dr. PO Box 3000
Windsor, NS B0N 2T0

Mayor Zebian and Mr. Fredericks,

I am writing you in response to a letter that was sent along from a West Hants community member, Natasha Weatherbee, who attended the public meeting on April 8, 2024.

Firstly, I want to thank you, the staff, and the mayor and council for providing time and space to share the Bear Lake Wind project. Membertou is the majority owner of the Bear Lake Wind Project, and there are three critical reasons that we brought this project forward:

1. We understand climate change to be the greatest risk to our generation, and the generations to come. Based on stories that were told at the public meeting, it would seem that most of us agree on this point. The Bear Lake Wind Project ensures that Nova Scotia is at the forefront of creating solutions to the massive issues that climate change is presenting.
2. As Mi'kmaq in the province, historically our communities and people have been left out of industry opportunities – which as we know now, has contributed significantly to our communities and people remaining dispossessed of our lands. Today, is a new day. Having majority ownership in projects from an indigenous community is still unheard of in most parts of this country. We've fought through racist barriers, and clearly we still do today, to get to the place where we have ownership opportunities. We're committed to doing this right.
3. Our people. Last and most importantly, we've invested in this project because through our economic model, all fiscal benefits that return to Membertou will be reinvested in housing, education and social development. The furthest thing from selling out, is scaling up. We do it for our community, and we always will. In fact, we feel strongly that there will be significant benefit to the community members of West Hants, with funds from this project going back to the municipality to support your community initiatives.

Now, I'd like to address the comments made towards Membertou Council Member, Graham Marshall. Graham is a man of integrity, and a friend to me, who has worked tirelessly on this project for the betterment of his community. I was disheartened to hear directly from him that evening that there were discriminatory remarks and overt comments directed at him from members of the public gallery.

But that's not new.

As Mi'kmaq, we face these issues every single day. We're often caught in the crossfires of who settlers think we should be, and where we belong in a system they've created. To begin a meeting with a land acknowledgement, but then allow mocking remarks about Graham's references to his connection to Mother Earth, is not reconciliation.

In her letter, Ms. Weatherbee claimed that Graham was asserting his race, and pillaging through his presentation. I resent these comments – someone sharing their culture and viewpoint does not threaten those who welcome open dialogue and differing perspectives. It is an example of intolerance at every level.

Comments about Graham's body language were referenced, and I hope the council does not take offence to the reaction Graham had after sitting through several hours of intolerant comments made at his expense.

I've been elected Chief in Membertou for the last forty years. I understand the incredibly difficult decisions that often need to be made as local leaders. A constant balance of taking a risk for the betterment of your community, while being met by the old guard, who for various reasons, don't want to see change take place. It's challenging.

But, we're elected to do what's best for our communities today, and tomorrow. We're trusted to make the unpopular decision because it aligns with where we're going, not where we are today.

In the pursuit to stop progress, some will point fingers, or criticize others to bring focus away from what truly matters; creating a strong, prosperous community and province for all. With the Bear Lake Project, we're working to create an opportunity for our province, and the world, to have greener, more viable options for the future.

I hope that the loud, distracting voices of a few does not erode our opportunity to work together and to build a strong, lasting connection to West Hants.

Mayor Zebian and Mr. Fredericks, I would be happy to speak with you, and anyone from your county to discuss this exciting project and share the benefits that your communities and mine can experience by working together.

In peace and friendship,

A handwritten signature in cursive script, reading "Terry J. Paul".

Chief Terry Paul, O.C
Chief & CEO, Membertou

From: Debbie Spears
To: [PublicOnlyCouncilEmail](#)
Subject: Bear Lake Wind Project
Date: Thursday, April 11, 2024 5:04:17 PM

Caution [External Email]

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Dear Mr. Mayor and Council,

I attended the Meeting of April 8th, 2024, until approximately 8:45pm, regarding the Bear Lake Wind Project Development Application. The representatives of EverWind presented a very detailed Development Application and for the most part answered questions from the floor in a professional manner. I was dismayed, however, with Mr. Graham Marshall from Membertou's First Nation's assertion he sat with his back to the gallery during the meeting because he was in a room with racists. His body language and comments showed a total lack of interest in what the residents in attendance had to say.

Climate change is here as we in West Hants, experienced last year with the devastating flood in July and the wildfires throughout Nova Scotia. Those who believe climate change is a conspiracy theory, in my opinion, are sadly mistaken. We have not been good stewards of our home, the Earth. The generations who come after me will be left to attempt and mitigate the consequences.

We do need to find energy sources other than fossil fuels. We need to harness the power of the sun, water and wind. Manufacturing windmills, I understand, is not carbon neutral, but certainly less so than the processes to mine coal and other fossil fuels.

So, windmills are necessary as one step toward slowing climate change. Not a panacea, but a step. Currently, in West Hants, there are windmills in Ellershouse, Canoe Lake (on West Hants border) and Benjamin Mills. We, in West Hants, have done our part.

Vaughan is cottage country, farm country, lake country, hunters and fishers country. We should not be asked to sacrifice any of our forests, wildlife habitat, wetlands or lake enjoyment to windmill farms.

I respectfully ask WHRM Council to REJECT the Development Application for Bear Lake Wind Project.

Kindest regards,

Debbie Spears


From: [Abraham Zebian](#)
To: Phillip Eagles
Cc: [Mark Fredericks](#); [Deanna Snair](#)
Subject: Re: Everwind and Bear Lake Project.
Date: Friday, April 12, 2024 5:42:39 AM

> On Apr 12, 2024, at 12:32 AM, Phillip Eagles wrote: >

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> To Mr Zebian and Mr Fredericks,

I am emailing you to respectively let you know that that I do not wish this wind project, or any other for that matter in my community.

This project is on my door step and I'm disgusted and disappointed it has made it even this far in the process considering we already have two. I've lived here in west hants, Upper Vaughan all my life, been married and have had 3 children. This is not how I envisioned my children's community looking like and would be remiss in not making my thoughts and feelings known. My dealings with Everwind while polite have left me feeling disillusioned. They do not care what happens to this area. They have their talking points and their strategy's to get their approvals and then they'll move on to the next place to take advantage of. Lastly while normally I am a very passive person my blood boiled when I saw the letter from chief Paul. To be clear, I was not at the meeting nor did I watch it, if there was racism I DO NOT condone it. I do however feel I need to say, I am not the old guard and I do not want this. I am not the loud and apparent few, I don't not want this. That letter is just more propaganda and my community is the pawn.

Respectively

> Phillip Eagles.

> Sent from my iPhone

From: [Abraham Zebian](#)
To: [Deanna Snair](#)
Subject: Fwd: Chief Terry Paul's letter....
Date: Saturday, April 13, 2024 10:52:15 AM

From: Bonnie Haywood
Date: April 13, 2024 at 10:30:13 AM ADT
To: Abraham Zebian <AZebian@westhants.ca> **Cc:**
Ed Sherman <esherman@westhants.ca>

Subject: Chief Terry Paul's letter....

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Dear Mayor Zebian,

I was dismayed to read the letter to you from Chief Paul. I take issue with the contention that Graham Marshall was subjected to "several hours of intolerant comments ". I was sitting in the back row, so maybe missed some of the content of presentations, but I was only aware of one comment directed to Mr. Marshall that "might" have been interpreted as intolerant or personal.

In general, I thought members of the public presented their concerns in a balanced, sincere manner.

You had a much better view of all that was said, and I'm sure your reply to Chief Paul will require all of your diplomatic skills.

Sincerely,
Bonnie Haywood



Sent from Bonnie's iPad

From: Denise
To: [PublicOnlyCouncilEmail](#); [Abraham Zebian](#)
Subject: Thoughts on comments made for the April 9 meeting
Date: Saturday, April 13, 2024 4:32:07 PM

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To Mayor and Council,

1- college road, you mentioned lowering king street/ hwy #1 to align better with College rd.

In the years of rising sea levels I didn't think lowering a road was a smart option in our lowland region. My parents causeway has been elevated twice in 20 years.

2- have you investigated in a Tregothic channel thru town? We have issues at a few areas. - behind former Baptist church area along the tracks.

- behind the homes along the tracks on left side of Obrien from the lights towards Tremaine Crescent

- Tremaine crescent , new boxes might only separate the long path of issues along this tidal watercourse.

- potential for problems at the new connector Payzant Dr extension to Hwy1 /King Street re watercourse and very low elevation and the people's homes on the opposite side.

Thinking maybe this deserves some very important observation and studies as the height of the water will only elevate with climate change and affect so much of Windsor's sea level issues.

3- Has anyone looked into connecting Payzant to Cottage? Or further away from our wetlands like connect the highway directly into the crossing via Underwood drive?

Or wait for the Cole Drive connecting that is approved.

The tidal watercourse of the Tregothic flow into our community will not weaken , it will increase just as all sea levels rise.

4-One more thing that caught my attention was the lots behind Subway and the Petro can.

These are flood lands if I remember. Hopefully no developers will be allowed to hoodwink desperate homeowners with this wet parcel off the St. Croix River when the province wants to eliminate dykes and we desperately need them rebuilt all along our highest tides in the world on our tidal rivers and estuaries that will only get higher with sea levels.

Hopefully you will consider these points and advance with qualified knowledge.

5-One more note. I strongly urge you keep 6 invested residents on your planning committee.

This is important. If not it is just another meeting for you guys when you're supposed to be directed by the citizen of your region you represent . This a big and diverse area that needs town planners and rural guidance for all to work together in harmony for a goal of achieving a great destination of both Townships and rural communities.

Regards,

A Concerned and invested Citizen ,

Denise

Sent from my iPad

From: Karen Wallace
To: spoirer@westhants.ca; [Mark Phillips](#); [Ed Sherman](#); [PublicOnlyCouncilEmail](#)
Subject: Opinion on setback bylaws for wind farms
Date: Monday, April 15, 2024 9:19:33 AM

Caution [External Email]

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They are not making any more land, it is limited.

Place windmills offshore with strict federal regulations and supervision.

NO MORE WINDMILLS ON LAND!

Sincerely

Karen Wallace, 

From: Andrew Hardman
To: Sara Poirier
Cc: Debbie Innes; Debbie Whynot; Mark Kehoe; Seamus Marriott; Stephen Rafuse; Steve Hart; PublicOnlyCouncilEmail; Mark McLean; Mark Fredericks; Alexander Dunphy; Jeff Hartt; Jim Ivey; Scott McLean; Laurie Murley; John Smith; Debbie Francis; Ed Sherman; Bob Morton; Rupert Jannasch; Paul Morton; Deanna Snair; Mark Phillips; Vanessa Lake; Abraham Zebian; Shelleena Thornton; West Hants Planning
Subject: Windfarm Turbine Setback
Date: Tuesday, April 16, 2024 8:34:10 PM

Caution [External Email]

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Hello Ms. Poirier

I'm going to be pretty dry about my suggested setback for the Bear Lake wind turbines.

Policy 4.24 of the MPS addresses appropriate setbacks for wind turbines up to 400 ft tall. The current "standard" is 1000 from dwellings.

The Bear Lake wind turbines are 677 ft tall. Using simple math $677\text{ft}/400\text{ft} \times 1000\text{m} = 1692$ meters. This would make them appear to be of relative size to a 400 ft turbine at 1000m. That is, a similar visual intrusiveness to a 400 ft tall turbine.

In addition, the noise produced by a turbine of this size would not have a linear correlation to a smaller turbine.

Also, it is unfair to property owners whose property extends toward a turbine that they would not have the same setback if there were not an already a dwelling at the property boundary closest to the wind turbine.

I therefore suggest that that the minimum set-back be set at **1692 metres from the closest property boundary of a non-participating property owner.**

Sincerely,

Andrew Hardman, P.Eng.

[Redacted Signature]

April 16, 2024

Re: Public Information Meeting held April 8, 2024

Hello:

Today I am reaching out regarding the recent Public Information Meeting held Monday, April 8, 2024, and subsequent letter received by Mayor Zebian from Chief Terry Paul. I would like to note that I have read both the letter Ms. Weatherbee sent and the response from Chief Terry Paul.

As I write this, I acknowledge it is from a place of great privilege.

Councillor Marshall has indicated through Chief Paul that he endured discriminatory remarks and overt comments directed at him by members of the gallery.

That evening, I like many others in attendance was focused on Everwinds presentation and following that, listened intently to the concerns of the residents. I did not witness discriminatory actions. It is not up to me to decide what is offensive to someone. I extend my sincerest apologies to Councillor Marshall if he felt less than comfortable in the presence of the West Hants community.

My heart goes out to Ms. Weatherbee, while many shared her sentiment, witnessing the same clear indifference, she alone voiced concern. I believe Ms. Weatherbee has been judged unfairly by Chief Paul.

It has been suggested that our mayor allowed residents of West Hants to make unfavorable remarks towards Councillor Marshall. Our mayor does not enable or condone discrimination. Hopefully, he will not take these accusations to heart.

Residents of West Hants will tell you it matters not who the majority stakeholder is in this operation.

Chief Paul indicates that our community wishes to stop progress, this is very far from the truth. The community has concerns about whether this type of progress will suit our area, let alone benefit it. West Hants has done our fair share. The majority of economic benefits from these projects go to a corporation and community *outside* of West Hants. I applaud Chief Paul for looking to better his community, however, it cannot be at the expense of West Hants and our natural environment.

The residents of West Hants have long welcomed the boom in development in the area, we have no wish to stop meaningful progress. We do, however, wish to tread with caution when it comes to progress that may well have profound effects on our valuable wilderness and wildlife. Have we not learned from the causeway? It too has created great turmoil in our community, and if we do not proceed with caution, we may well be looking at our second disaster. How much more can one community handle? This is not something that can be easily deconstructed once in place. Does Nova Scotia even have the land mass required to sustain green energy of this type? Enough to support ourselves as well as the foreign contracts that are in motion? These questions must be addressed.

Chief Paul also spoke in his letter about creating a strong prosperous community. There is no clear benefit to the people of Vaughans; our community will not prosper under a windfarm. Setting aside the potential ecological effects. The residents stand to lose as well, including but not limited to how residents use and enjoy their property. The 45% that is on crown land will severely hamper access by the public.

Do we have enough information to move forward? No, we do not. We have only what is presented. A skewed interruption at best, that works in favor of only those presenting it.

Disagreement with this project is not a personal attack on the people of Membertou, or Councillor Marshall. Rather it is a plea that West Hants council take a long look at what benefits our community, and what harms it. It is a plea to West Hants to stop allowing the province and other outside corporations to decide the best course for West Hants and its residents.

Who the majority stake holder is at Bear Lake Wind is not a concern for the people of West Hants, and Vaughan in particular. As a resident of West Hants, I am more concerned about what Everwind is *not* saying and *not* doing. They hold all the cards here and it seems like these meetings are simply an annoyance until they get what they perceive is a done deal.

Please remember that Everwind is a money generating business, not a person, not a community. The goal here is revenue, not concern for the municipality of West Hants, or its residents.

As a resident of West Hants that frequents the beauty of Vaughan, I am asking our council and planning committee to proceed with caution and listen to residents' ever-growing concerns.

Sincerely,

Ellen Hart



From: Steve Hart
To: [Sara Poirier](#)
Cc: [Mark McLean](#); [Mark Fredericks](#); [Alexander Dunphy](#); [Jeff Hartt](#); [Jim Ivey](#); [Scott McLean](#); [Laurie Murley](#); [John Smith](#); [Debbie Francis](#); [Ed Sherman](#); [Bob Morton](#); [Rupert Jannasch](#); [Paul Morton](#); [Deanna Snair](#); [Mark Phillips](#); [Vanessa Lake](#); [Abraham Zebian](#); [Shelleena Thornton](#); [West Hants Planning](#)
Subject: Comment Submission Regarding Wind Farm Setbacks.
Date: Tuesday, April 16, 2024 11:36:44 AM
Attachments: [20240106_114825.mp4](#)

Caution [External Email]

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Dear Sara,

I hope this email finds you well. I am writing to provide my feedback on the proposed adjustments of wind farm setbacks.

This is a complex issue that requires careful consideration and articulation to effectively convey my point. Which is based upon facts from reputable sources and personal experiences.

Sara, as you know, this has been an extremely important topic for me as I am undeniably passionate about my municipality, my community and the members who make West Hants whole. We strive for inspiration and we strive for participation in passionate matters. It has become clearly evident with the participation from residents in the most recent meetings at council chambers that we have achieved the ultimate level of inspiration and participation. Oftentimes society will label residents of rural communities as uneducated, slack jawed, unprofessional, and vocal minorities. That label could not be farther from the truth. I am proud to say the communities mostly affected by wind farms are packed with well respected business owners, medical professionals, teachers, engineers and some of the best baked goods and community support you've ever experienced. When I started this journey of informing the community of what is going on in our area I was completely blown away with the amount of support that I had behind me. Which inspired me to push through all the other negative impacts this has had on my life. It is amazing how our community has come together, put differences aside and supported one another through what will, without a doubt, change their lives indefinitely with the stroke of a pen.

We, as a community, have been repeatedly told that we are not to worry about the environmental aspect of such developments like wind farms as the provincial government has our backs. I can tell you with certainty this is giving the residents false hope. I know you have been hearing me beating the drum of what is happening with the South Canoe Wind Farm with the oil running all over the ground, blades detaching from the turbines, drums of oil left open to the atmosphere through some of the most torrential rain falls I have ever experienced. I had reached out to all the proper channels provided by the government that we are supposed to, and eventually once I hit a brick wall with our MLA I went a step ahead and reported the environmental disaster to the Department Of Environment. They did a report on the wind farm (I had to FOIPOP) and once I received the report it stated they only reviewed 3 turbines, not the other 31 turbines which were reported on in the first place and that everything was "fine". It is very hard to have faith in a system which is built intentionally to frustrate someone out of trying to make a difference, and make the owners of these industrial complexes abide by the very rules they put in place themselves...

Then we move over to the newly approved Benjamin Mills Wind Farm development, which to be honest, I was in full support of.... At first...

I took it upon myself to do my own research and travel through the development at its construction phase, and after the "big blast" that could be felt clear to Mount Denson I bought a radiation detector and traveled through the roads. As you know, this particular wind farm development is located in Atlantic Canada's largest uranium deposit, estimated at over 190,000,000 kgs of uranium. Even in the EARD provided by Dillon Consulting they referenced the level of radiation that one is safe to be around for a certain amount of time..

That's scary, was Council aware of this?

While i was driving through the roads I received a very high reading of 1.5usv/h on one of the roads from the windmill sites **IN A WATER COURSE.**

Someone has clearly built the road out of uranium or some sort of radioactive material provided onsite and put it in a water course that is running directly to the residents of Falls Lake and surrounding areas. I have no idea how far radioactive material can flow, but I can only assume it is farther than 1km from a wind turbine. (I have attached a video for your reference.)

I understand that WHRM can only address land uses, and setbacks as the rest is solely the responsibility of the Province. However, these sorts of things have to be considered when allowing a development to commence. Many, many studies have been performed by very reputable organizations and doctors indicating the adverse health effects of industrial wind turbines being in close proximity to residential houses and the devaluation it causes to property. Many residents within Vaughan have been there for over 200 years. 7 generations of families with the intent to hand those properties down to their loved ones to keep the generational knowledge within the community they hold near and dear to their hearts. I am proud to be one of those 7 generational families. Despite what the self appointed medical professional stated over the last two weeks on Everwinds behalf. I sincerely hope that planning staff, council and members of the public heard what he inadvertently admitted to in regards to the Bear Lake Project. He openly admitted that South Canoe, Benjamin Mills, Martock Ridge and Ellershouse 1,2 and 3 wind farms were not considered when evaluating the cumulative effects of these wind farms combined with Bear Lake, after he stated he was satisfied with the cumulative effect study performed. He also admitted the only cumulative effects measured were for birds and bats, not adverse health effects. Then testified there would be no adverse health effects. So, who are we to believe? The hired, self appointed medical professional by a wind farm company who has yet to build a wind farm? I think we should be taking the road less travelled and read between the lines of the professionals who do not stand to make a significant financial gain from approving projects.

Moreover, many of these wind farms are being built a-top mountainous terrain with villages at the foot of these hills, and more often than not require countless wetland removals and destruction. Wetlands are the kidney to our ecosystems, they prevent flooding and help filter out our drinking water. I can only reference the proposed Bear Lake Project as it has stated it will require destruction of 77 wetlands out of 94 which were identified. Just think of the potential flooding risks that are associated with wetland and forest destruction, especially if these turbines are only 1km from a dwelling.

I have spoken to residents from Ellershouse that can speak directly about what happened to them after last year's flood which is partially due to the wind farm developments in their area, its sad, scary and disheartening.

Over the last year I have consulted and conversed with many medical professionals, engineers, residents and elected officials who have stated wind turbines need to have a greater setback and that they should be based off of non-participating property lines and not from dwellings. These opinions were from well respected individuals with experience to back their opinions. Many fire chiefs recommend the distance to be 2-3kms from property lines to allow for fire breaks, habitability and safety aspects. These were also supported by recommendations from engineers and medical professionals. (I would be happy to share this information should you want to set up a meeting.)

With all this being said, as a passionate resident with deep ancestral ties to the land of Vaughan and West Hants I am asking you to please support amending our set-back bylaw to a minimum of 2.5km from a non-participating property line and support the residents who support you!

A multi-billion dollar business enterprise should not be allowed to pre-determine the destiny of a community member's property usage.

Yours truly,
Steven Hart

A solid black rectangular box used to redact the signature of Steven Hart.



Wagner Forest NS Ltd.
1019 Prince Street, Truro NS,
B2N 4R1

April 18, 2024

Re: Letter of Support for the Bear Lake Wind Energy Project

To whom it may concern,

Please accept this letter in support of the Bear Lake Wind Energy Project which is majority owned by the Membertou First Nation

Our company is active in Nova Scotia and owns lands that will host parts of the above-mentioned project.

The wind project, with a capacity of 89 MW, will generate a significant amount of clean, renewable energy, contributing to our region's sustainability goals and reducing greenhouse gas emissions.

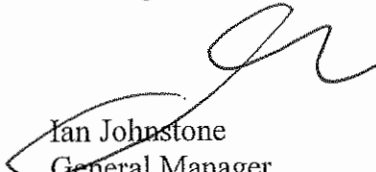
It will generate significant local job opportunities. During construction and operations, the project will create employment opportunities for local residents, thereby stimulating economic growth in the area with 150-250 construction jobs during construction and 6-12 permanent and part time jobs through operations and maintenance.

The owners of the wind project are committed to investing in the local community by contributing to an electricity subsidy fund, a community vibrancy fund and a bursary program which will all be managed by a local committee to enhance the overall well-being of the residents. The development includes investments in local infrastructure and will contribute approximately \$730,000 per year (\$31 million over the life of the project) in municipal tax revenue. In addition to these benefits, other local benefits include:

- **\$70k annually** in proximity payments

- **\$20k annually** in community vibrancy fund fund
- **\$50,000 bursary** (10x \$5,000 scholarship) program for renewables education
- **Jobs Benefits:** focus on hiring and bringing jobs locally (detailed in community benefits agreement)

Best regards,



Ian Johnstone
General Manager
Wagner Forest NS Ltd

From: [Abraham Zebian](#)
To: [Deanna Snair](#)
Subject: Fwd: Urgent Request for Reconsideration of Windmill Project!
Date: Friday, April 19, 2024 11:28:06 AM

From: Jennifer Dillman
Date: April 19, 2024 at 10:54:13 AM ADT
To: Abraham Zebian <AZebian@westhants.ca>
Subject: Urgent Request for Reconsideration of Windmill Project!

Caution [External Email]

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Dear Mayor Zebian,

I am writing to express my deep concerns regarding the proposed windmill project within close proximity to our community. As a resident of this area, I feel compelled to voice my apprehensions regarding the potential impacts this project may have on our neighborhood and the well-being of its residents.

This proposed project marks the third windmill initiative in our area, but the first to be situated in close proximity to a residential area. While sourcing energy from windmills may have less impact on the environment, the concern is developing this project so close to a residential area.

I believe a comprehensive report/investigation should be conducted on the current BM project before allowing the third project to commence in our community. Many of us chose to reside in this serene "cottage country" environment to enjoy nature and escape the hustle and bustle of urban life. The placement of a windmill project nearby threatens to disrupt the tranquility we cherish and diminish

property values, undermining the very reasons many of us chose to live here. Additionally, I am deeply concerned that I will have a direct view of the windmills from my property, which would significantly impact my enjoyment of my home.

While I understand the importance of renewable energy initiatives and the potential benefits they can bring to our community, I am deeply concerned about the negative effects that large-scale wind turbines may have on our environment and quality of life. Specifically, I would like to highlight two primary concerns:

1. Sound Pollution: The operation of wind turbines can produce significant levels of noise, which has the potential to disrupt the peace and tranquility of our community. Studies have shown that prolonged exposure to the low-frequency noise generated by windmills can lead to adverse health effects, including sleep disturbance, stress, and annoyance. As such, I am concerned about the potential impact of sound pollution on the well-being of myself and my fellow residents.

2. Visual Impact: The installation of towering wind turbines can also have a profound visual impact on our landscape, altering the scenic beauty of our surroundings. As someone who values the natural aesthetics of our community, I worry that the presence of these structures may detract from the charm and character of our neighborhood. Additionally, I am concerned about the potential negative impact on property values, as the visual prominence of wind turbines may deter prospective homebuyers and investors. The proposed automated flashing red lights on top of the windmill haven't been approved, and if they don't receive approval, it would mean that residents will not only be looking at the windmills during the day but also at many constant red lights blinking at night. Light pollution is a real concern, and the prospect of constant flashing lights is troubling for our community's peace and well-being.

While the proponents of the windmill project are portraying it as an environmentally beneficial initiative, I find it suspicious that compensation is being offered to residents within a 1.5 km radius. If this project truly holds the promised benefits for our environment and community, such compensations should not be necessary. This raises doubts about the true intentions and potential adverse effects of the project.

Additionally, the fact that the energy will be sold to Germany suggests that profit motives may be prioritized over environmental concerns. Moving the project deeper into crown land would be beneficial to all involved, except for the

developer. Claiming that there will be less impact on the environment using existing roads is a just an excuse because building new roads will be costly to the project.

I urge you to reconsider the approval of this windmill project or, at the very least, advocate for its relocation to a more suitable location away from residential areas. Our community's well-being and the preservation of our cherished environment should be paramount considerations in decision-making processes.

Thank you for your attention to this matter, and I sincerely hope that you will give due consideration to the concerns raised by myself and other concerned residents.

Sincerely,
Jennifer Dillman

A solid black rectangular box used to redact the signature of Jennifer Dillman.

This communication (including any attachments) is intended solely for the recipient(s) named above and may contain information that is confidential, privileged or legally protected. Any unauthorized use or dissemination of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender by return e-mail message and delete all copies of the original communication. Thank you for your cooperation

From: [Abraham Zebian](#)
To: Ryan Long
Cc: [Mark Fredericks](#); [Deanna Snair](#)
Subject: Re: Support for the Bear Lake Wind Farm Project
Date: Friday, April 19, 2024 9:48:18 AM

On Apr 19, 2024, at 9:02 AM, Ryan Long wrote:

Caution [External Email]

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Dear Mayor Zebian & Mr. Fredericks,

I hope this email finds you well. I am writing to express support for the Bear Lake Wind Farm Project. To provide transparency, I want to disclose that the company I represent & work for has ambitions to potentially serve as a subcontractor on the project. I understand that there has been opposition, but I firmly believe that the Bear Lake Wind Farm Project is a key step toward fulfilling the province's sustainable energy generation goals and fostering economic growth. I am convinced that this initiative holds significant benefits for the region and beyond, and therefore merits collective support.

It is understandable to have concerns about the project's impact on local quality of life, wildlife, and the local landscape. It is very important to approach these issues with utmost seriousness – which I believe EverWind has demonstrated that they are committed to doing. The group has held many public sessions and demonstrated on other projects that they will work with residents and scientists to adjust project parameters to best suit the local ecosystem. They have already undertaken extensive measures to identify & mitigate any potential negative effects, as evidenced by the comprehensive Environmental Impact Assessment (EIA) they have conducted.

As you deliberate on the development application, please consider the broader benefits that the Bear Lake Wind Farm Project brings to the province. Supporting this initiative will contribute towards aspirations for a cleaner & greener future, catalyze job creation, and drive economic prosperity.

Thank you for reading.

Respectfully,

Ryan Long
AW Leil Cranes & Equipment

From: [Abraham Zebian](#)
To: [Dwight Lovegrove](#)
Cc: [Ed Sherman](#); [Mark Fredericks](#); [Deanna Snair](#)
Subject: Re: Bear Lake Wind Project
Date: Saturday, April 20, 2024 10:00:28 PM

On Apr 20, 2024, at 9:06 PM, Dwight Lovegrove wrote:

Caution [External Email]

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The following is a summary of my concerns regarding the Bear Lake Wind Project in Vaughan, West Hants.

I along with others live streamed the meeting held on Monday, April 8th 2024. I have concerns regarding the position of some of the Councillor's and non-committal positions of the Mayor.

A veteran of 40 years service to this country, I am the largest property owner along Armstrong Lake West Road outside of Wagner's Properties and realize the windmills are literally in my backyard. Tower 11 is within 1 km of my property. My property is not only utilized for my recreational enjoyment, but is offered as a retreat to fellow veterans who suffer from PTSD. I support the benefits that the windmills will bring to our community. From what I observed in the meeting, you are hearing from a loud minority. Normally folks that support such projects never say anything.

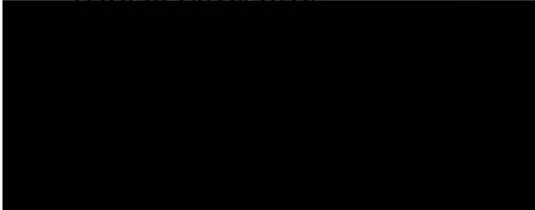
Membertou-Everwind-RES has agreed to maintain Armstrong Lake West Road. I, along with other property owners outside of Chalet Hamlet have been maintaining this un-serviced road out of our pockets for years in order to gain access to our cottages and welcome any assistance in maintaining the road.

In closing, this project has been supported and approved by both Federal and Provincial governments. Am I missing something here? Are both levels of government wrong and Windsor West Hants knows better than the Feds and the province? It's a serious question that requires an answer.

I would ask that the Mayor and District 7 Councillor support this project.

Regards

Dwight Lovegrove





CONNECT ATLANTIC
UTILITY SERVICES

April 21, 2024

Mark Fredericks
Senior Planner, West Hants Regional Municipality
76 Morison Dr., P.O. Box 3000
Windsor, Nova Scotia B0N 2T0

Subject: Support Letter for Bear Lake Wind Farm

Dear Mr. Fredericks,

I am writing this letter to convey my strong support for the Bear Lake Wind Farm. I have worked in the electrical utility industry for the past 16 years. I am currently the President of Connect Atlantic Utility Services, a high-voltage contractor that employs over 140 people in Nova Scotia. During my time in this industry, I have participated in the planning, construction, and maintenance of 5 wind farms in Nova Scotia and 11 wind farms in other parts of Canada. I have also been a part of the planning, construction, and maintenance of 6 solar farms. Currently, my company is completing the project management on the Chester, Berwick, and Antigonish solar farms. We are proud to be doing our part to enable the move from fossil fuels to renewable energy.

I have seen first-hand the tremendous benefits of renewable energy projects to communities, to economies, and to the environment. I have also seen first-hand the initial resistance to wind farms by a vocal minority of residents within communities. My experience has been that these vocal minority were reasonably skeptical that the wind farm project would have the stereotypical negative impacts of industrial projects. However, once complete, most of that vocal minority realize that the projects followed strict environmental regulations to protect wildlife and the surrounding environment, that roads and trails that they use to access the wilderness are upgraded and better maintained, and that overall, the projects benefited their communities. Furthermore, I have direct experience with members of both the RES and EverWind teams. I strongly vouch for their capabilities and integrities.

The local community will greatly benefit from the Bear Lake Wind Farm in at least three major ways:

1. **Millions of Dollars added to the West Hants Annual Budgets:** EverWind will pay annual municipal taxes of tens of millions of dollars over the life of the wind farm. That is millions of dollars that the Council can utilize to meet many demands that exceed its current budget.
2. **Hundreds of Direct and Indirect Jobs:** There will be hundreds of jobs during the construction phase such as engineering, procurement, logistics, road building, excavating, crane operations, electrical work, and more. After construction, there will be many permanent green-energy jobs. All these jobs involve highly transferrable skills that can be applied to other construction and/or energy projects that will benefit the local community for years and decades to come.
3. **Economic boost to local suppliers of goods and services:** Millions of dollars will be paid to local suppliers of goods and services to the projects before, during, and after construction. These contracts will help local goods and services suppliers grow and expand their offerings to meet the needs of the growing renewable energy industry in other parts of Nova Scotia.

In addition to the many benefits to the local community, the project will have a tremendous benefit on the overall Nova Scotia economy because this project is one of three EverWind wind power projects in Nova Scotia that will enable the launch of a multi-billion-dollar Green Hydrogen industry. Green Hydrogen is an important tool



in battling climate change because it is made with green energy so there are no green house gases emitted. Furthermore, Green Hydrogen can be used to generate electricity without emitting any green house gases; when hydrogen is used as fuel, the exhaust is water vapor. It is truly clean energy.

There is significant demand for Green Hydrogen in many parts of the world including one of Canada's key trading partners and allies, Germany. Germany is looking for alternatives to its imports of Natural Gas from Russia. Green Hydrogen is an excellent substitute for that Natural Gas.

A common criticism of EverWind is that it is using Nova Scotian wind resources to produce Green Hydrogen for export rather than using the wind domestically to reduce our reliance fossil fuels. This is short-sighted for three main reasons: first, Earth has one atmosphere, so an off-set of carbon anywhere on Earth benefits the entire World; second, Nova Scotia has plans to meet its carbon reduction targets independent of the EverWind projects; and third, once there is a supply of Green Hydrogen, Nova Scotia Power will be able to convert power plants to utilize Green Hydrogen, thereby further reducing our use of fossil fuels.

EverWind Fuels, in partnership with Membertou, Paqtnekek, and Potlotek Mi'kmaw First Nations, plans to use the energy from the Bear Lake Wind Farm and other wind power projects to produce in Green Hydrogen by repurposing the formerly dormant NuStar Terminal in Point Tupper, Nova Scotia. The site already has much of the needed infrastructure in place (e.g., storage facility, deep water port, rail access...). By repurposing an existing industrial site, EverWind is further minimizing environmental impacts. It is a global race for Green Hydrogen and because of EverWind's investment in the NuStar terminal, EverWind has a head start on other Green Hydrogen Projects that enables the launch of the Green Hydrogen industry here at home.

It is important to note that a delay in the development of this wind farm could put the entire EverWind program in jeopardy. There is tremendous competition for capital investment dollars around the world. A delay introduces uncertainty to investors. Any doubt could prevent EverWind from locking in multi-hundred-million-dollar contracts for wind turbines and other items with high global demand and very long lead times. EverWind would need to decide if it should wait and hope it has not lost its schedule advantage in the race to launch the global Green Hydrogen industry, or if it should invest in different projects in more pro-business, pro-green energy jurisdictions. We need to confirm to EverWind that they already selected the best pro-business, pro-green energy jurisdiction.

I would like to end my letter by sharing a story about my late grandmother, Wilma Burke and the Glen Dhu Wind Farm in Pictou County, Nova Scotia. My grandmother attended public meetings in support of the Glen Dhu Wind Farm because she knew that a small number of her neighbours were speaking out against the project. She lived at the bottom of the hill where the Glen Dhu Wind Farm was being built and she hoped to live to see the turbines spinning from her porch before she died. Granny passed away in 2019 at the age of 100, but that was after several years of enjoying seeing those turbines spin at the top of the hill. I encourage all of you who support wind power to speak up like my grandmother did. Doing so will be to the benefit of West Hants, Nova Scotia, Canada, and the World.

Sincerely,

John MacKinnon
President
Connect Atlantic Utility Services

From: Elizabeth Skelhorn
To: [Mark Fredericks](#)
Cc: [Abraham Zebian](#); [Laurie Murley](#); [Bob Morton](#); [Paul Morton](#); [Alexander Dunphy](#); [Mark McLean](#); [Jim Ivey](#); [Jeff Hartt](#); [Scott McLean](#); [John Smith](#); [Debbie Francis](#); [Ed Sherman](#); [Rupert Jannasch](#); [Deanna Snair](#); [Mark Phillips](#); [Vanessa Lake](#); [Shelleena Thornton](#); [Sara Poirier](#)
Subject: Bear Lake WindFarm Proposal
Date: Sunday, April 21, 2024 5:46:17 PM

Caution [External Email]

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Dear Mark

Sorry for the early sending of my message.

Please accept these remarks about the proposed Bear Lake Wind Farm .

It seems fitting that this is Earth Day/Week, as I prepare my thoughts about the proposed wind farm project surrounding Vaughans and Mill Section communities. I attended a recent meeting at the Council Chambers and became increasingly unsure regarding environmental oversight. Although the province says it has considered the impact on this area and granted approval, they do not seem to make a complete or professional assessment. From facts learned, there are already problems not acted upon at the Mill Lake Wind Farm. Many people have been wise to make careful research of problems faced at other sites and learned the lack of interest in mitigation of serious issues affecting waterways and released radioactive materials.

I am amazed at the lack of regard to the " 77 " wet lands that will be impacted by the Bear Lake project!! How can that possibly be approved by the provincial regulatory body and then overlooked by our local council. Then the construction required to blast rocks and then truck tons of cement . All for an outside corporation (no matter who the owners are) to profit. Not to provide power for our province. We all understand the need for Nova Scotia to have access to clean energy for the protection of climate. But to cause such upheaval for outside profits is unacceptable. The residents of the Vaughans / Mill Section area are right to see depreciation of property values. Based on the proposed setbacks to structures or homes rather than their property boundaries, residents will be unable to extend or fully use their properties.

I believe we have given enough to wind farming in this area. It is time to rethink what is best for our neighbourhood rather than corporations.

These issues are serious enough for the municipality to place a stop to this project . But little can we imagine how this is damaging our natural habitat. Once the area is torn apart by heavy road construction , deforestation and destruction of 77 wetlands , it will be too late and near impossible to recover the impact on waterways, wells and wildlife. We have had serious issues with water management without destroying the natural processes that wetlands provide. Whether lack of water supply in existing wells, safety of existing water sources or the potential of flooding risk, wetlands are vital to protect water resources.

I believe the best interest for the ecosystem and its inhabitants in West Hants Regional Municipality is to decline the Bear Lake proposal. Thank you for your continued consideration .

Sincerely
Elizabeth Skelhorn

Sent from my iPhone

From: [Abraham Zebian](#)
To: Dave Paddock
Cc: [Mark Fredericks](#); [Ed Sherman](#); [Deanna Snair](#)
Subject: Re: Bear Lake Windmill Project - Observations and Concerns
Date: Sunday, April 21, 2024 6:42:01 PM

On Apr 21, 2024, at 12:04 PM, Dave Paddock wrote:

Caution [External Email]

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The following is a summary of my concerns regarding the Bear Lake Wind Project in Vaughan, West Hants.

I live streamed the meeting held on Monday, April 8th 2024. I have concerns regarding the position of some of the Councillor's and the non-committal position of the Mayor.

I live full time in Chalet Hamlet and realize the windmills are literally in my backyard, however I support the benefits the windmills will bring to our community. From what I observed in the meeting, you are hearing from a loud minority. Normally folks that support such projects never say anything. However, I'm speaking up in favour of it.

Firstly, the wind mill project will generate approximately \$600,000.00 annually (\$22,000,000.00 over the life of the project) in direct revenue to Windsor-West Hants and the bulk of that money will go directly to the town of Windsor. This makes sense due to the fact that one third of the population in West Hants resides in the town of Windsor. I cannot understand why anybody in local government would pass on that kind of yearly revenue. I believe it would be irresponsible as an elected official not to take advantage of every opportunity to boost the revenue in local coffers. Additionally, it will infuse more money into the local economy during the construction phase of the project.

Next is the fact that Membertou-Everwind-RES has agreed to provide a secondary route out of Chalet Hamlet. We in the community have been trying to establish an alternate route out of the Hamlet for many years but have not been successful. This is a potential life saver for our residents in the event a fire prevented us from exiting via Armstrong Lake East Rd, the main route out.

Membertou-Everwind-RES has already assisted our community with a \$10,000.00 donation to assist with the road washouts during the heavy rains and thunderstorms last summer. Additionally, they are committed to assisting our community going forward which is big win for Chalet Hamlet.

Finally, this project has been supported and approved by both Federal and Provincial governments. Am I missing something here? Are both levels of government wrong and Windsor West Hants knows better than the Feds and the province? It's a serious question that requires an answer.

In closing, I intend to contact MP Cody Blois regarding this issue as well. It appears that PM Trudeau and the German Chancellor signed a MOU to export green ammonia energy to Germany. I'm certain that there would be repercussions if Windsor West Hants is the show stopper for this project. The repercussions won't be positive, that I'm sure of.

I would ask that the Mayor and District 7 Councillor support this project.

Regards

Dave Paddock

[REDACTED]
[REDACTED]
[REDACTED]

April 21, 2024

ATTN: West Hants Planning and Council

Hello:

Reaching out as a resident of West Hants regarding the application for a wind farm in the community of Vaughan, by Bear Lake.

On April 8, 2024, I attended a public information session. It left me with deep concerns over the potential for a windfarm in our beautiful community of Vaughan. Especially given some of the misleading information surrounding the project.

Green energy is something I fully support. However, it must fit into the community it is being constructed in. I do not believe the Bear Lake project as it stands fits within West Hants, or the community of Vaughan.

Earlier in the week I sent my thoughts on the current 1KM set back. I would like to echo those thoughts again. 1KM set-back is not sufficient. Not only does the size of set-back itself need to be addressed, but also how the set-back is measured. The set-back needs to be measured from property lines. Allowing the windfarm to be self-contained within itself. This will also ensure it does not dictate how a landowner uses their property in the future.

This venture is a revenue generating business, it cares not for our community. It is important that this project cares as much about our community as we do. As such, there are a few more points that we as a community, and our leaders need to touch on to ensure we do not end up holding the bag on another failed project in this province.

The amount of land mass being used for this project? Does it make sense for our community to give up some much of our natural space? Access by the public cannot be denied. I have heard varying accounts of how the proponent intends to proceed. It is worth remembering that generations of families have hunted, hiked, foraged, and enjoyed these crown properties. From what I have been able to ascertain we have not been given a firm answer from the proponent on how this will be handled and specifically what access the public will have if any. The proponent seems reluctant to work with the community on this.

It was difficult to hear about the volume of wetland that will be affected by this project. The proponent's plan to purchase 'reclaimed' wetlands from Ducks Unlimited doesn't sit well. Given what we will be losing. In fact, it sounds a lot like the billionaire that flies his private jet all over, but it's ok, they purchased 100 acres of rain forest to compensate. We cannot continue to sell off natural spaces for donations elsewhere. The construction of these giants is going to be devastating to the wildlife in the area.

Fire. We are a community that currently is under a state of emergency on the chance we run out of water, leaving us unable to fight a fire of substantial size. We are expecting another dry summer in Nova Scotia. It boggles the mind one would think this project can move forward without addressing the potential for a catastrophic forest fire. The proponent will say it is very unlikely. As a community member living not far from the forests of Vaughan, I will need better than unlikely. I need to hear what will be done in case it does happen. Given the scope of this project, automatic fire suppression does not seem like too big of an ask.

The proponent seems to have determined what they feel is a fair settlement for residents affected by the windfarm. Who was negotiating for the residents? West Hants would be remiss if they do not support all residents potentially affected. Residents should not bear the legal costs associated with this matter. That support should come from West Hants.

We have heard a lot about the economic benefits to West Hants. 6-12 part time/fulltime jobs are not a booming industry. We will not be sending our kids out to farm wind. This industry will generate revenue for itself, but very little in the long term for the people of West Hants. Jobs during construction are not permanent. Given that these tax dollars are new revenue for West Hants, perhaps a percentage, if not all, should go towards the betterment of the affected communities.

It was unclear to me exactly what happens at the end of the short lifespan of this project. As a resident I will need to know that something is in place for take down and removal. How this is addressed may be with a bond for cleanup. The taxpayers of West Hants should bear no burden for this.

Windsor and surrounding areas are seeing exponential growth. Now more than ever we need to be careful about the projects that we choose for our area. Especially projects with such profound effects on our environment.

We have one ecological disaster sitting downtown, it would be a shame if we added another to our forests.

Sincerely,

Ellen Hart

From: [Abraham Zebian](#)
To: [Deanna Snair](#)
Subject: Fwd: Bear Lake Windmill Project - Resident Concerns
Date: Monday, April 22, 2024 8:51:59 AM

From: Sheryl Paddock
Date: April 21, 2024 at 7:40:07 PM ADT
To: Mark Fredericks <MFredericks@westhants.ca>, Abraham Zebian <AZebian@westhants.ca>, Ed Sherman <esherman@westhants.ca>
Subject: Bear Lake Windmill Project - Resident Concerns

Caution [External Email]

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I watched the meeting held on Monday, April 8th 2024 via live stream on the Windsor West Hants (WWH) Facebook page. I have some cause for major concerns regarding the position of some of the Councilor's and the Mayor.

My husband and I live in Chalet Hamlet and are realistic concerning the windmills which will contribute to a greener environment for our country and indeed the world. These windmills are in my backyard; nevertheless, I support the benefits the windmills contribute to a greener environment for ourselves and future generations to come. I am speaking up due to the fact that a small minority, from what I have seen, is a group of anti-climate change warriors attempting to sabotage a green initiative which is needed to get our country and indeed the world off fossil fuels.

This project will bring significant financial benefits to our community, not to mention the tax windfall that it will create. That coupled with 150 to 200 temporary jobs that infuse significant money into the local economy. Another 5 to 6 full time local jobs will be created in addition to the temporary jobs. I'm not an economist, but I can do the simple math that

the infusion of money into our local economy is a big plus for Windsor West Hants. Most of this money will go directly into the town of Windsor's economy.

I am at a loss to understand why anybody in local government would pass on that kind of revenue. I believe as an elected official it is only sensible to take advantage of every opportunity to boost the yearly revenue for WWH.

The fact that Membertou-Everwind has agreed to provide an alternate route out of Chalet Hamlet, is a life saver for our community. You only need to look at the fires last year in Hammond's Plains to see how this is an absolute necessity for any community with only one route in and out.

Membertou-Everwind has assisted our community when our roads washed out during the heavy rains last summer. As well, they have committed to further assisting our community going forward. This is significant due to the fact our funds are stretched and subjected to a limited amount each year through association fees.

It is my intent to forward this letter to our Federal MP Cody Blois. I am not convinced that he is aware of the Councils intention to derail this project. Let's not forget that PM Trudeau has committed green ammonia energy to Germany through an MOU which has been signed by both countries.

Lastly, the project has received support from both the Federal and Provincial governments. Does WWH council know something more than the rest of us? Please respond and share your wisdom if I'm missing something?

I am asking that the Mayor and District 7 Councilor support this project.

Sheryl Paddock

[REDACTED]

[REDACTED]

[REDACTED]

April 21, 2024

To: Mayor Abe Zebian
Councillor Ed Sherman
Senior Planner Mark Fredericks

Re: Proposed Bear Lake Wind Project

The purpose of this letter is to state our objection to the proposed Bear Lake Wind Project.

We are full-time residents in Chalet Hamlet. In general, we are in favour of green energy, and the province of Nova Scotia's migration from fossil fuels to other energy sources such as wind, solar, and/or tidal power. However, we find it difficult to be supportive of the Bear Lake project.

The Bear Lake project is a private company installing windmills to generate energy to power their private facilities which will produce a product (hydrogen) which they will sell overseas for their own profit. This private enterprise does not make Nova Scotia's energy any greener.

Representatives from the Bear Lake project have met with Chalet Hamlet residents a number of times, starting in the late summer of 2023. Chalet Hamlet is reliant on a single road to get in or get out. For quite some time we have been trying to find a way to establish an alternative emergency exit. During initial meetings with Bear Lake representatives, they provided assurances that their project would provide an alternate emergency exit for Chalet Hamlet residents. However, over the relatively short period from last summer to the present, the information that we're receiving about that emergency exit continues to change. Instead of a road that would be maintained year-round and navigable by "city cars", our current understanding is that it would not be a maintained road, and that it might only be navigable by off-road vehicles. This would provide very minimal benefit to most of Chalet Hamlet's residents.

There are already other windmill developments in the Vaughan area. Why add another one here instead of locating it elsewhere in the province?

Why now? Once the windmills are in place, they will likely be there for a long time. Why not wait until the Benjamins Mill wind project is completed and there is a better understanding of the impact?

If the Bear Lake project can't be stopped, is there a way that it could benefit local residents? Could approval of the project be contingent on Everwind maintaining a year-round emergency exit road for Chalet Hamlet? Or, alternatively, could the Municipality of West Hants use some of the tax windfall from the project to open and maintain an emergency exit for Chalet Hamlet?

Patrick Landry and Lucy Landry

From: Andrew Hardman
To: [Mark Fredericks](#)
Cc: [PublicOnlyCouncilEmail](#)
Subject: Bear Lake Wind Farm proposal
Date: Monday, April 22, 2024 11:21:22 AM

Caution [External Email]

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Hello Mr. Fredricks

Policy 4.24 of the MPS addresses appropriate setbacks for wind turbines up to 400 ft tall. The current "standard" is 1000 from dwellings.

The Bear Lake wind turbines are 677 ft tall. Using simple math $677\text{ft}/400\text{ft} \times 1000\text{m} = 1692$ meters. This would make them appear to be of relative size to a 400 ft turbine at 1000m. That is, a similar visual intrusiveness to a 400 ft tall turbine.

In addition, the noise produced by a turbine of this size would not have a linear correlation to a smaller turbine.

It is unfair to property owners whose property extends toward a turbine that they would not have the same setback if there were not already a dwelling at the property boundary closest to the wind turbine.

If there were to be wind turbines at the Bear Lake site, I suggest that the minimum set-back be set at **1692 metres from the closest property boundary of a non-participating property owner**.

More important is that the community of Vaughan is being surrounded by wind farms. There should be a moratorium put on any further (further to South Canoe and Benjamins Mill) wind farm development to assess the effects on the community and the environment.

Sincerely,

Andrew Hardman, P.Eng.



From: Jason Hart
To: [Mark Fredericks](#)
Cc: [PublicOnlyCouncilEmail](#)
Subject: Bear Lake Wind public comment
Date: Monday, April 22, 2024 10:53:40 AM

Caution [External Email]

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Planner Fredericks, West Hants planning and council.

I'm writing regarding the application for a wind farm in the community of Vaughan by Bear Lake Wind.

This application in my opinion should not make it in front of council for 1st reading. It cannot be considered complete as it stands. Community engagement cannot be checked off.

Community engagement, we have been told by the proponents has been extensive. They have stated to multiple levels of governments, municipal included, that they have listened to the community and evolved the project to suit the community.

I have personally and through our community group tried to engage this proponent since August 2023. There engagement can be better described as misinformation, omission, misleading, and to be blunt outright lies. The only evolving this project has seen is in propaganda tactics. Most recently with the addition of DR Olson to the Bear lake team, these characteristics have reached a new high.

In the interest of keeping this letter short I will include only a few examples.

Hunting on the crown land portion, that residents have hunted for years

Answers provided include: no restrictions, not during construction or while maintaining but ok otherwise. When the community did there own research they discover each turbine is considered a commercial business thus eliminating hunting on this crown block and portions of peoples own woodlots. We asked the proponent if they would work with the province to make provisions on their site as has been done in other areas like Quebec. The answer was maybe they would consider this. We have not heard of any attempt to address this.

Adjust the layout so as to not affect the uses of the private property abutting the project. IE push turbines further onto the property they have leased(basically include the min setback from property line of leased land) to allow woodland owners to hunt on there own property, walk, hike, berry pick, build a new home on there own property without fear of noise, shadow flicker, ice through, ultrasound, blade liberation, etc. These requests were met with no answer no discussion. It is important to remember that no matter how many times Bear Lake Wind tells or writes that no noise will be heard, the residents know better as to the West is South Canoe Wind that is clearly heard at over 4KM away. I cant imagine how being surrounded by wind turbines will be with the Bear lake wind farm a mere 1KM to the East

Accumulative effects study: proponent has told community repeatedly this study has shown there to be no negative effects adding the Bear lake project to a community that has extensive wind farms including south canoe and Benjamin mills. Most recently on April 8th PIM the proponent testified extensively to this fact, only under intense cross-examination did they reluctantly admit that their study only included Kaiser meadow wind farm. A wind farm consisting of one small turbine, and the study was only bats and birds NOT human effects.

I consider this a bold lie, the opposite of community engagement.

Community wanted guarantees that this project wouldn't turn out to be a leaking, squeaking, blade falling off mess like they see at South Canoe wind farm. Proponents response was they would never use Acciona turbines (the brand of turbine like South canoe did)

After a quick Google search the community could easily see Bear lakes turbine of choice, Nordex is the new name for Acciona. Deception is not engagement. Honestly it is more than a little insulting the proponent believes the residents of Vaughn can be duped so easily.

Fire: Our community has been told repeatedly by this proponent that fire risk is a non-issue; odds are so low of an event that it's not a concern. April 8th the proponent testified at the PIM that the odds were far greater that a camp would catch fire, an ATV muffler, or a careless smoker would start a fire. Any one of these causes were hundreds of times greater than a fire from a wind farm. One needs to look no farther than the 2023 NS Wild fire statistics to see that power lines on there own are the 4th largest cause of wild fire in NS. In fact Unknown cause, Spontaneous combustion, Structure, Vehicle/machine, Lightning, ATV, careless smoking, and vehicle exhaust added together doesn't equal the number of power line caused wild fires. This speaks to how loose with facts the proponent is willing to be.

Again in the interest of keeping this letter short I will include as my last example of disingenuous community engagement, and quite possibly the most perplexing as the deception on this issue bares no weight other than another example the proponent is so accustomed to deception they seem incapable of presenting facts.

The proponent was asked on numerous occasions if they have applied for a development agreement with West Hants beginning in early January of 2024 and most recently March 20th 2024.

Each time the answer was a variation of "we will be applying in the coming weeks" . We now know from planner Fredericks this happened January 19th as a incomplete application and was finalized on March 8th 2024. Has deception become so habitual for the proponent that even in front of the residents and planning staff of Chester municipality on March 20th when asked, the truth about submitting a application to West Hants could not be told? Am I missing something? What could be gained by hiding this fact?

With this small sampling of concerns identified by the community, and left unanswered by the proponent, I believe we cannot say meaningful community engagement has taken place. I expect that the residents of Vaughn are reasonable people and if the proponent would like to start this process over without the misdirection, omission and obstruction of facts, Vaughn would give them a fair hearing.

Policy 4.24.4 Enables council to consider the development of permanent wind farms. I would like to suggest that this policy means just that, consider. Consider is not an automatic yes.

Should PAC recommend 1st Reading and council somehow decide it appropriate to grant it, Great care must be taken in the prep for a development agreement. The global battle against climate change cannot come with the destruction of a way of life for West Hants residents. Local property owners must not be expected to subsidise large offshore corporations with the loss of use of their land and the crown land they have utilized for 5,6,and 7 generations. Bear Lake being a energy supply for a hydrogen manufacture adds another level to this decision. Does West Hants really want to gamble the community of Vaughan on a for profit energy company that has not even secured a market yet for there product?

A development agreement must contain clear language that cannot be up for interpretation, As has came to light recently the condition " the developer shall consult with the Chief of the fire department having jurisdiction on the installation and operation of a fire detection and suppression system in the nacelle of each turbine" has been taken to mean a smoke detector and a fire extinguisher by West Hants staff and the developer of Benjamin mills Wind farm. This is absolutely not acceptable and could be taken as deceptive by the public. I can only assume if one were to dig into this issue at Martock ridge and Ellershouse wind we would find the same has transpired.

Items that must be addressed in a DA to protect the local residents and tax payers of West Hants are:

Set backs must be from property lines, and must be larger than 1km. A decade and several hundred feet in turbine height ago Chester Municipality thought it appropriate to have a set back of 1.2KM following basic math the turbine height has increased 38% so set back should be at min increased to 1.66km. This must be from property line as well. To measure from residence allows the owner of one PID to pre determine the destiny of another. And do so without offering compensation. Another point of note is Bear lake wind is proposing a site between two densely populated (by rural standards) communities, Vaughan and Armstrong lake west. Further supported by the fact that this area is still awaiting decision on whether it will receive Village or Hamlet designation. ,

Fire suppression in nacelle, Fire ponds with pumper connections, and a vegetation free area around turbine must be addressed. The 100M radius proposed by Bear lake Wind is not enough. The experience of the fire chief in Pubnico in march of 2019 was burning debris from a turbine fire flew thousands of feet into the forest. After discussing this issue with fire professionals the consensus is 1000m radius of combustible free area would be preferred.

Un restricted access to the Crown land portion of this development must be written into this DA

A Bond for clean up at decommissioning must be posted and enforced with this agreement. A look at a previous DA for a Wind farm in West Hants shows a fund that may or may not get funded starting at the 10 year mark. No dollar amount requested and to make the taxpayers burden even higher West Hants states that they will clean it up and try to recoup the cost by repossessing the above ground facility. The irony in that condition is astounding

Community compensation must be addressed; the proponent has offered 70K as affected residents compensation, or a power bill rebate, or as profit share. The proponent has arbitrarily picked this amount and the number of residents it will be divided up amongst is a moving target. This changes with each community engagement event. The DA must not proceed before this has been fully negotiated to include as many residents as affected at the appropriate level of compensation. West Hants should bare the cost of the legal representation required by the residents to accomplish this task.

AS part of the DA, I believe the funding per KW received by West Hants should go directly to a separate fund named the Bear Lake Wind contingency fund. Since this revenue stream has not been seen before, West Hants wont miss it. This fund would then be available to compensate residents for loss of use of their land, God forbid a catastrophic fire or another accident. Or clean up at the end of this project should somehow West Hants not get the appropriate value of bond. Also a property tax reduction could be considered for the residents that have to endure the project.

Conclusion (Yes Finally) :

I believe this project is a bad fit for the proposed location; It will be visually intrusive (especially when coupled with South

Canoe and Benjamin Mills. The location is wedged between two communities and at distances deemed unacceptable in 2013 with turbines that were almost 200' shorter. A quick look around municipalities in Nova Scotia shows a trend, set backs for wind farms are increasing, and the more wind farms a municipality has the further the set backs go. Sadly this trend was not identified by Planner Poirier in her presentation to council regarding set backs. Vaughan will be a poster child for what not to do if this project is allowed to proceed.

Speaking of visual intrusive, I recently came across a sight simulation of Benjamin mills wind farm taken from Bent Ridge. I sincerely doubt that planning or council saw this image before approving that project. 28 Turbines that are taller than the mountain they are perched on.

If Planning staff would like some visual assessments of Bear Lake Wind, they might want to reach out to Steve Hart from the Protect Vaughan group, he has some spectacular simulations of the project and Google earth simulations of Bear lake, South Canoe and Benjamin mills combined. It is scary how much land mass the three farms take in that community. Benjamin mills in its own uses 21% of Vaughn, Mill section, Upper Falmouth combined.

Lastly I just wanted to make my concerns known around the way set backs are looked at by council and staff. During the setback presentation by Sarah Poirier, and subsequent discussion by council, I heard variations of "If we go to X set back there is very little room left for windmills. Most councillors seemed to favour a 2km set back as it "left lots of room for wind farms". It has taken me several weeks to identify what is wrong with that line of thinking, and this is what I concluded. Picking a set back to get the desired number of wind farms is akin to an Engineer setting the allowed load on a new plane based solely on the desires of the ticket agent. See my logic? I think it would be best to consider the set back based on safety and quality of life for the residents; whatever space that leaves for wind farms it leaves. West Hants is only the size that it is. We cannot fit every project that desires to be here. If oceans continue to rise we may well need the very land consumed by wind farms to build our homes on.

Note from Community Led Wind Mill Meeting of Oct 14th 2023

Trent Vichi (CEO of Everwind fuels) himself was in attendance. At this meeting Trent assured us he would post a Bond suitable to West Hants based on 3rd party engineers cost estimate prior to starting the project. Also he assured the community if he received a NO from our council he would take his project and go home. These two items might be useful for council when making their decisions. I believe also he has been quoted by Joan Baxter of the Halifax examiner as stating he would not appeal a NO from a municipality

Thank you for reading

Jason Hart

COMMENTS REGARDING THE “PROPOSED” BEAR LAKE WIND FARM DEVELOPMENT

To: Mark Fredericks, Senior Planner, West Hants Municipality
Abraham Zebian, Mayor, West Hants
All Council, West Hants
Protect Vaughans Co.
Whom it Concerns

Pre Face

Before you embark on the reading of my response, I would like to plant a seed.... “what does it mean to be human”?

Introduction

My name is Karen Wallace. I have pretty much been a lifetime resident of Hants County for 65 years. I have never attended council meetings nor got involved in much locally, except for the occasional petition that showed up at my door.

I have debated with myself whether to approach this document personally or scientifically. I have opted for the personal approach as I am attempting to defend my home, your home, our province our country, our planet and future generations. It is personal.

In the past few months I have been consumed with reading and viewing materials on:

Windmills

- construction,
- noise pollution,
- flickering effect,
- flying ice,
- human side effects,
- effects on wet lands,
- chosen locations,
- effect on property values
- lack of proper maintenance
- lack of use

Uranium

- poisoning
- law suits/settlements

as well as,

the “**professionals**” who have come into our community to advocate for them.

In summary, in my opinion, there are two sides to the information; those that are making the money and those who are not, but are left with the side effects and no where to turn.

The following is my take.

FINDINGS the WHAT, WHEN, WHERE, WHO, AND WHY

What

Climate Change Upon The World

If I dwell on it, I find the world to be a dismal place.

The list is endless: wars; displaced peoples; viruses; floods; fires; hatred; hunger; disparity of wealth; inequalities based on race, religion, gender and sexual orientation. We are divided.

Divide to conquer was the military strategy of Julius Caesar and Napoleon. I look around and I believe the undercurrent is comprised, sadly, of the politicians who choose to look the other way, and sadder still, the politicians who give a little lip service and the status quo remains.

I have just returned from a trip to Nunavut. It is horrendously sad that the Inuit people, who I would claim, as having had the smallest carbon foot print on the world, are also the ones who are wreaking the greatest destruction. The glacier termed “the glacier that never melts”, well, it is melting.

The United Nations, whose slogan is “Peace, dignity and equality on a healthy planet” states “climate change is the defining issue of our time and we are at a defining moment. From shifting weather patterns that threaten food production, to rising sea levels that increase the risk of catastrophic flooding, the impacts of climate change are global in scope and unprecedented in scale. Without drastic action today, adapting to these impacts in the future will be more difficult and costly.”

I get it. Countries of the world have to commit to reducing emissions. We all have a part to play.

When

David Suzuki has been telling us this since 1989. There are still climate change deniers, and fossil fuel lobbyists. Yes, we need to take a quantum leap forward, now, in order for our species, our humanity to survive.

In 2012, South Canoe Wind Power Project, Lunenburg County (Oxford Frozen Foods, Minas Basin Pulp and Power, Nova Scotia Power Incorporated)

In 2022, Benjamin Mills Wind Project, Hants County (Natural Forces Developments Limited Partnership)

Due to the fact that so much pertinent information is REDACTED, how do we know what is really going on with their promised production. (Saltwire article) When they were visited by members of our community and the sad state of affairs with oil leakage spewing from them reported, they were fixed, with no trespassing signs.

Where

If this deal goes through, I am under the impression that approximately one third of West Hants will be claimed by wind farms. It is more important to note where they are not. Why not off the shores of Chester? Why not offshore Point Tupper? Baddeck? Lead by example and put them in your back yard, Premier Houston, former Deloitte employee. (Premier gets earful at town hall about proposed Pictou County wind project, Halifax Examiner April 19, 2024)

Of the 13.6 million acres of land in Nova Scotia, about 3.8 million acres or 26% of the province is designated as Crown land. Crown land is owned by the Province and managed by the Department of Natural Resources on behalf of the citizens of Nova Scotia. It is a collective asset which belongs to all of us. Nova Scotians are welcome onto crown land to explore the natural beauty. The right to use and explore Crown land comes with an obligation to leave nature in its natural state. Trees and underbrush must not be cut without a license. Plants may not be dug up and removed. Wildlife must not be disturbed.

Questions: How do you come in and erect a 50 story tall windmill, blowing up uranium laced rocks for the concrete base and not destroy the natural state, the natural beauty? Add on another windmill, after another windmill, 11 times, plus 4 more in the next county, add access roads, and transmission towers to store and send off to Cape Breton. HOW IS THAT MITIGATED?

Who

Each and everyone of us on the planet needs to cut their footprints.

All footprints are not created equal. Some wear really big shoes, I believe theirs, should be cut the greatest.

I was raised to always turn the light off when you left a room. If you were cold you put on sweater and socks. Bringing in clothes from the line, well sometimes, the jeans could stand up by themselves.

Lifestyles, greed, and the commercialization of the world has gotten so far out of whack.

Here in Hants County, and for our second wind farm, we have been sent Everwind to save us to save the world.

EVERWIND

A few facts ...

2022 EverWind purchased Point Tupper facility.

December 2022 EverWind was the successful proponent in a Provincial request for applications for Crown land and is now exclusively applying for leases on 137,000 acres of land to develop a 2GW onshore wind farm...expected to power second phase of its green energy production facility by 2026.

October 24, 2023 Bear Lake Wind registered the project for environmental assessment.

November 17, 2023 Federal government loans EverWind 125M

December 13, 2023 Timothy Halman, MLA, (Dartmouth East) approves the undertaking “in accordance with section 40, following a review of the information provided by Bear Lake Wind

Limited and the information provided by the Mi'kmaq of Nova Scotia and the public during consultation on the environmental assessment, "I am satisfied that any adverse effects or significant environmental effects of the undertaking can be adequately mitigated through compliance with attached terms it will be important that you work with Dept. of Natural Resources and Renewables to address and mitigate any impacts that may arise from your project given the naturally occurring uranium." (I had to look up the meaning of mitigate – to make less severe.)

February 07, 2023 EverWind remains on track to deliver green ammonia to German off-takers.

March 18, 2024 EverWind praises Historic Canada Germany Agreement to sell Canadian Green Hydrogen

April 3, 2024 EverWind announces completion of Feed

Questions: How does government procurement work? Loaning billionaires millions, for a private company to rape and pillage our land.

How is it that EverWind can continuously be moving forward and we are saying "NO"?

MEET THE EVERWIND TEAM

Company	Headquarters	CEO/Salary	No. of Employees	Comments	Revenue
EverWind					
At EverWind, we're producing green hydrogen to decarbonize the world. Built with community promise. EverWind is a private company. Everwind received the first Environmental approval in North America for a large scale green hydrogen project.					
	Halifax, NS	Trent Viche CEO Net Worth of 54.9 million Source Internet Search 04/20/24		Who gave them the environmental approval? At a brief glance through of the Registry of joint stocks it is unclear who owns what and who is responsible, it is a spider web, I do not know much about finances but I wonder is this how shell companies are created?	
Black and Veatch					
We bring global consulting, engineering and construction expertise in critical energy, water, and communications infrastructure safely, on-time and on budget.....personally accountable to partner with clients to deliver the reliable, resilient solutions that serve the worlds most important human needs while securing a more sustainable and resilient future for the planet.					
	Overland Park, Kansas USA	Mario Azar most compensated executive makes 450,000 annually comparably.com	11,000 (2022)	The management is selfish, cruel and self interested Source Internet search 04/19/24 indeed.com et al	4.25 Billion
ILF Consultants					
Leading energy companies trust ILF to provide solutions in all disciplines including, engineering, project management, design drafting, procurement, commissioning, start up support and operation support.					
	Rum/Innsbruck (Austria) Munich (Germany)	Corporate Counsel 182,335 Source Internet Search 04/19/24 comparably.com	2500 plus at 45 offices on 5 continents Source Internet Search 04/19/24 linkedin.com	The project control group is not clear with staff and is abusive Source Internet Search 04/19/24 glassdoor.ca	418.2 M per year
Nova Scotia Power An Emera Company					
Is a regulated electrical utility serving more than 525,000 residential, commercial and industrial customers in Nova Scotia.					

The utility provides 95 per cent of Nova Scotias generation, transmission and distribution services.					
	Halifax	Scott Balfour 8.2 million plus Source Internet Search 04/19/24 cbc.com	11,000 (2022)	Of 14 established performance standards, the utility did not meet five designed to improve reliability and customer service Source Internet Search 04/19/24 halifaxexaminer.ca	7.6 Billion (2023)
Strum Consultants					
Our multi disciplinary team consists of certified site professionals (certified across multiple provinces), engineers, geologists and hydro geologists, biologists, technologists. Legal land surveyors, and masters level environmental specialists					
	Bedford, Nova Scotia	Chris Boudreau	150 plus	Not Better Business Bureau accredited Source Internet Search 04/19/24 bbb.org	28.1 Million source internet Search 04/19/24 zoominfo.com
Deloitte					
Premier Tim Houston’s former employer. Is a brand under which tens of thousands of dedicated professionals in independent firms throughout the world collaborate to provide audit, consulting, financial advisory, risk management, tax and related services to select clients.					
	London England UK	Anna Marks Chairperson Deloitte Global	457,000	Deloitte fined 900,000 pounds by watchdog over SIG audit failures (Dec 2022) Source Internet Search 04/19/24 theguardian.com	64.9 billion US (2023) Source Internet Search 04/19/24 wikipedia.org
Res power for good					
By providing a holistic view of asset performance, we give you the tools to optimize performance, streamline processes and unlock growth.					
	Kings Langley, United Kingdom	Eduardo Medina CEO salary unknown Andre Cangucu CEO Americas	Over 4500 employed around the world source	Res Disclaimer This document (“Report”) has been prepared by Renewable Energy Systems America Inc. (“RES”). RES shall not be deemed to make any representation	Unknown Americas Revenue 3.2 billion US

		Res Group Americas most compensated executive makes 700,000 annually Source Internet Search 04/19/24 res-group.com comparably.com	internet Search 04/19/24 res-group.com	regarding the accuracy, completeness, methodology reliability or current status of any material contained in this Report, nor does RES assume any liability with respect to any matter or information referred to or contained in the Report. Source Internet Search 04/19/24 nrel.gov National Renewable Energy Laboratory	(2021) Source Internet Search 04/19/24 statista.com
Citi					
Our business and philanthropy are helping build more sustainable, diverse and equitable communities around the world. At Citi, we have a long track record of using our global resource and expertise to empower the communities we serve.					
	New York, NY USA	Jane Fraser CEO	26 million (2023)	Please be advised that due to the high volume of complaints received for this business, Better Business Bureau (BBB) publishes 1 out of every 5 complaints handled through our conciliation process Source Internet Search 04/19/24 bbb.org This business is not Better Business Bureau accredited	Global revenue 78.46 Billion dollars (2023)
K and S King and Spalding					
Best Law firm of the year – American Lawyer 2023. Market leading offerings strategically positioned where our clients need us to be.					
	Peachtree, Atlanta Georgia	Robert D. Hays (Chairman)	1300 lawyers in 24 offices globally source internet Search	This business is not BBB accredited	1.83 billion USD (2022) source internet Search 04/19/24

			04/19/24 www.kslaw.com		wikipedia.org
Morgan Stanley					
Global leader in Financial Services. At Morgan Stanley, clients come first. We help individuals, families, institutions and governments raise, manage and distribute the capital they need to achieve their goals					
	New York, NY, USA	Ted Hick James Gorman previous CEO salary 39.4 million annually Source Internet Search 04/19/24 www.reuters.com	80006 (2023)	72 complaints closed in last three years 22 complaints closed in last 12 months Source Internet Search 04/19/24 bbb.org This business is not Better Business Bureau accredited	54.1 billion USD (2023) source internet Search 04/19/24 wikipedia.org
McInnes Cooper					
Is among Canada's 25 largest business law firms and exclusive member of Lex Mundi for Atlantic Canada, the worlds leading network of independent law firms. Providing strategic counsel to industry leading clients here and abroad for more than 160 years, we continue to thrive through our relentless focus on client success. (Lex Mundi) is the worlds leading network of independent law firms, lawyers and business professionals – in more than 125 countries to provide world class cross border legal solutions. Our member firms offer a global resource of unmatched breadth and depth with over 23,000 lawyers world wide.)					
	Halifax, NS	Jocelyn Legge Chief Financial Officer CEO 216 K – 394 K per year which includes base pay, bonus pay and stock Source Internet Search 04/19/24 glassdor.com	Nearly 200 lawyers 1361 employees Source Internet Search 04/19/24 wikipedia.org growjo.com	In 1992, the firm worked on the privatization of NS Power. Source Internet Search 04/19/24 wikipedia.org	Estimated revenue is currently 514.5 m per year estimated revenue per employee is 378,000 Source Internet Search 04/19/24 growjo.com
Enterprise Canada					
Is a leading Canadian public affairs firm with expertise in government relations, digital and public relations.					
	Toronto, ON offices in	Jason Lietaer, President	Ranges from 100 to 250 people	Slogan We find strategic, creative	Estimated annual varies between 25 million – 100

	Hamilton ON Edmonton AB Halifax NS Ottawa ON	salary unknown former executive director of the Conservative Resource Group reporting to former PM Stephen Harper		ways to: build trust shape opinion navigate issues influence audiences activate supporters Source Internet Search 04/19/24 enterprisecanada.com	million Source Internet Search 04/19/24 signalhire.com
Mazars					

is a leading international audit, tax and advisory firm. Operating as a united partnership, we work as one integrated team, leveraging expertise, scale and cultural understanding to deliver exceptional and tailored services in audit and accounting as well as tax, financial advisory, consulting and legal services.

	Paris, France Canadian offices Gatineau, QC Maniwaki, QC Montreal, QC Saint_Leonard, QC Montreal, QC	Herve Helias CEO	Globally 50,000 plus professionals 100 plus countries and territories Source Internet Search 04/19/24 mazars.com		2.45 Billion Euros (2021 - 2022)
CIBC					

At CIBC we aim to help our clients, employees, communities and shareholders achieve theirs. Our purpose drives our ability to create value for all CIBC stakeholders.

	Toronto, ON	Victor G. Dodig 10.7 million	47,000 team members globally	Something I personally notice, at our Windsor, Hants County Branch they have two very dedicated tellers. They have not bothered to replace the flooring since the flood, July 2023 Lots of reviews on trustpilot.com	23.3 billion Canadian
Leidos					

Formerly known as Science Applications International Corporation (SAIC) is an American defense, aviation, information technology and biomedical research company that provides scientific, engineering, systems integration, and technical

services.

Mission: Leidos makes the world safer, healthier and more efficient through technology, engineering and science.

	Reston, Virginia USA	Tom Bell CEO 9.19 M	47,000 employees world wide	Pierce vs Leidos Pierce alleges that Leidos retaliated against him after he complained about racial discrimination. Source Internet Search 04/20/24 casetext.com Leidos treatment of female whistleblower gets Pentagon review Source Internet Search 04/20/24 Bloomberg News Wire bnnbloomberg.ca Formerly Lockheed Martin	15.4 Billion (2023) Source Internet Search 04/20/24 leidos.com
Lockton					
Is the worlds largest independent insurance brokerage providing customized solutions to meet your organizations risk, benefits and retirement.					
	Kansas City, Missouri USA	Ron Lockton CEO DISCLAIMER the salary range presented here is an estimation that has been dervived from our proprietary algorithm. It should be noted that this range does not originate from the company's factual payroll records or	7,500 associates in 100 different offices world wide	Ron is the son of the brokerages founder. Not BBB accredited. Google: Lockton vs case Lockton president, Trump golfing buddy, bond hunter. When Donald Trump argued before a New York court that meeting a \$464 Million bond requirement presents a “practical impossibility” the assertion	3.1 Billion (2023)

		survey data. It appears that the compensation range for a managing director is between \$728,130 and \$1,206,702 Source Internet Search 04/20/24 salary.com		came with the backing of Gary Guiletti, the president of the North East Series at Lockton Companies. Guiletti, whose Palm Beach office is just minutes away from Mar-a-lagogolf partner, business partner and staunch defender received during the fraud trial 1.2 million in commissions from the Trump organization he did not bill for his testimony because he anticipated that payment would be included in our overall relationship, year over year. Judge Engoron wrote that in more than 20 years as a judge he had “never encountered an expert witness who was not only a close personal friend of a party, but also had a personal financial interest in the outcome of a case of which he was being offered as an expert.” Source Internet Search 04/20/24 insurancebusinessmag.com	
McKinsey and Company					
Is an American multinational strategy and management consulting firm that offers professional services to corporations, governments and other organizations. “Everything you wanted to know about carbon removals but were afraid to ask.”					
	As a global firm, McKinsey does not have a traditional headquarters: the managing partner chooses his or her home office. Our presence across continents and time zones enables us to	Bob Sternfels CEO salary unknown Former McKinsey director acquires 1.3 Billion net worth in 6 years. Source Internet Search	Global reach: 133 cities in 67 countries, more than 35,000 colleagues, our people speak 135 languages and represent over 140 citizenships.	McKinsey has been the subject of significant controversy related to its business practices. The company has been criticized for its role promoting OxyContin use during the opioid crisis, its work with Enron, and its work for authoritarian regimes like Saudi Arabia and Russia.	16 Billion (2023)

	quickly deliver the right teams, with the right experience and expertise. McKinsey Canada. WE exemplify the spirit of innovation, entrepreneurship, and vibrancy of Canada our community of consultants and the professionals who support them across four locations – Calgary, Montreal, Toronto and Vancouver – reflect the rich diversity of our country.	04/20/24 wallstreetoasis.com		Source Internet Search 04/20/24 wikipedia.org	
Rise results					
RISE (Research, Insight, Strategy, Execution) we understand the importance of community and stakeholder engagement in the development processWe'll work with you to develop a strategy via consultation, interviews, research and engagement analysis, budgetary and work plan development, and full monitoring and measurement of marketing initiatives. Our legacy is deeply intertwined with Indigenous communities, particularly in Unama'ki.					
	Sydney NS	Noelle MacLean	As best as I can tell 8. A core team of 5, with 3 special project partners.	RISE Results handled all, planning, execution, marketing and branding for Assembly of First Nations 2018 New Years Eve Gala in Membertou. The event featured a champagne reception, prizes and a full night of live music.	5 Million Source Internet Search 04/20/24 zoominfo.com
Svitzer					
Every three or four minutes, somewhere in the world, a ship relies on Svitzer for safe and sustainable towage in or out of our bustling port or terminal. Cargo and container ships, tankers, car carriers etc. Depend on Svitzer's expertise to manoeuvre them safely the first and last miles of their journey.					
	Global Head Office Copenhagen, Denmark Canada: Halifax, NS	Kasper Friis Nilaus The remuneration for the Executive Management consists of a fixed base salary, inclusive of	As a truly people centric company, Svitzer is committed to creating an inclusive, diverse and psychological	Svitzer has been part of the Maersk group of companies. I am never surprised at how data can be interpreted: a goal of diversity and inclusion, there are 4 people on the board on	DKK 5,786 M (1,136,835,874.47 Canadian Dollars) Source Internet Search Annual Report

		company pension contribution and car, short term incentives as well as long term incentive components. ...the structure is intended to drive a reward for the performance culture by aligning individual reward to company performance and shareholder value creation.	y safe workplace where everyone can feel seen, heard, included and valued. Across our functions, global fleet, markets and regions Svitzer comprises 4000 engaged colleagues from more than 75 countries.	directors. 3 men and 1 women. Yes, that can be claimed as 25% representation.	04/20/24 svitzer.com
MEMBERTOU					
Membertou is an urban and progressive Mi'kmaq community located on Unama'ki – Cape Breton Island.					
	Cape Breton, NS	Terrance Paul Chief Honorarium, salary, travel expenses and other remuneration paid Total 239,268 (2022) Source Internet Search 04/20/24 membertou.ca	13 elected officials 8 senior non elected officials	Population:1582 On/off reserve (2019)	67 M (2019) 79,112,644 M (2022) 85,113,706 (2023) Source Internet Search 04/20/24 Membertou Annual Report (2019-2022) memberbertou.ca
Ollson Environmental Health Management (OEHM)					
Consultant – He has tackled some of North Americas highest profile environmental projects					
	Greater Toronto Area ON	Christopher Ollson		A phd degree. I could not validate his self claimed credentials. nor find a PHD thesis. I concluded it does not matter, the smartest, most wisest people, I have ever met had no more than a grade 6 education.	

My summary of the team: that is a lot of money, a lot of lawyers, a lot of engineers, a lot of accountants, a lot of consultants, an insurance agent and a party planner.

WHY

To power a facility, located in Point Tupper, Cape Breton, so EverWind can produce green hydrogen and thus produce green ammonia to be shipped to Germany for Uniper Global Commodities. Uniper is a German energy company with operations in more than 40 countries and around 13,000 employees. It was created when German utility E. ON split into two companies in 2016. Unipers' mainstays of business are power generation and global commodity trading. It is the biggest energy company by revenue in the world.

Benefits to West Hants

5 – 6 part time jobs.

1000 taxable dollars per year, per household, to a maximum of 70,000, for anyone underneath the windmills.

A limited amount of scholarships for those wanting to follow in the EverWind footsteps.

Some tax dollars.

In my opinion, very little to gain and a lot to gamble on.

Meanwhile some of those listed above will go on and live their life of the rich and famous in their climate controlled, air conditioned mansions, with a wall of televisions, a movie theatre, a popcorn machine, and a bowling alley. Lets not forget the fleet of vehicles, in a heated garage, or the yacht down at the marina, and when your bored jump on the jet and go to the south of France or an island in the Caribbean, or Dubai.

Meanwhile the majority of us here in Hants will have clothes on the line, spending summer time securing firewood for when we have those NS Power outages, making and trading preserves, sharing meat, till all of our mainland moose and deer have disappeared, and the cranberry bogs are filled in with windmill access roads, unless of course, we are dead from the uranium leakage.

If the rich people of the world lived as humbly as we do in Hants County, my guess is there would not be a climate crisis. Your lifestyle is eliminating my lifestyle. I see the parallels with genocide.

CONCLUSIONS

In a birds eye view, I see so many conflicts of interest.

The word green has many meanings and shades. They may claim it as being green “to make less harmful and sensitive to the environment”, but if I cut through the chase, I see it as being green in the context of “being inexperienced, naive and gullible” and in slang as “greenback, a term for the US dollar.”

There is no global planning for the positioning of windmills, I think one day we may find them to be bad for the planet. If we went solar and each home was responsible for their own power ...well they don't want to encourage us to be independent, there would be no money in it for them.

Offshore wind power is more efficient. I have at some point seen a video that claimed they were becoming a sanctuary for marine life which may compliment Clearwater Seafoods. “The shallow waters near Sable Island alone could accommodate at least 1,000 offshore turbinesenough to power 6.5 million homes. (Keith Doucette Canadian Press, October 2023)

I personally feel let down by our First Nations people, but I understand. In my younger years as a woman we sat on the same side of the table fighting for diversity and inclusion in a white mans world. Judging from the show of men in council chambers representing EverWind, some things never change.

Although I could not find the exact wording of the oath that municipal councillors take, I am praying that you swear to protect the people you serve and not the above, who outwardly, appear to serve themselves.

We are a species on this planet. We also claim to be the smart ones, but greed and consumption is destroying us. What does it mean to be human?

Sadly, I think it is already a done deal. In my heart of hearts, I want to know that I have done everything in my power to protect my home, your home, our province, our country, our planet and future generations. The buck has to stop somewhere.

FAREWELL TO NOVA SCOTIA

From: [Abraham Zebian](#)
To: [Deanna Snair](#)
Subject: Fwd: Bear Lake Wind Proposal
Date: Monday, April 22, 2024 8:49:18 AM

From: kristahart
Date: April 21, 2024 at 7:57:20 PM ADT
To: Mark Fredericks <MFredericks@westhants.ca> **Cc:**
PublicOnlyCouncilEmail <allcouncil@westhants.ca>
Subject: Bear Lake Wind Proposal

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Good Morning Planner Fredericks and West Hants Council,

I would like to start by saying that I don't normally question how West Hants does their job, you and your departments have either been hired or voted into your positions to do and make decisions in the best interest of the residents of West Hants. However lately I have been questioning a lot about the decisions that have been made, so I find myself sending this letter concerning the Bear Lake Wind proposal.

I have attended two of the open houses that Bear Lake Wind representatives have held, I have attended all of the community led meetings, and I have attended all of the meetings that West Hants Council has held in chambers, I have read information provided by both sides, and what I have found is that the community of Vaughn is very passionate about there community and the well being of its residents, I do not feel that this project is right for the community, there are far too many windmills in the area already, and they do not present a very calming effect for residents trying to enjoy there properties.

After attending the meeting in council chambers on April 8th, where Bear Lake representatives discussed their plan for this wind farm, I left feeling even more certain that they do not have the best interests or intentions for the community of Vaughn, I also left feeling that they have no intention of working with the residents and listening to their concerns, their only goal is to make money at the expense of Vaughns and surrounding area. Vaughns has done their part more than enough!

When I drive around other Municipalities, all I notice is there are no windfarms even though there are plenty of areas they could go, so I have to ask myself why is it only the area of Vaughn's that can possibly work.

My other concern is that the residents of Vaughns and all of West Hants will not even benefit from this project, and I don't feel that its our job to save another country because they don't know how to manage their own resources.

As an animal lover I feel all these developments that have been built and are wanting to come are only destroying the animals habitats and driving them closer to where people live as they have no other options and then we have some residents who don't want the animals in there back yard, then what happens to the animals, I hate to think what happens next.

If by some chance this does come before council for review and reading I would hope that there would be strict changes made, first that the distance should be 2kms from a persons property line not their dwelling, residents should be able to enjoy their entire property without any conditions imposed by other people or companies.

The next condition is of safety, after all the devastation that we witnessed and felt in 2023 with floods and wildfires there needs to be a fire suppression in place that can handle any and all malfunctions, I don't feel that someone climbing up 650 feet with a fire extinguisher is the way to go.

In conclusion, I don't know if these letters carry any weight or if you and council even take time to read the thoughts of your residents I truly hope you do. But I do know Planner Fredericks that you sat in council chambers on the

evening of April 8th and you heard and I hope listened to your fellow neighbors about the many concerns that they shared, and like I witnessed the lack of concern and attention shown by Bear Lake Wind representatives and its partner.

Please do the right thing and do not send this proposal to council for first reading.

Thank you,
Krista Hart
Life long resident of West Hants

Reply

Forward
Attendee panel closed
Bear Lake Wind

(No subject)

(No subject)

(No subject)

Copy

From: Seamus Marriott
To: [Mark Fredericks](#)
Cc: [PublicOnlyCouncilEmail](#); protectvaughans; Andrew Hardman; Mark Kehoe
Subject: Bear Lake
Date: Monday, April 22, 2024 11:16:58 AM

Caution [External Email]

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Dear Planner Fredericks and WHRM Council,

In a 2022 article in the Halifax Examiner, Trent Vichie (Everwind) said *"his company would not build wind farms where they are not wanted", for example along "the Cabot Trail, the Cabot Links golf course" in Inverness County. "That's a beautiful part of Nova Scotia that has an amazing growing economic area."* Apparently, the underlying message from Everwind is that Vaughan and Upper Vaughan, perhaps even all West Hants, is not beautiful and holds little economic potential.

As residents we believe our community is beautiful with pristine lakes and streams, gorgeous forests and an abundance of wildlife. A large windmill farm in one's backyard/community is cause for numerous questions and concerns. Issues around such topics as: Physical & Mental Health, Property Values and Environmental impacts, just to mention a few.

The proponents of such projects wish us all to believe that our chosen community has won the lotto in terms of the benefits they will bestow upon us. Proponents preach that all is well. There should be absolutely no worries or concerns regarding people's physical or mental health, their property values or any disastrous environmental impacts to our community. The proponents would have us believe that we simply need to have trust, for they are the experts.

Proponents claim that wind farms have no impact on human health, yet numerous scientific studies indicate otherwise. One issue of concern is infrasound and its effect on humans and wildlife. Low frequency pulsations identified as Wind Turbine Syndrome (WTS) by Dr. Dr. Nina Peirpont MD, PHD. Symptoms of WTS include headache, painful pressure on the ears, dizziness, weakness, tachycardia, tinnitus, nausea, insomnia, panic attacks and more. There are numerous studies that demonstrate that WTS is real.

One very recent study published Feb. 2024 in the Journal Canadian Audiologist entitled: Adverse Health Effects of Industrial Wind Turbine Noise: How the Ear and Brain Process Infrasound outlines the impact of WTS. Scientific research by Dr. Alec Salt and colleagues at the Washing University School of Medicine have led Dr. Salt to state unequivocally that **"Wind turbines can be hazardous to human health"**. Dr. Salt and colleagues have found that when higher-pitched sounds (150-1500 Hz) are present, they can suppress infrasound. This means

that the ear is most sensitive to infrasound when higher-frequency sounds are absent. This occurs at night when wind turbine noise is present, and ambient sound levels are low. This would be particularly acute given the topography and quiet rural setting of Vaughan & Upper Vaughan.

Project proponents claim that wind farms have no effect on property values. At a recent Everwind Community meeting the question of impact on property values was asked. One Everwind representative took the company line that there is no impact whatsoever. Approximately 15 minutes later another Everwind representative shared that there was a negative impact on property values, but that values would come back over time. As residents and property owners what are we to believe. What is the timeline for values to recoup? 1 year, 3 years, 5 years a decade?

More importantly, recently an Everwind representative was asked about responsibility and accountability should properties have diminished values. The response was that if Everwind follows the bylaws of the municipality and is approved by the Municipality, then it would be the Municipality that would be accountable as they approved and permitted the project. Is this true, will the Municipality cover the potential losses in property values? Has this even been discussed as a possible outcome at Council? Everwind's response gives us a glimpse into the company's ethics and sense of corporate responsibility.

The Environmental Impact of this project is overwhelming. Just stop and think about a 206m/677ft windmill. Think about the damage to the forests, wetlands and ecosystem through the construction phase. The Everwind project will impact over 70 wetland areas within the scope of the project. How much concrete is required for the base of one windmill and how does the required blasting disturb uranium deposits in the area? What are the long-term impacts to people's health? There are approximately 600 tonnes of steel in each tower and each one of the 286-foot carbon fibre/epoxy blades weigh (25000 KG). Would you want this in your backyard? In your field of vision? Towering over your community?

There is no question that the windmills to be constructed for the Bear Lake Project will be the largest ever used in West Hants. The Municipal Planning Strategy addresses the question of setback for windmills 165' to 400', but there is no reference to windmills of 206m/677', which will be constructed with the Everwind project. Given the sheer size of these giant structures there is a definite need to stop and think about the need for greater setback requirements.

Think about a quiet rural community where the night skies are ablaze with stars suddenly polluted by the glow of red lights from atop of windmills. Originally, we were told that Everwind would employ an ADLS lighting system, so lights only came on when air traffic was within 3 nautical miles of a tower. Now we are told that the system is being evaluated as it is costly. Again, what are we to believe? Makes one wonder what other short cuts are at play

and promises broken, for the sake of the bottom line.

At a recent community meeting when asked “Who are the experts within the municipal staff tasked to review the information and data presented by Everwind for this development agreement?” The response by municipal officials was “we have no one”. We rely on provincial departments. The issue is that the provincial departments do not conduct their own studies. They rely on the data and information presented by the consultants hired by Everwind. This leaves one questioning the legitimacy of the entire process.

Unfortunately, as a community we have first-hand experience on the effects of a current wind farm, first-hand experience of what it's like to live with a wind farm under construction and the lasting impact on people within our community and the environment because of previously trusting the so-called experts. Knowing history and learning from mistakes of the past assists us from not repeating past errors. To this end, we believe it is of utmost importance for the council to do its due diligence, before advancing any stage of this project. We ask the council to provide funding for independent legal advice, as well as funds for independent studies to ensure that people and the environment, in which we live, are protected through cautious and educated steps in regard to Bear Lake and other such projects proposed for WHRM.

Mr. Trent Vinchie of Everwind, stated in the 2022 Examiner article and again at a community meeting in Upper Vaughan in 2023, that *“his company would not build wind farms where they are not wanted”* Let’s hold Mr. Vinchie to his word, let’s complete our due diligence, let’s investigate and examine if the claims made by this American multinational company are true. Let’s take some time to examine if the approved project at Benjamin Mills meets or exceeds all their promises, before trusting even bigger claims & jumping onboard the Everwind Bear Lake project.

The right of the public to enjoy health and well-being should be paramount to the economic and political interests of the wind industry and governmental bodies. These rights need to be protected on a proactive, and not just on a retroactive, basis. Council would you wish to have this in your backyard. Should the residents of Vaughan & Upper Vaughan be punished because of the topography of where they built their homes & chose to live? Council, you are our elected leaders. Our health & welfare, the equity we have built in our homes and the environment in which we live is in your hands. Please give careful consideration to all our voices, before selling even more of West Hants to corporate suitors. Thank you.

Seamus Marriott



From: [Abraham Zebian](#)
To: Steve Hart
Cc: [Mark Fredericks](#); [Mark Phillips](#); [Alexander Dunphy](#); [Jim Ivey](#); [Vanessa Lake](#); [Shelleena Thornton](#); [Rupert Jannasch](#); [Mark McLean](#); [Scott McLean](#); [Jeff Hartt](#); [Debbie Francis](#); [Bob Morton](#); [Ed Sherman](#); [Paul Morton](#); [John Smith](#); [Laurie Murley](#); [West Hants Planning](#); [Deanna Snair](#)
Subject: Re: Comment Submission For The Bear Lake Wind Farm
Date: Monday, April 22, 2024 12:00:54 PM

On Apr 22, 2024, at 11:55 AM, Steve Hart wrote:

Caution [External Email]

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Good morning Mr. Fredericks, planning staff and council.

I'm writing to you this morning to express my unequivocal opposition to the proposed Bear Lake Wind Farm development application submitted on March 8th 2024. I have been struggling with myself to determine the direction I wanted to take when writing this letter, be it personal, community based, scientific or experience with organizations like this. I determined it should be all of the above. So, please bear with me as I try to briefly touch on all aspects and try to accentuate why I am in opposition to this project.

In 1816 a man by the name of William Hart moved to Lower Vaughan trying to escape from the British Army. He escaped in hopes to provide a better, more secure way of life for him and his family. For 208 years the Hart family has been flourishing between Lower Vaughan and Upper Vaughan while passing down significant amounts of generational knowledge in which I am proud to continue carrying the torch for today. I am also excited to announce that in July I will be able to add to another generation of Hart's. For many, many years this particular piece of land in which Bear Lake Wind intends to occupy has provided for my family. Hunting, fishing, berry picking, wildlife observing and has respectfully helped employ many of my ancestors. My wife and I own a few parcels of land in the vicinity of this project and I am fearful, if approved, it will destroy the very reason we purchased these properties and essentially determine our properties

inhabitable, should my children or relatives plan on building their forever homes there. My niece, who is of visual minority has completed 8 years of schooling to be an optometrist and is also completing her PhD in thoracic surgery intends on building her forever home in Upper Vaughan in the next few years on one of these parcels and has told me that if this particular wind farm receives approval she will not be moving back to Nova Scotia. Upper Vaughan is the only place she wants to live. Her studies have taught her the true effects of living next to large scale industrial electrical complexes such as windfarms and stated the adverse side effects are too severe to chance the wellbeing of her and her family. This is terribly heartbreaking for me as she has always wanted to live in the community where her ancestors settled, and to be truthful it is her ancestral land just as much as any other. If this project is allowed to commence, the 3000 acres of crown land, and the 13000 acres of private leased land will become inaccessible and render the properties unsafe. This is clear, despite what the proponents have verbally stated. In Vaughan, there are only two portions of crown land, and the proponents intend to occupy both, rendering no accessible public land to the community to forage and explore. The irony in this all, I suppose, is I was actually in the beginning phases of trying to get this land protected and added to the bordering South Panuke Wilderness Reserve with the help of Nature Nova Scotia and The Canadian Wildlife Federation prior to hearing about this proposed project.

In August of 2023 I engaged in a public meeting held by Everwind at the Southwest firehall. I respectfully conversed with many of the representatives expressing my interest, concerns and opinions of the project. I took notes from the meeting on the information that I was provided from the representatives and immediately determined someone needs to investigate this proposed project as each representative I talked to provided me with a different answer, another question or inaccurate facts. Three things stick out to me from this meeting, a representative from Strums Consulting who was hired to do the environmental assessment stated they hadn't found any endangered species. One Representative stated the turbines would be turned off during "peak" bat times (from 4pm-7pm) much like other wind farms (South Canoe), and another representative argued with me profusely that the project was not going to be located on crown land. I immediately determined all three of those statements were false and devoted the last 8 months of my life delving into this project, the actual owners, and educating myself from other projects. **For the record, South Canoe does not shut their wind farm off during "peak" bat times, there are LOADS of endangered species in this area, and 7 of the 11 proposed turbines will be located on crown land.**

After all this I helped launch the group named Protect Vaughans, in hopes to get community support, educate and gather information for the residents to help them make an informed decision on the proposed project. I had no idea that I would have gained so much support and met so many like minded individuals from all across the province, in which I wouldn't have had that opportunity if Bear Lake Wind didn't blow into town, so I am deeply grateful for that.

I have requested funding from the municipality for legal council so the residents can receive advice from a professional as the proponents have openly stated they cannot offer tax advice or financial advice, which has appeared to have fallen on deaf ears. Planning staff had requested the province to come in and do a

presentation to council to try and alleviate some of the unknowns from turbines and their processes which turned into being an undeniable disaster and left council with even more concerns and unanswered questions. So, who are we to turn to? We cannot be held responsible to fund legal support for a project the community doesn't want. Then, the proponents hired a self appointed environmental health expert to speak to planning staff, council and the residents and explain to them that there is "nothing to fear". I would highly suggest going back and watching the video from the PIM where Dr. Ollson openly stated that cumulative effects are not measured by potential adverse health effects, only environmental. After stating he was satisfied with the studies performed. The proponents have provided inaccurate information, downplaying the potential negative effects that such large-scale projects could have on the surrounding area. We have welcomed one extremely large windfarm development to our community without argument. Please, listen to the residents and don't paint us with the "anti" renewable energy brush like the proponents have. We are respectful individuals that just expect the respect to be reciprocated.

Dr Ollson also stated that the probability of a wind turbine catching fire is "1/10000" and that may be the case. However, Nova Scotia has experienced one catastrophic windmill fire, and the recent wildfire survey from DNR shows electrical transmission lines are one of the largest contributors to wildfires in the province. Bear Lake Wind intends to build 16kms of electrical transmission line through the very dry forests between two largely populated communities in Vaughans, and destroy the very wetlands we need to help prevent forest fires. I have attached the statistics from the DNR.

I had the pleasure of attending a community meeting organized by our premier Tim Houston just last week, and he was blown away by the fact he had never thought of setbacks being based off of non participating property lines and said he would take that back to the office and give it some serious consideration as that is something that needs to be looked into. That was a bit of fresh air to be honest, and I think the council needs to follow suit.

This proposed project is located far too close to residential properties and dwellings in comparison to the sheer height of them. (taller than Ski Martock) This proposed area is located on top of a mountain and the turbines are as tall as this mountain, and in order to have these turbines installed 77 of 94 wetlands need to be destroyed which will, undeniably cause flooding on Armstrong Lake Road West and Upper/Lower Vaughan. and will contaminate the Avon River Valley and its waterways with uranium rich contaminates.

The proponents call themselves an industry leader in green hydrogen but have not produced one pound of green hydrogen, nor have they ever owned or operated a wind farm, and it shows. Everwind has contracted two different companies to do visual sight assessments on how intrusive the wind farms will be on the community and both of them are different. Not just a little bit different, but significantly different. They are so inaccurate that Protect Vaughans has contracted a company out the United Kingdom to do their own non -biased site assessment and the differences are significant. I would be happy to share the comparisons at council and planning staff's request.

In closing, I am requesting this project not be given the opportunity to destroy my

heritage and our communities way of life.

Sincerely,
Steve Hart

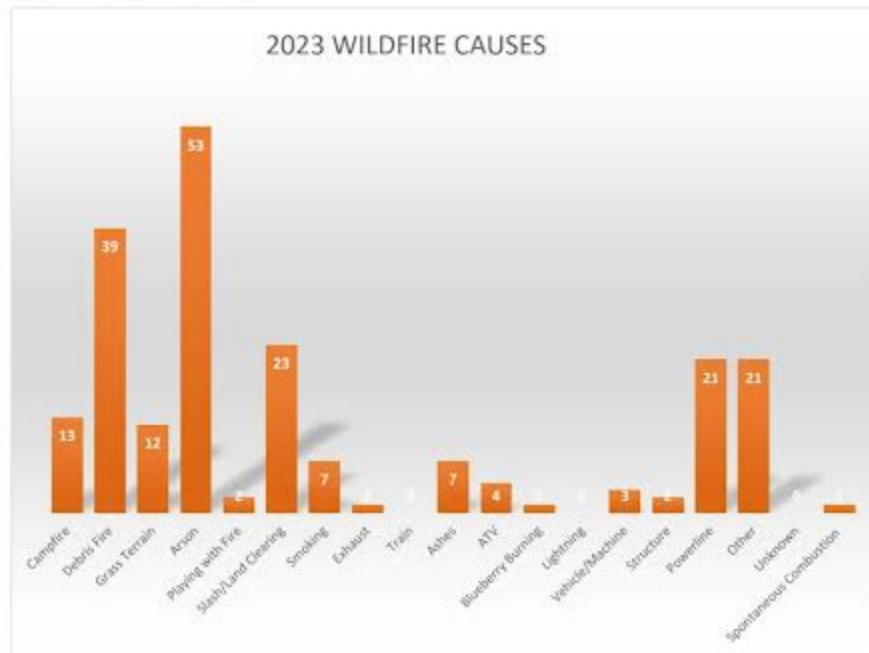
PROVINCIAL WILDFIRE CENTRE ANNUAL STATISTICS REPORTANNUAL WILDFIRE STATISTICS

FIRE CAUSES

Over the past five years fire numbers have remained around the same there has however been an increase in area burned. Below compares the fires over the past 5 years.

Year	Fire Numbers	Hectares Burned
2023	220	25093.29
2022	152	3389
2021	113	197
2020	176	710
2019	143	154.5
5-year average	160	5909

FIRE CAUSES FOR 2023



From: [Abraham Zebian](#)
To: Mark Stewart
Cc: Mark Fredericks; Kelsea MacNeil - External; Graham Marshall; Daniel Lee - External; Andrea Cosman; Paul Currie - External; [Deanna Snair](#)
Subject: Re: Follow up Q&A from Public Information Session for Comment Period - Bear lake Wind Project
Date: Monday, April 22, 2024 11:56:18 AM
Attachments: [image001.png](#)
[image001.png](#)
[Bear Lake Q A April 2024-Public Information Meeting.pdf](#)
[Bear Lake Q A Nov 2023..pdf](#)
[Bear Lake Q A Jan 2024..pdf](#)

On Apr 22, 2024, at 11:53 AM, Mark Stewart wrote:

Caution [External Email]

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Dear Mr. Fredericks and team –

Thank you for the opportunity to present on Monday April 8th, 2024 during our Public Information Session – as a follow up to our meeting, the Bear Lake Wind project team wanted to provide a brief set of Q&A which was addressed during our session and provides additional context:

- Bear Lake Q A April 2024 (Public Information Meeting)

Additionally, Bear Lake Wind has been providing follow up written responses to the community since October 2023 and circulating the responses through the mailing list and posting them on our website at https://bearlakewind.com/project_documents. For your records, please find attached the following documents:

- Bear Lake Q A Nov 2023 (includes responses from October as well)
- Bear Lake Q A Jan 2024

Please don't hesitate in reaching out with any questions you may have.

Thanks,

Mark

Mark Stewart
Engagement Manager
Nova Scotia, Canada



Committed to a future where everyone has access to affordable zero carbon energy

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WJU'S NEWIKNAQ

WIND STRENGTH

Bear Lake Community Questions and Answers:

Our commitment to the Bear Lake Community is to continue to engage through active and ongoing consultation. To date, we have responded to individuals or groups questions as soon as possible. Additionally, we have organised meetings where written responses couldn't convey the depth of response, we or the community members desired. We will continue to answer questions, organize community meetings and schedule open houses over the coming months to ensure individuals and the community are well informed and the project is guided by community feedback.

To ensure transparency with the community, we have compiled this document representing Questions we have received to date and Answers our team have compiled. Consultation is an active and ongoing process, please reach out if have any further questions or comments and feel free to email us anytime at info@bearlakewind.com.

Community Benefit Funds:			
Understandably, most of the questions that have been raised by community members relate to how the project will benefit the community and how will the funds be allocated. We expect to provide annual benefits programs of \$1,000/MW (project is expected to be 89MW, resulting in an annual community benefits program of \$89,000 distributed between the annual electricity subsidy fund and community vibrancy fund). We also expect to provide a bursary fund of \$50,000 for at least 10 scholarships of \$5,000 each for training in the renewable energy industry across EverWind Wind Projects, to be re-upped once used. The table below breaks down the funds for the Bear Lake community in greater detail.			
Fund	Timing	Terms	Amount
Electricity Subsidy Fund	Annual, starting after first full year of operations	Details will be finalized once layout is confirmed, with initial structuring below: 1. Must be within [minimum of 2KM – TBD] of a wind turbine 2. Fund will be administered on an annual basis, with the budgeted \$70,000 annually to be allocated equally 3. Must submit a Nova Scotia Power bill from civic address with opt-in program	Approximately \$70,000 annually through operations
Community Vibrancy Fund	Annual, starting after first full year of operations	Annual to community. Fund oversight will be governed by a committee with community	Approximately \$20,000 annually through operations

		members, council representatives, and project representatives (i.e. CLC)	
Bursary Fund	Start of construction (Fall 2024)	At least 10x scholarships of \$5,000 each to community members to be used for training in the renewable energy industry (across all EverWind Wind Projects – to be re-upped once used)	At least \$50,000 available at start of construction

Topics and Responses Gathered Through Community Consultation:

Topics	Response
Clarification on “Bear Lake Phase 2”	There are no further phases / “Phase 2”. There are no plans for any more turbines for the Bear Lake Wind Project outside of the 15 turbines communicated to the community. <u>We are aware of other projects in the area owned by other developers but EverWind/WindStrength do not have any relation to those projects beyond the 15 turbines for Bear Lake.</u>
Visual Simulations	Several additional viewshed simulations were requested from residents; we are happy to provide one-off viewshed simulations and can coordinate with Strum to provide for residents close to the Bear Lake wind farm project.
How much is municipal tax?	Based on an assumed inflation of 3%, municipal turbine taxes will be \$8,245 / MW. This is based on the installed MW, so the turbine tax is not impacted in any way by whether or not the wind blows. The \$8,245 / MW will inflate at 1% per year, and start in 2026 when the wind project is operational. Based on an 89MW layout, municipal turbine tax will be approximately \$733,000 per year, escalating over time. Based on a 35-year project life, the total municipal turbine tax is expected to be approximately \$31 million. The taxes will be paid directly to the municipality in which the turbines are located.
Wind Farm decommissioning? Who will be doing?	Decommissioning is the responsibility of the project owners. While it may not be required from the municipality, EverWind and Wind Strength will decommission the project and will post a decommissioning bond at the start of operations. RES has experience decommissioning projects in compliance with local requirements.
Bear Lake Entity Corporate Structure	Bear Lake Ltd. (Canadian entity) is 51% owned by Wind Strength (100% owned by Membertou Development Corporation) and 49% owned by EverWind Investments LP.

	Bear Lake Ltd. has contracted RES, Strum, and other construction, environmental, and other consulting firms to support its wind development.
Light Pollution	We are in the process of evaluating Aircraft Detection Lighting System (ADLS). ADLS turns lights off entirely when there are no planes in sight of the radars. It will also significantly (by ~95%) reduce the red flashing lights mounted at the top of wind farms during night-time.
Is this a migratory bird route?	Strum Response: <i>While there are numerous migratory species that have been observed throughout field surveys across all 4 seasons, the Study Area and the Regional Assessment Area (as defined/illustrated in the avifauna chapter of the EA) have not been observed to be a “corridor”, “passageway” or “concentration area” of migratory flocks. A fulsome response will be included in the EA.</i>
Noise level: What are municipal bylaw requirements and what is the calculation technique?	Strum Response: <i>The Guide to Preparing an EA Registration Document for Wind Power Projects in Nova Scotia requires operational sound levels for projects do not exceed 40 dBA. Local municipal bylaws do not have operational sound requirements for receptors. A summary of sound level requirements and guidelines is provided in Table 10.9 of the Environmental Assessment.</i> <i>The Strum team is happy to elaborate on the calculation methodology and provide additional simulations if helpful for the community.</i>
Noise level: What is impact of noise between wind farms and will surrounding wind farms (e.g. South Canoe & Benjamin Mills) amplify noise?	Strum Response: <i>Given the distance from the Project to other wind projects in the region, cumulative effects from operational noise are not anticipated.</i> <i>The Benjamin Mill site is approximately 8.2km from the nearest Project Turbine (T15). The South Canoe site is approximately 5.6km from the nearest Project Turbine (T6). In addition, Highway 14 runs directly between the Bear Lake Project and the two projects mentioned above (which also have the New Ross Road running directly between them).</i> <i>Bear Lake is situated to the southeast of the Upper Vaughan community, meaning increased noise levels might be observed primarily when the wind blows from the southeast. As a consequence, noise from other projects would not likely be heard given South Canoe is situated to the southwest, while Benjamin Mills is to the north.</i>
Subsurface Noise/Vibration	Strum Response: <i>EA Section 10.5 addresses sound as an environmental component, while Appendix O contains a literature review of Low Frequency Sound and related concerns.</i> <i>All structures have a natural vibration and turbines are no different. That said, a recent study by Natural Resources Canada specifically studying wind turbines found that ground motion at 125m from a turbine was 100 times lower than the threshold of human perception. The report concluded that it was unlikely that seismic ‘noise’ generated by the turbines would be perceived by area residents. By law, in West Hants, HRM and Chester municipalities, no turbine can be placed closer than 1,000m from a dwelling.</i>

Access allowed on Crown land?	During operations, access to Crown Land will not be impeded outside of restrictive infrastructure such as gating, fencing, etc. around the turbines. Subject to our Crown land lease, we commit to limiting restrictive infrastructure outside of those required. During construction, we won't restrict access but will sign post to ensure the public knows it is an <u>active construction site</u>. However, if there is an area (like an excavation or a lifting zone) where we must restrict access due to safety concerns, we will barricade and restrict access using cones, candle sticks, t-posts and rope.
Access allowed on Private land?	We do not expect to restrict access to private land. As mentioned above, there may be some restricted areas during construction due to safety concerns.
Hunting allowed on Crown land?	We commit to not restricting hunting on Crown Land outside of: - Restrictions as included in our Crown Land lease - Required restrictions for safety - Legislated setbacks for hunting requirements ("No person shall at any time discharge a shotgun loaded with shot, a crossbow or a bow within 182 metres of a dwelling, playground, golf course, athletic field, woods operation, place of business, agricultural building or public building other than a school") https://www.novascotia.ca/Just/Regulations/regs/wifire.htm
Hunting allowed on Private land?	We do not expect to restrict hunting on private land outside of legislated setbacks for hunting requirements.
Access allowed on access roads?	As above, access to the access roads on Crown Land will not be impeded outside of restrictive infrastructure (gating, fencing, etc). We commit to limiting restrictive infrastructure outside of those required. However, access would only be allowed following commercial operations (not during construction for safety reasons).

Additional Q&A follow up from Community Meeting on Saturday 14th October:

<u>Electricity Subsidy</u>	
- What constitutes a full year of operation? All 15 Wind turbines producing at full capacity	The year following installation and start up of all turbines that are approved. If one or more turbines installations are delayed for whatever reason, the \$70,000 allocation may be scaled down on a prorata basis but the electricity subsidy will begin.
- You state that a home MUST be within a MINIMUM of 2kms of a wind turbine, but then state that this is still "to be determined" This is not an answer.	The "TBD" is in reference to the distance; the minimum setback has not yet been finalized but will be at least 2km. As discussed in the Saturday meeting, we would like to ensure that all affected residents will be eligible for the subsidy. We are still evaluating how many civic addresses there are and where they're located to determine an appropriate distance for inclusion.

- Also, is this any particular wind turbine? or a specific turbine on the project?	The subsidy applies to all installed turbines on the site.
- Is the \$70,000.00 allocated just for the residents of Vaughan? Or is this for all of Everwind and its members' projects across Atlantic Canada?	The \$70,000 is exclusively for the Bear Lake wind project and will be fully funded prior to start of construction.
- How is the Opt-In program presented to the community? And how do residents sign up for it? And how does it work?	The manner in which the program will be administered are still yet to be finalized. This will likely be finalized through the construction phase of the project to give residents time to opt in. At a high-level, in order to opt into the program and receive the electricity subsidy, a resident living within the zone of eligibility will simply have to provide a proof of address to the company. The program will likely be administered by RES.
<u>Community Vibrancy Fund</u>	
- It states the fund will be dispersed after the first year of its operation, why does it have to run for a full year to start this fund?	We would like to establish a community monitoring committee and have time to determine a process for how funds are allocated. Funds will be deployed in the community by the end of the first year of operation to local community initiatives, programs or services.
- Will the fund continue even if the project is sold to another company?	We can not guarantee that the fund will continue in the event the project is sold to another company, however, it is typical for wind farms that are acquired to maintain benefits programs. We commit to approaching the municipality to sign an agreement committing to the community benefits so that if the project changes hands the community benefits are more likely to continue.
- If this fund starts after the first year, does this mean the community will lose out on the last year of funding, should the project last 35 years?	No – the first fund will be deployed at the end of the 1 st year and the 35 th year will be deployed at the end of the year 35.
<u>Bursary Fund</u>	
- Will this be issued in time for enrollment in the renewable resource program?	Can you please clarify the renewable resource program you reference? We plan on making the bursary fund available mid-2024, prior to construction.
<u>Visual Simulations</u>	
- How and who do the community members contact in order to get these "one off" visual simulations completed?	Please feel free to contact info@bearlakewind.com and we will send a team member to site to take a photo of the viewpoint in question. A visual simulation would then be created and sent to the community member.
<u>Municipal Taxes</u>	
- Most windmill manufacturers advertise a 25 year life span. Everwind is basing their	Turbine technology has progressed significantly over the past years and turbine manufacturers now often guarantee their product for up to 30 years. While the guarantee is 30 years, the project can still operate beyond

estimation off of a 35 year project.	that timeframe with proper maintenance. Thus, we expect the project life to be around 35 years.
The Benjamin Mills Project was marketed at a 25 year life span, South Canoe Windfarm was estimated at a 25 year life span. But South Canoe hasn't operated properly in its 8 years of operation. Why is the project based off of 35 years?	
Wind Farm Decommissioning	
- How much is the Bond and who is the Payee?	The decommissioning security will be in an amount equal to 100% of an independent engineer's assessment of the net cost to decommission the project. The beneficiary of the security will be the landowner or the municipality, depending on applicable municipal requirements.
- Who holds the bond? Wind Strength, Bear Lake LTD, Everwind Fuels, Everwind LLC, Everwind Investments LP?	Once posted, the security will be issued by a surety, a bank or a guarantor in favour of the landowner or the municipality, depending on applicable municipal requirements.
Bear Lake Entity Corporate Structure	
- Could you provide us with the Bear Lake corporate identifier number/register I.D number?	Bear Lake Wind Ltd. Registry ID: 4554430
- Is Everwind Investments LP a Canadian corporation?	EverWind Investments LP is in the process of being formed and will be a Canadian corporation.
Aircraft Detection System	
- Has there been testing on this system to identify whether or not it affects the bats ability to avoid the turbine?	An aircraft detection lighting system consists of a radar installed on a discrete lattice tower which detects incoming aircraft. We don't know of any studies that have assessed the impact of radars located on lattice towers on bats' ability to avoid turbines.
Migratory Bird Route	
- When was the start and finish date of the environmental assessment?	Strum Reply: Environmental Assessment Field avifauna studies were started in 2021 (2021 Fall Migration Bird Studies commenced on September 17th), with 2021-22 Overwintering and Owl surveys, 2022 Spring Migration surveys, 2022 Breeding Bird Surveys, and 2022 Fall Migration Surveys also being included in the Environmental Assessment Registration Document. Avian Radar and Avian Acoustic Studies were also completed in spring and fall 2022. As noted in section 7.4.5 of the EA, further bird studies are currently underway, and results will be provided to ECCC-CWS upon availability.
Noise Level	

- Who, and how does the community member get in touch with to have these noise simulations performed?	Please feel free to contact info@bearlakewind.com to discuss noise simulations, which will be performed by Strum.
Access To Crown Land	
- In order to interpret the answer you have provided to us, we would need to have a copy of your lease agreement. Could you kindly forward that along?	Once we have the lease, we will be able to provide more clarity with respect to public access to lands. We do not plan on making the Crown land leases public. To reiterate, we do not intend on restricting access beyond what is required for safety considerations primarily around the project substation and the turbines and the remainder of restrictions would be up to the Crown.
- How far around the windmills will this fence be? as a radius not circumference.	There will be a gravel service ring around the base of the turbine for access during maintenance activities that will range between 3 and 5 m in width. This gravel ring is not typically fenced. If a fence is determined to be required around the turbines, it would be limited to include the turbine base, which is roughly 6m in diameter, and the gravel ring, for a total diameter of up to 11m. Infrastructure on site that will be entirely fenced will be the project substation, the switching station and possibly the Operations and Maintenance building. The substation will be a maximum size of 200m by 100m, the O&M building will be a maximum size of 140m x 75m. These are very conservative estimates, and the final footprint will be smaller.
- Will The gating be on the crown access road?	No, there will be no gating on the access road to the crown land.
- Will entering the crown land be at the person's own risk?	Yes
- if someone gets hurt due to ice being thrown from the windmills and they are outside of the fence, can Everwind or Wind Strength be held liable?	Legal Counsel Response: Bear Lake Wind Ltd. could be held liable, depending on the particular facts and the conduct of the parties involved. As a general principle, Bear Lake Wind Ltd. must take due care to prevent reasonably foreseeable injury and damage from ice throw.
Hunting On Crown Land	
- According to your answer, and since each windmill has its own civic address, the community will not be allowed to hunt within 402m of each windmill. Can you confirm?	Legal Counsel Response: All legislated hunting setbacks would apply, in accordance with applicable legislation.
- Your answer did not include rifles which is a longer distance	Legal Counsel Response: All legislated setbacks would apply, including those in respect of rifles, in accordance with applicable legislation.

required to be away from windmills, why?	
- Can you confirm if each windmill is considered a dwelling?	Legal Counsel Response: We do not believe that a wind turbine meets the common definition of a dwelling.
- Is Bear Lake Windfarm LTD leasing all of the crown land according to the outline on the Site Overview Map?	Legal Counsel Response: It is anticipated that the footprint of the crown land leased for the project will be reduced to only the area required to operate the wind farm once the layout of the windfarm is finalized.
More Questions	
- During your first open house meeting, one of your representatives suggested he worked on a wind farm project in Quebec and on that particular project the company allowed special provisions for the hunters, so they could hunt near the windmills themselves. Would Everwind allow such a thing for this particular project?	We are certainly open to evaluating the allowance of special provisions for hunters on the project lands near the wind turbines. Before construction, we can commit to having a discussion outlining the details of the special provisions such that we can ensure the safety of our personnel and that of service providers accessing the site lands on a regular basis, as well as the integrity of the project infrastructure. That is EverWind's primary concern.
- Would Everwind be willing to amend the Bear Lake Plan to exclude the crown land block	Approximately 45% percent of the Bear Lake Wind Project (up to 7 turbines) is currently anticipated to be located on Crown land. We cannot commit to amending the project layout in order to exclude the Crown land block as this land is required to achieve the planned project capacity. However, the final turbine technology has not yet been selected, and depending on the chosen model, the project may require fewer turbine locations and therefore, fewer turbines might be located on the Crown land parcels. That said, no more than 7 turbines will be located on Crown land.
- What is the total area impacted by this project? Not just the land that the windmills will be set on, But the <u>TOTAL</u> area impacted	During construction, it is anticipated that the "limits of disturbance" of the project, that is, the land that will be touched by construction of the roads, collection system, substation, operations and maintenance building, turbines transmission line and switching station in some manner, will be approximately 1,000 acres. This is a <u>very</u> conservative estimate as we are currently applying a blanket limits of disturbance around the project infrastructure given we are still at the detailed design stage, and it includes much land that has already been disturbed such as existing roads. If your question is rather about the area over which the project will extend, the 15 project turbines will be located across approximately 3,000 acres of both private and public lands. To be clear, the majority of the 3,000 acres will mostly be untouched by the project.



WJU'SNEWIKNAQ

WIND STRENGTH

Q&A follow up from Community Meetings in December 2023

To ensure transparency with the community, we have compiled this document representing questions we received during our December 2023 Community meetings. For the Complete Q&A to date, please visit our website's Document Page https://bearlakewind.com/project_documents.

Consultation is an active and ongoing process, please reach out if have any further questions or comments and feel free to email us anytime at info@bearlakewind.com.

Wind Turbines Energy Payback / CO2 Emissions	
- Wind turbines are not 'green' and require a lot of CO2 emissions to manufacture, transport, construct, and operate. How do you justify their environmental impact?	While it's true that there are carbon emissions associated with the manufacturing, transportation, and construction of wind turbines, their operational phase is where they shine environmentally. Wind turbines produce clean, renewable energy without emitting greenhouse gases during electricity generation. Over their lifespan, the emissions associated with their manufacturing are offset by the significant reduction in CO2 emissions from traditional power sources. Some studies have pointed to an energy payback (CO2 off-set) of anywhere between 3 to 7 months depending on the technology, location, and site characteristics. • Wind has a range of 5 to 26 grams of CO2-equivalent per kilowatt-hour. • Natural Gas has a range of 437-758 grams CO2-equivalent per kilowatt-hour. • Coal has a range of 675-1689 grams of CO2-equivalent per kilowatt-hour. Source(s): Comparative life cycle assessment / Nordex Delta 4000 - LCA Report
Blasting and Water Contamination Concerns	
- The community has expressed concerns relating to blasting required for road building and foundation construction potentially causing water contamination to nearby wells, damaging foundations of houses near the project, and contamination to watercourses and wetlands. How are these concerns being addressed?	We understand and prioritize the community's concerns about blasting associated with road building and foundation construction. Rigorous safety measures will be implemented to mitigate potential risks. Pre-blast inspections are conducted, and residents will be informed well in advance. Our construction team adheres to best practices, ensuring the prevention of any harm to water sources or structures. To address specific concerns related to arsenic, radon, and uranium (ARU) impacts on waterways, it's crucial to note that these materials are naturally occurring across large parts of Nova Scotia, including areas with existing wind farms, such as South Canoe. Our geotechnical data and soil/bedrock samples collected at Bear Lake show no presence of arsenic, no acid-producing potential, and no uranium. This is not to say that these chemical elements are not present in the area, just that none have been identified during our geotechnical campaign to date. It's important to highlight that the biggest risks to human health from ARU occur through drinking water from drilled wells (uranium) or enclosed spaces like

	basements (radon). To ensure due diligence, we will conduct pre-blast surveys for all wells within 800 meters of the blasting area. This distance is a conservative measure, and if any impacts to well quality or quantity occur as a result of project operations, the proponent or contractor is responsible for drilling a new well. Sixty-eight wells within 800 meters of the assessment area have been identified (we anticipate the number of wells within 800 meters of blasting will be significantly less than sixty-eight, if any). These wells are identified and characterized in the Environmental Assessment (EA), Appendix D. The pre-blast surveys not only serve as a due diligence measure but also offer an opportunity to inform homeowners of any existing water quality issues. In addition to the above response, we take comprehensive steps for watercourse and site management: • Project personnel are educated on the sensitivity of aquatic habitats, emphasizing awareness and responsible practices. • Proactive impact avoidance measures include marking and avoiding impact to watercourses and wetlands where possible. • Certified installation and habitat enhancement ensure that crossing designs maintain natural flow and watercourse edges are revegetated for habitat enhancement. • Wetland management and mitigation minimize impacts, adhering to alteration processes and compensating for lost habitat, implementing measures like crane matting during necessary travel. • Comprehensive site management involves work scheduling during certain periods, development of erosion and sedimentation plans, and integration of water management systems. A site environmental specialist conducts audits to ensure compliance across the site. Our commitment is to transparently address concerns and implement measures that prioritize environmental protection and community well-being throughout the project's lifecycle.
Spills and Contamination	
- What is the site action plan for the prevention and response to spills and contamination?	Our site action plan prioritizes the prevention of spills and contamination, employing industry-leading measures to safeguard the environment. This includes comprehensive training for our team, regular equipment maintenance, and the use of environmentally friendly materials. In the event of a spill, our response plan is swift and effective, involving containment, cleanup, and reporting protocols. We are dedicated to transparency and cooperation with regulatory bodies to ensure the highest standards of environmental protection are maintained throughout the project's lifecycle. <i>It's worth noting that the Nordex platform chosen for the Bear Lake wind project utilizes an electric motor drive for pitching the wind turbine blades, as opposed to a hydraulic ram pitch system. This engineering shift has eliminated the potential release of hydraulic fluid at the Bear Lake wind project and provides a more environmentally friendly solution.</i> RES – Release Prevention and Response



WJU'S NEWIKNAQ

WIND STRENGTH

West Hants Public Questions from April 8 Meeting: Responses for Public Comment Period.

Dear Mark Fredericks and team –

Thank you for the opportunity to present during our Public Information Session – as a follow up to our meeting, we wanted to provide a brief set of Q&A which was addressed during our session. I've also included links to the Q&A previously provided to residents, which is also available on our website (https://bearlakewind.com/project_documents).

Question	Response
What is the blasting management plan and how will sediment be controlled?	The blasting management plan is a requirement of Condition 5.5 of the Environmental Assessment Approval. The blasting management plan will include details related to blasting procedures, blasting safety, monitoring, and best management practices. The plan will also include pre-blast surveys for any wells within 800 m of a blasting location. This will be completed to ensure that there is no change in water quality or yield at wells within 800 m of a blast. If there is a proven negative effect on water quality or yield of a well within 800 m of a blast, Bear Lake Wind will re-establish or treat the affected well. A sediment and erosion control plan and a surface water management plan are required to be developed prior to project commencement. These plans will apply to site preparation and construction activities and will outline the locations of sediment and erosion control structures (e.g., sediment fence, rock check dams) and mitigations. During construction, environmental monitors will ensure sediment and erosion control structures are properly installed and maintained so that no sediment is released into the environment.
What type of impact will blasting have on the uranium deposits in the ground, ie. well water contamination and air pollution?	Risk mapping shows the Study Area and surrounding area is predominantly in a "High Risk" region for arsenic and uranium containing bedrock formations. The risk is related to drilled potable water supply wells constructed within the underlying bedrock formations (Drawings 7.6 and 7.7 of the EA). Construction activities involving blasting have the potential to impact the quality and quantity of nearby groundwater supply wells depending on the proximity of the water wells and the extent of the disturbance. For this Project, only shallow disturbance of surficial materials is anticipated based on the requirements for road construction and upgrades, and installation of foundations, thus reducing the risk to groundwater. Furthermore, blasting will only be required in specific areas where very

	shallow bedrock exists. Geotechnical investigations are currently being completed across the Project Area to evaluate locations that may require blasting. Where blasting is required, pre-blast surveys will be completed in accordance with the provincial Procedure for Conducting a Pre-Blast Survey which will identify existing structures and wells within 800 m of any planned blasting activity. If there is a proven negative effect on water quality or yield of a well within 800 m of a blast, Bear Lake Wind will reestablish or treat the affected well. In relation to air pollution, chemical uranium found in bedrock is not volatile, and therefore, the risk of exposure via inhalation is low.
What steps will be taken to address the presence of uranium in the area	The use of existing road networks, siting in previously disturbed areas, and use of existing right of ways were prioritized, to the extent possible, to minimize the Project's disturbance to the geologic environment/interaction with uranium containing bedrock. For blasting activities required for the Project and within high-risk areas for uranium containing bedrock, a Blasting Management Plan will be developed to address blasting procedures, blasting safety, monitoring, and best management practices. Where blasting is required, pre-blast surveys will also be conducted to identify and perform water quality testing for wells within 800 m of any planned blasting activity. Water quality testing at individual wells is completed to establish baseline/existing conditions; if there is a proven negative effect on water quality or yield of a well within 800 m of a blast, Bear Lake Wind will reestablish or treat the affected well. An Erosion & Sedimentation Control Plan will also be developed for the Project, which will include mitigation and control measures to ensure disturbed material (from blasting, construction, etc.) does not migrate off-site.
What is the land that will be used during construction and operation of the site?	During the construction and operation of the site, the land use will undergo changes. Initially, an estimated 250-650 acres of tree clearing will be required across the entire project. This figure will be further refined as detailed engineering progresses. This clearing represents approximately 4-13% of the total project area. Additionally, new roads totaling around 16 kilometers will be constructed, while approximately 25 kilometers of existing roads will be utilized and upgraded to meet site requirements. The total operational footprint is estimated to cover roughly 130 acres, which accounts for less than 1% of the leased land for the project. Each turbine footprint will occupy up to 0.3 acres. The final width of roads will be 5 meters, expanding to 11 meters when including shoulder, ditch, and distribution poles.
Siting of transmission line on private property	We are still in the design and planning stages for the routing of the collection and transmission lines. Based on our original design assumptions we anticipate that the medium voltage lines will connect at the substation, which is located East of Armstrong Lake West Road.

	A high voltage transmission line will then leave the substation and run parallel to the Armstrong Lake West Road, crossing the Armstrong Lake East Road and running East of Middle Lake where it will connect to a switching station and then tie into the existing 138kV transmission line. We are still in the stages of speaking with landowners and securing land easements to allow for this line to be constructed across privately owned land. Upon receiving notice from a local resident that we were planning infrastructure on their property before ever having spoken to him, a surveying team was sent to confirm the accuracy of property lines in the project area. It was found that there were many inaccuracies in the provincial parcel data which was the basis for the original transmission line siting. Bear Lake Wind Ltd. has no intention of commencing construction activities on land for which it does not have rights and will work to acquire all necessary land rights.
With this land use, what is the impact on large mammals (i.e. deer)?	Habitat loss and fragmentation has been minimized by designing the project layout to utilize existing access roads to the extent practicable and from siting turbines (7 of 15) within previously disturbed habitat. Although minimized, habitat loss will still occur. Sensory disturbance from project development (particularly during the construction phase of the project) is also expected, which may disturb wildlife. Noise from forestry activities and recreational activities currently exist, therefore, impacts from sensory disruptions caused by the project are anticipated to be low. Per Condition 6.5 of the Environmental Assessment Approval, Bear Lake Wind is required to complete two years of monitoring for mainland moose during operations.
Who pays for the environmental studies completed on the site?	All environmental studies, including those already completed and those required to be completed, are paid for in full by Bear Lake Wind. Strum Consulting is a leading environmental consultancy that is entirely Atlantic Canadian-owned and operated with over 150 environmental, engineering, and surveying professionals across eight offices. Strum is proud to maintain an industry-recognized, outstanding reputation for delivering practical and solutions-oriented approaches to problem-solving. Quality assurance is an integral part of project delivery, and as such, is continuously applied throughout the work Strum undertakes. Strum has established relationships with regulators and a defined program of quality control to ensure the collection of meaningful and scientifically defensible work procedures, data collection, documentation protocols, and training that meets federal and provincial standards/guidelines.
What is the impact on the property value in the area?	Much research examining the impacts of wind projects on property values has been carried out through the years. Community demographics and wind facility characteristics are site-specific, and effects on property values often largely depend on perception of visual impacts. While several studies have indicated that even large-scale wind farms have no significant impacts on

property values, a recent peer-reviewed study using a 133-turbine wind farm in a rural community in Ontario has shown that, although the wind farm did not generally affect property values, the value of individual properties in close proximity to wind turbines can be negatively affected based on lack of community support (Vyn, 2015). Another recent study in the US indicated that property values may decrease during construction only to have a subsequent increase once operation begins (Brunner and Schwegman, 2022).

That said, the most recent and comprehensive study on property values was published this year by Brunner et al. (2024) of the Lawrence Berkley National Laboratory. It compared data on commercial wind turbines and residential property transactions between 2005 to 2020 in both urban and rural areas across the United States. The study found that there was indeed a negative impact on property values (~11%) for those homes located within 2.4 km of a wind turbine **in an urban area with a population of greater than 250,000 people.**

However, **there was no impact on property values found in rural (agricultural and forested) areas** with homes in proximity to wind turbines (population <250,000). Given that West Hants has a population of ~15,000 people, it is unlikely that there would be any negative impact of property values in the area of the Project (Brunner et al., 2024).

How will the development of the wind farm impact the enjoyment of this area?

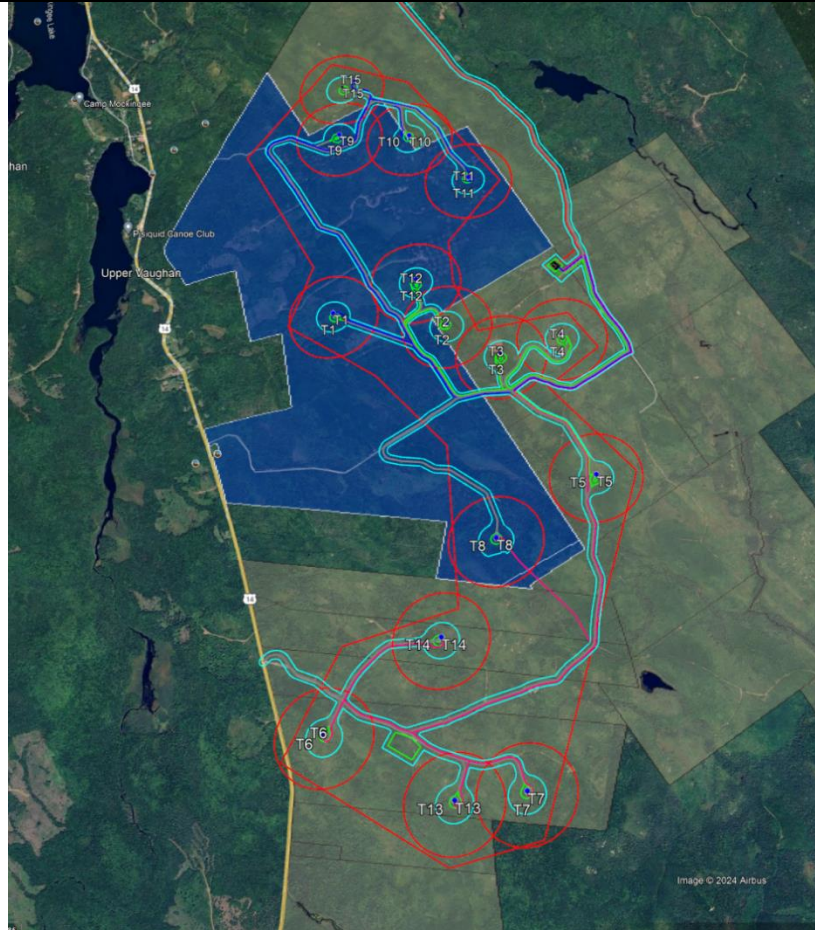
Access to project lands are not anticipated to be restricted, therefore, recreational activities (e.g., ATVing and hunting) that are currently undertaken on site may continue throughout the life of the project. During the construction phase of the project, there will be temporary access limitations for public safety. Activities, such as hunting, undertaken on project lands during operations must comply with provincial hunting and safety regulations.

The image below has a 402 meter radius drawn around the turbines, as per provincial legislation, hunting with rifle is not permitted within 402 meters of a place of work. The area outside of that, predominately on crown land, hunting activities would still be permitted.

Firearm and Bow Regulations made under Section 113 of the Wildlife Act R.S.N.S. 1989, c. 504

Discharge of firearm/bow near buildings 11

(2) No person shall at any time hunt, take or kill or attempt to hunt, take or kill wildlife with a firearm loaded with a rifle cartridge, single ball or slug or discharge a firearm loaded with a rifle cartridge, single ball or slug within 402 metres of a dwelling, playground, golf course, athletic field, woods operation, place of business, agricultural building or public building other than a school. Subsection 11(2) amended: O.I.C. 95-499, N.S. Reg. 96/95; O.I.C. 96-460, N.S. Reg. 109/96; O.I.C. 2015-239, N.S. Reg. 284/2015.



What are the concerns with infrasound and wind turbine syndrome?

The concerns surrounding infrasound and wind turbine syndrome are often raised in discussions about wind farm developments. However, a comprehensive review of scientific literature and studies provides evidence that these concerns may not be supported by empirical data:

- **Infrasound Levels:** Studies consistently show that the levels of infrasound emitted by wind turbines are typically within background levels and well below thresholds that could cause health impacts. Despite being emitted by wind turbines, infrasound levels are generally lower than those from common natural and anthropogenic sources like ocean waves, thunder, and road traffic.
- **Health Studies:** Several extensive studies, including Health Canada's Wind Turbine Noise and Health Study, have been conducted to understand the potential impacts of wind turbine noise on human health and well-being. These studies involved large sample sizes and comprehensive assessments of various health indicators. Overall, they did not find a significant correlation between wind turbine noise exposure and adverse health effects beyond annoyance.
- **Scientific Findings:** Scientific literature, including peer-reviewed studies and comprehensive reviews, consistently

suggests that wind turbine noise, including infrasound and low-frequency noise, does not pose unique health risks to people living near wind turbines. Studies have found no evidence supporting the existence of wind turbine syndrome or a causal relationship between wind turbine noise and adverse health outcomes.

- **Regulatory Standards:** Existing regulatory standards for wind turbine noise, typically based on audible noise levels (dBA), are considered effective in protecting human health. These standards are supported by scientific research and are designed to ensure that wind farm developments are compatible with surrounding communities.

In summary, while concerns about infrasound and wind turbine syndrome are understandable, scientific evidence suggests that the health risks associated with wind turbines are minimal. Comprehensive studies, regulatory standards, and scientific consensus support the conclusion that wind turbine developments can coexist with communities without significant adverse health impacts.

What is the project's commitment to ADLS?	The project has been evaluating different aircraft detection lighting systems (ADLS) for use on the turbines. This system works by using a radar to monitor the airspace and when an aircraft is detected within 3-4 nautical miles, the obstruction lights are turned on. Once the aircraft has passed the wind farm, the lights turn off. In some instances, this system can be capable of reducing the presence of red lights by as much as 95% on the nights sky. This system would require approval from Transport Canada but these systems are currently used on several projects in both the US and Canada.
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The Bear Lake Wind Project is committed to the installation of an ADLS system based on its approval from Transport Canada.

What commitment has been made to the local fire departments?	The project team met with the local Fire Chief to understand his concerns and considerations regarding the Bear Lake wind project. We're dedicated to collaborating with local departments to ensure compliance with all local and provincial regulations. We'll develop our site emergency response plan with input from these departments and take necessary measures to prevent and mitigate fires during both construction and operation.
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What fire protection will be included in the turbines and onsite?	The fire protection measures incorporated into the Nordex turbines include passive fire protection systems such as a lightning protection system, voltage overload protection systems (fuses & breakers), and temperature detection systems (PT100s). Additionally, the project is evaluating the use of fire detection and suppression systems, and ongoing dialogue with the local Fire Chief will continue on this topic.
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Furthermore, the site will adhere to an emergency response plan (ERP) throughout both construction and operations. This ERP will ensure that all personnel are adequately trained to handle emergencies, including fire incidents, covering aspects like preparedness, early detection and

	notification, response coordination, evacuation procedures, resource allocation, and risk assessment and mitigation. Additionally, all personnel will be required to carry ABC fire extinguishers in their trucks and have them readily available up tower during work activities.
What is the GHG analysis on the site and the energy offset (i.e. Section 7.15 in the EA)	The Project's GHG analysis is presented in Section 7.15 in the EA and was completed in accordance with NSECC's Standards for Quantification, Reporting, and Verification of Greenhouse Gas Emissions (2020) and the International Standard ISO 14064 (2019). The GHG analysis concluded that the Project will have a net positive effect on the GHG environment; the Project's will generate GHG primarily during the construction phase, but the Project is anticipated to have a 0.2-year payback period to offset the construction-related GHG emissions . The GHG emission reduction over the Project's lifespan (35 years) is expected to be 5,612,146.60 tonnes of carbon dioxide equivalent (tCO₂e) .
How do we know the turbines are suitable for the area and wind?	Understanding the suitability of turbines for an area's unique environmental conditions, like wind patterns and terrain, is a critical aspect of wind energy development. To ensure this, a comprehensive assessment is conducted using industry-standard practices, which is standard practice across all Original Equipment Manufacturers (OEMs) in the wind energy industry. The assessment starts by looking at long-term weather data gathered from specialized equipment like met masts. These tools give detailed info on things like wind speed, how wind is spread out, how turbulent it is, and the air's density. The data is the carefully analyzed, often using methods like the Measure-Correlate-Predict (MCP) technique, to make sure it's accurate and reflects what we can expect in the long run. Additionally, factors like terrain characteristics, forestation, and other environmental factors, outlined in industry standards are carefully considered. Sophisticated modeling techniques are then applied to predict both normal and extreme wind conditions, accounting for factors like terrain complexity and wake effects. Importantly, uncertainties inherent in the modeling process, such as measurement errors and data quality, are thoroughly addressed to ensure the reliability of the results. The outcome of this assessment provides a clear indication of whether the selected turbines meet or exceed the design requirements specified in industry standards, such as the IEC 61400-1. Moreover, OEMs typically propose operational strategies tailored to the specific wind conditions of the site, aiming to optimize turbine performance and ensure structural integrity. These strategies involve adjusting turbine operation in response to wind direction and speed ranges, effectively managing wind sector effects and minimizing mechanical loads caused by turbulence and wake effects. In conclusion, the process of assessing turbine suitability for a particular area's wind conditions is a standard practice adopted by all OEMs in the industry. Through meticulous analysis, adherence to industry standards, and the implementation of tailored operational strategies, we can confidently

	conclude that the chosen turbine model, Nordex N163/5.9MW, is indeed suitable and safe for the Bear Lake site area and its wind conditions.
How does the project benefit local people as opposed to FN partners and owners?	In addition to the tax revenue for the municipality, which in this case is ~\$545,000 per annum for the WHRM for the life of the project, there will be annual voluntary community benefits paid out directly to individuals and allocated in part by the Community Liaison Committee. Firstly, \$70,000 will be paid directly to residences as proximity payments to offset their electricity bills and the rising cost of living. If the site layout remains the same, there are 57 civic addresses within 1.5km from the site, that will receive an annual payment of approximately \$1,200 for the life of the project (35 years). Secondly, there will be an annual vibrancy fund of \$20,000 that can be allocated by the CLC to local groups, causes or infrastructure to enhance the community. The vibrancy fund is managed and allocated by the community. Finally, there is \$50,000 in scholarships for local applicants wanting training and education in renewable energy or environmental science.
What is the plan for Armstrong Lake West Road and the second access and egress point?	Armstrong Lake West Road will be used initially as a supplementary access road during the construction phase and will be upgraded accordingly. Once the main access are established, Bear Lake Wind does not anticipate the road will be used as a site road or primary access road. The Project commits to repair, in a timely manner, any damage cause by us or contractors to any portion of the road and leave it in a standard at least equal to or better than the condition at the start of construction. Furthermore, Bear Lake Wind commits to ensure a secondary emergency access and egress route through the site to Highway 14 for the residents of Chalet Hamlet in the event of an emergency. Additionally, the Project is working with Chalet Hamlet and other local landowners to determine mutually beneficial arrangements and good neighbour contributions for ongoing road maintenance.
What are the projects impacts on wetlands?	Bear Lake Wind followed the mitigation hierarchy by first, designing the project to avoid impacts to wetlands to the extent possible followed by minimizing wetland impacts. The Environmental Assessment identifies 77 wetlands impacted by the project layout, which may be reduced during final project design. Wetland alteration approval permits will be obtained from Nova Scotia Environment and Climate Change prior to alteration. All approval terms and conditions will be followed, and Bear Lake Wind will work with a wetland restoration specialist to compensate for wetland area lost from the development of the project.
How could wind turbines affect those with Autism and Sensory Processing Disorder (ASD/Autism)?	Autism is a neurodevelopmental disorder that includes impairments in language, communication skills and social interactions that is combined with restricted and repetitive behaviours, interest or activities. Because each person with ASD is unique this condition is named a “spectrum” disorder, where ones’ abilities and deficits can fall anywhere along a spectrum. There is no question that it is a life-long complex condition that impacts not only the child with ASD, but their families, caregivers and the community.

In 2018, the Public Health Agency of Canada (PHAC) released a report on Autism Spectrum Disorder Among Children and Youth in Canada (PHAC, 2018). They reported that 1 in 42 males (2.4%) between the ages of 5 – 17 years old were diagnosed with ASD.

We understand people's concerns that wind turbine sound, shadow flicker and even the spinning of the turbines themselves could be challenging for those with autism. There are over 300 operating wind farms in Canada with an installed capacity of wind generation 13,413 MW in 2019. There are over 300 operating wind turbines in Nova Scotia. Given the prevalence rate of Autism in the Canadian population it is reasonable to assume that there are a number of children with ASD living around existing wind projects. With over 80,000 operating wind turbines in North America this is all but a certainty.

A search of the National Libraries of Medicine PubMed database did not return any results for autism, ASD, ADHD and wind turbines. Therefore, there has been no peer-reviewed published studies that have found children with ASD or ADHD have been impacted by living in proximity to wind turbines.

This is certainly an issue Dr. Ollson has dealt with over the past fifteen years of researching potential health effects of living in proximity to wind turbines and talking with concerned parents in areas of proposed wind projects. A search of the Internet reveals that there were a few parents worried about their ASD children's response to proposed wind projects (mainly in the early 2010s). However, Dr. Ollson cannot find even anecdotal evidence to suggest that this fear has manifested into actual effects once projects are built. Dr. Ollson has worked on a number of wind projects where concerns were raised by parents for their children with ASD and have spoken to these families prior to the permitting phase of the project. To the best of his knowledge, they have not filed complaints once projects become operational.

Note that all turbines in the Bear Lake Wind Project will be located greater than 1 km from everyone's home. At this distance sound levels will be <40 dBA (a low noise level) and shadow flicker will be kept to <30 hours a year and <30 minutes at a time. These are very stringent standards for operating wind project and the vast majority of homes will experience levels far lower. Infrasound has not been demonstrated to impact autism, even at levels far greater than would be emitted from the turbines.

Although we can understand parents' concerns for their family's health, there is nothing in the scientific literature to suggest that children with ASD are impacted by the operation of wind turbines. Residents with concerns about their child's autism are encouraged to reach out directly to Bear Lake Wind representatives for further discussion.

What are the decommissioning plans and how much does it

Bear Lake Wind will meet all decommissioning bond requirements as set out by the Development Agreement which will be reviewed and voted on by municipal councillors. The decommissioning bond will be a form of financial

cost? Who will hold the bond? security set aside to cover decommissioning costs so that in any scenario including a sale of the projects, funds remain available to cover the cost of taking down the associated infrastructure.

From: [Abraham Zebian](#)
To: Protect Vaughans Community
Cc: [Mark Fredericks](#); [Mark Phillips](#); [Alexander Dunphy](#); [Jim Ivey](#); [Vanessa Lake](#); [Shelleena Thornton](#); [Rupert Jannasch](#); [Mark McLean](#); [Scott McLean](#); [Jeff Hartt](#); [Debbie Francis](#); [Bob Morton](#); [Ed Sherman](#); [Paul Morton](#); [John Smith](#); [Laurie Murley](#); [Deanna Snair](#)
Subject: Re: Comment Submission For The Bear Lake Wind Farm
Date: Monday, April 22, 2024 12:01:47 PM

On Apr 22, 2024, at 12:00 PM, Protect Vaughans Community wrote:

Caution [External Email]

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Good morning Mr. Fredericks,

I will keep this brief as I understand the responses are meant to be from the public and not community groups.

That being said, I have been requested by 17 resident's to submit an email on their behalf as they do not have access to emails or the internet.

They have requested me to advise planning staff and council that they are undeniably against destroying their property values, heritage and environment for a private organization on public/crown land.

Sincerely,

Steve Hart, (on the behalf of residents who cannot email.)

