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**Project Number:** 1104037.00

**Project Title:** HAF WIND ENERGY PROJECT

**Title:** CONSULTATION REPORT  
ADDENDUM-REA AMENDMENT APPLICATION  
CONSULTATION

**Prepared For:** Vineland Power Inc.  
222 Martindale Road, P.O. Box 1116  
St. Catharines, Ontario  
L2R 7A3

**Date:** April, 2014



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## Appendices

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## 1.0 Project Overview

The HAF Wind Energy Project's ("the Project") Consultation Plan Report was prepared in accordance with the requirements of the Ministry of the Environment's Renewable Energy Approvals Regulation ("the Regulation"), O.Reg 359/09, specifically with consideration for *Item 2* of the requirements as outlined in *Table 1* of the Regulation.

The HAF Wind Energy Project is to be situated in the Township of West Lincoln, in the Niagara Region of Ontario. The Project will consist of five (5) Vestas V-100 1.8 megawatt wind turbines producing a nameplate capacity of 9.0 megawatts. The wind turbines would be erected for the purpose of capturing energy from the wind, a renewable resource, and converting it into clean, useable electricity. This electricity will be transported to consumers via interconnection facilities, including transformers and distribution lines. The footprint of these facilities is described in the reports prepared for this Renewable Energy Approval (REA).

A Consultation Report was prepared to detail the consultation activities undertaken as part of the REA process including the following:

- A summary of communication with members of the public, Aboriginal communities, municipalities, local roads boards, and Local Services Boards regarding the project
- Evidence that the information required to be distributed to Aboriginal communities under Subsection 17(1) was distributed
- Any information provided by an Aboriginal community in response to a request made under paragraph 4 of subsection 17(1)
- Evidence that a consultation form was distributed in accordance with subsection 18(1)
- The consultation form distributed under subsection 18(1), if any part of it has been completed by a municipality, local roads board or Local Services Board
- A description of whether and how:
  - Comments made by members of the public, Aboriginal communities, municipalities, local roads boards and Local Service Boards were considered by the Project Team
  - The documents that were made available under subsection 16(5) were amended after the final public meeting was held
  - The proposal to engage in the project was altered in response to comments made from members of the public, Aboriginal communities, municipalities, local roads boards and Local Service Boards

This addendum report has been prepared to expand upon consultation activities conducted with adjacent property owners and the Ministry of Natural Resources (MNR) and the Ministry of Tourism, Culture and Sport (MTCS) in support of the Proponent's REA Amendment application to the Ministry of the Environment (MOE).

## **1.1. Summary and Rationale of Proposed Modification**

Vineland Power Inc. has identified the need to make an amendment to the REA as it was presented in the REA application to clarify that some project turbines will be located within the hub height setback distance (95 metres) from non-participating property owners. However, no actual modifications are being made to the project's design. There are no proposed changes to the selected turbine model or nameplate capacity.

The proposed modification will clarify setback distances from adjacent non-participating property lines for affected turbines (turbines 1, 2, 3 and 5).

The Project's site plan including all project components (including: wind turbines locations, access roads, underground collector system, and switching station) will be located as described in the project's original REA application submitted on August 7, 2012 to the MOE.

## **2.0 Additional Consultation**

Additional consultation was undertaken by the Proponent regarding the proposed modification with MOE, MNR, MTCS and affected neighbouring property owners. Vineland Power Inc. has made the Modification Document available on the project's website, in addition to updated REA reports/studies.

### **2.1. Ministry of Natural Resources (MNR)**

The MNR was contacted and subsequently advised of the proposed modification to the project's REA application. The Proponent confirmed that setback distances in the project's NHA/EIS to significant natural heritage features would remain as identified.

Consultation with MNR regarding the proposed modification, and verification that the project's NHA Confirmation Letter required under Section 28(2) and Section 38(2)(b) issued April 4, 2012 remains valid is provided in **Appendix A**.

### **2.2. Ministry of Tourism, Culture and Sport (MTCS)**

The MTCS was contacted and subsequently advised of the proposed modification to the project's REA application. The Proponent confirmed that the Project's site plan including all project components (including: wind turbines locations, access roads, underground collector system, and switching station) will remain as identified and subsequently assessed in the project's Stage 1 and 2 Archaeological Assessments and Cultural Heritage Assessment Reports.

Consultation with MTCS regarding the proposed modification, and verification that MTCS written comments required under Section 22 (3)(a) and Section 23 (3)(a) issued April 12, 2012 and March 2, 2011, respectively remains valid is provided in **Appendix A**.

### **2.3. Adjacent Landowners**

When the Proponent identified the need to make an amendment to the REA application to clarify that some project turbines will be located within the hub height setback distance (95 metres) from non-participating property owners additional consultation was undertaken with adjacent landowners and individually discussed below.

#### **Turbine 1**

On February 10, 2014 the Proponent met with the landowners to discuss the HAF Wind Energy Project and the setback distance of Turbine 1 to their property. The Proponent discussed with the landowners their willingness to provide their written consent to locate Turbine 1 within the hub height setback distance (95 metres) from their property line. The landowner expressed that they were not interested in signing an agreement at that time.

#### **Turbine 2**

On February 11, 2014 the Proponent met with the landowners to discuss the HAF Wind Energy Project and the setback distance of Turbine 2 to their property. The Proponent discussed with the landowners their willingness to provide their written consent to locate Turbine 2 within the hub height setback distance (95 metres) from their property line.

On February 18, 2014 the Proponent spoke with the landowners again to discuss the project and answer some questions. The landowners advised that they needed time to consider the Proponent's offer.

At this time, the Proponent does not anticipate an agreement to be reached.

#### **Turbine 3**

On February 11, 2014 the Proponent met with the landowners to discuss the HAF Wind Energy Project and the setback distance of Turbine 3 to their property. The Proponent discussed with the landowners their willingness to provide written consent to locate Turbine 3 within the hub height setback distance (95 metres) from their property line.

The landowner expressed that they were not interested in signing an agreement at that time.

#### **Turbine 5**

On February 11, 2014 the Proponent met with the landowners to discuss the HAF Wind Energy Project and the setback distance of Turbine 5 to their property. The landowner expressed that they have no concerns regarding the setback of Turbine 5 to their property and provided written consent.

### **3.0 Moving Forward**

At the time of submitting this addendum report no further communications have been received by the Proponent from adjacent property owners. In support of the project's REA Amendment Application, the Proponent will continue to undertake consultation with project stakeholders as it arises

## **Appendix A: Additional Correspondence**

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**From:** Zurbrigg, Heather (MNR) <Heather.Zurbrigg@ontario.ca>  
**Sent:** Friday, February 28, 2014 1:23 PM  
**To:** Britney Pringle  
**Cc:** Halloran, Joe (MNR); Woeller, Kathy (MNR)  
**Subject:** RE: NHA Confirmation Letter: HAF Wind Energy Project

Hi Britney,

Please be advised that MNR re-confirmation is not required for the proposed changes to the HAF Wind Energy Project.

We are satisfied that, as outlined below, the proposed project changes will not result in the relocation of any equipment outside the approved Project Location Boundary and will not affect the Natural Heritage Assessment already approved by MNR.

Best regards,

*Heather*

Heather Zurbrigg  
A /Renewable Energy Planning Ecologist  
Ministry of Natural Resources  
613-258-8417

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**From:** Woeller, Kathy (MNR)  
**Sent:** February 24, 2014 4:58 PM  
**To:** [BPringle@morrisonhershfield.com](mailto:BPringle@morrisonhershfield.com)  
**Cc:** Zurbrigg, Heather (MNR); Halloran, Joe (MNR)  
**Subject:** RE: NHA Confirmation Letter: HAF Wind Energy Project

Hi Britney,

Your email was forwarded to me from Ian Hagman. All NHA confirmations and NHA amendments are now being done centrally through our Regional Office in Peterborough. I have assigned this file to Heather Zurbrigg, one of our RE Planning Ecologists.

For any future inquiries, please contact Joe Halloran, our Regional Renewable Energy Coordinator.

Take care

*Kathy*

Kathy Woeller  
Regional Land Use Planning Supervisor  
Regional Resources Section, Southern Region  
300 Water St., 4th Floor South  
Peterborough, ON K9J 8M5  
P 705 755-3209 (Peterborough)



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**From:** Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]  
**Sent:** February-24-14 3:06 PM  
**To:** Hagman, Ian (MNR)  
**Cc:** Jordan Beekhuis  
**Subject:** NHA Confirmation Letter: HAF Wind Energy Project

Hello Mr. Hagman,

As a follow up to my voicemail last Thursday, I am contacting you on behalf of the Proponent for the HAF Wind Energy Project, located in West Lincoln, Ontario. The Proponent is seeking an amendment to the REA approval issued by the Ministry of the Environment (MOE) (NUMBER 1590-979LNP) to clarify that some turbine locations are located within the hub height setback (95 metres) from non-participating land owners. However, no actual modifications are being made to the project's design. All project components (including: wind turbines locations, access roads, underground collector system, and switching station) setback distances will remain as identified in the project's NHA/EIS to significant natural heritage features.

As per my clients discussions with MOE they have been advised to contact MNR to confirm that the NHA Confirmation Letter issued by you on April 4, 2012 (MNR file number- GUE-2012-011) remains valid. I have attached the letter to this correspondence for your ease of reference.

For your information I have attached updated Project Land Use Mapping, which clarifies the setback distances from adjacent property lines for the affected turbines (turbines 1, 2, 3 and 5). Can you please clarify if you require any further information to determine if the NHA Confirmation Letter remains valid and/or to provide any further comment.

Should you have any questions or require further clarification, please do not hesitate to contact me. A response at your earliest would be greatly appreciated as the Proponent is required to provide your comments to MOE.

Best Regards,

**Britney Pringle**  
Environmental Planner  
[bpringle@morrisonhershfield.com](mailto:bpringle@morrisonhershfield.com)



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**From:** Hember, Ian (MTCS) <Ian.Hember@ontario.ca>  
**Sent:** Monday, March 03, 2014 1:55 PM  
**To:** Britney Pringle  
**Subject:** RE: REA Archaeological Assessment: HAF Wind Energy Project

Hello,

I have been tied up in other urgent matters of late, and haven't had an opportunity to review your questions until today. However, based on your statement that "no actual modifications are being made to the project's design. The Project's site plan including all project components (including: wind turbines locations, access roads, underground collector system, and switching station) will remain as identified and subsequently assessed in the project's Stage 1 and 2 Archaeological Assessments," I foresee no need to undertake additional Stage 1 or 2 archaeological assessments. If lands outside of those that were assessed in the Stage 1 or 2 are to be impacted, these would need to have an archaeological assessment.

Thanks

**Ian Hember**

Archaeology Review Officer  
Ministry of Tourism, Culture and Sport  
416-314-7691 | Ian.Hember@ontario.ca  
www.ontario.ca/archaeology

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**From:** Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]  
**Sent:** February 24, 2014 3:06 PM  
**To:** Hember, Ian (MTCS)  
**Cc:** Jordan Beekhuis  
**Subject:** REA Archaeological Assessment: HAF Wind Energy Project

Hello Mr. Hember,

As a follow up to my voicemail last Thursday, I am contacting you on behalf of the Proponent for the HAF Wind Energy Project, located in West Lincoln, Ontario. The Proponent is seeking an amendment to the REA approval issued by the Ministry of the Environment (MOE) (NUMBER 1590-979LNP) to clarify that some turbine locations are located within the hub height setback (95 metres) from non-participating land owners. However, no actual modifications are being made to the project's design. The Project's site plan including all project components (including: wind turbines locations, access roads, underground collector system, and switching station) will remain as identified and subsequently assessed in the project's Stage 1 and 2 Archaeological Assessments.

As per my clients discussions with MOE they have been advised to contact MTCS to confirm that the Confirmation Letter regarding archeological assessments issued by you on April 12, 2012 (MTC file HD00531) remains valid. I have attached the letter to this correspondence for your ease of reference.

For your information I have also attached updated Project Land Use Mapping, which clarifies the setback distances from adjacent property lines for the affected turbines (turbines 1, 2, 3 and 5).

Can you please clarify if you require any further information to determine if the Confirmation Letter remains valid and/or to provide any further comment.

Should you have any questions or require further clarification, please do not hesitate to contact me. A response at your earliest would be greatly appreciated as the Proponent is required to provide your comments to MOE.

Best Regards,

**Britney Pringle**

Environmental Planner

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**From:** Hatcher, Laura (MTCS) <Laura.E.Hatcher@ontario.ca>  
**Sent:** Monday, March 03, 2014 5:48 PM  
**To:** Britney Pringle  
**Cc:** Jordan Beekhuis; Kulpa, Paula (MTCS)  
**Subject:** RE: REA Heritage Assessment: HAF Wind Energy Project

Britney,

Thank you for providing an explanation of the reason for the requested amendment to the REA approval for the HAF Wind Energy Project, as well as updated project mapping. The update is to clarify information about distances from noise receptors, and does not involve a change to the study area that was evaluated in the heritage assessment or modifications to the project design, and therefore the heritage assessment report does not need to be revised. MTCS' letter of March 2, 2011 remains valid.

Sincerely,  
Laura

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**From:** Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]  
**Sent:** February 24, 2014 3:06 PM  
**To:** Hatcher, Laura (MTCS)  
**Cc:** Jordan Beekhuis  
**Subject:** REA Heritage Assessment: HAF Wind Energy Project

Hi Ms. Hatcher,

I am contacting you on behalf of the Proponent for the HAF Wind Energy Project, located in West Lincoln, Ontario. I spoke with Paula Kulpa last week and she advised that I should direct this correspondence to you.

The Proponent is seeking an amendment to the REA approval issued by the Ministry of the Environment (MOE) (NUMBER 1590-979LNP) to clarify that some turbine locations are located within the hub height setback (95 metres) from non-participating land owners. However, no actual modifications are being made to the project's design. The Project's site plan including all project components (including: wind turbines locations, access roads, underground collector system, and switching station) will remain as identified and subsequently assessed in the project's Cultural Heritage Assessment.

As per my clients discussions with MOE they have been advised to contact the MTCS to confirm that the Confirmation Letter issued on March 2, 2011 (MTC file: PLAN-26EA23) for cultural and built heritage remains valid. I have attached the letter to this correspondence for your ease of reference as well as some follow up correspondence from April 2012.

For your information I have also attached updated Project Land Use Mapping, which clarifies the setback distances from adjacent property lines for the affected turbines (turbines 1, 2, 3 and 5). Can you please clarify if you require any further information to determine if the Confirmation Letter remains valid and/or to provide any further comment.

Should you have any questions or require further clarification, please do not hesitate to contact me. A response at your earliest would be greatly appreciated as the Proponent is required to provide your comments to MOE.

Best Regards,

**Britney Pringle**

Environmental Planner  
[bpringle@morrisonhershfield.com](mailto:bpringle@morrisonhershfield.com)



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