

HAF WIND ENERGY PROJECT
CONSULTATION REPORT



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1.0 Project Overview

The HAF Wind Energy Project's ("the Project") Consultation Plan Report has been 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 proposed HAF Wind Energy Project is to be situated in the Township of West Lincoln, in Niagara Region, Ontario. The project would consist of five (5) Vestas V-100 1.8 megawatt wind turbines producing a nameplate capacity of 9.0 megawatts. If approved, 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).

This Consultation Report will 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 road board or Local Service Board
- A description of whether and how:
 - Comments made by members of the public, Aboriginal communities, municipalities, local roads boards and Local Services 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 road boards and Local Services Boards

2.0 Consultation Process

The Renewable Energy Approval (REA) process defined under O. Reg. 359/09 has a mandatory consultation requirement that proponents must undertake in order to be eligible for a project approval, as issued by the Ontario Ministry of the Environment (MOE).

Vineland Power Inc.'s consultation program was designed to address the following goals:

- Involve residents and stakeholders early in the development phase of the project;
- Obtain/identify relevant information and local knowledge regarding the project's location;
- Identify issues or potential concerns;
- Identify and avoid potential impacts associated with the project; and
- Provide opportunities for stakeholders input regarding the proposed facility's design.

Consultation methods included public, agency, and municipal meetings/presentations, telephone and email correspondence, direct mailings, public notices, and posting project materials and updates on the project's website. As part of the Project Team's consultation efforts, two (2) Public Meetings and an additional Renewable Energy Information Night were hosted.

3.0 Public Consultation

3.1 Stakeholder Mailing List

The stakeholder mailing list for the HAF Wind Energy Project included every registered landowner identified within the geographic Study Area. This area is significantly greater than 120 metres of the project location in which notification was required under O. Reg. 359/09.

As correspondence was received throughout the planning and development phase of the project, those individuals, groups, and/or agencies who expressed an interest in the project or contacted the Project Team, were subsequently added to the project's stakeholder mailing list. A complete list of public contacts has been provided in **Appendix A**.

3.2 Project Notification

Public notices for the HAF Wind Energy Project were prepared in accordance with the Ontario Ministry of the Environment's template provided in Technical Bulletin Five: Guidance for Preparing the Consultation Report (MOE, 2010), and were distributed in accordance with O. Reg. 359.09.

3.2.1 Combined Notice of Proposal to Engage in a Project, and Notice of Public Meeting #1

As permitted under O. Reg. 359/09, a combined Notice of Proposal to Engage in a Project and Notice of Public Meeting was issued for the HAF Wind Energy Project. This notice was published on two (2) separate dates in Niagara This Week, a local newspaper with circulation in the project area. The first advertisement was published on Thursday, July 22, 2010, more than 30 days in advance of the public meeting which was held on Wednesday, August 25, 2010. The second advertisement was published on Tuesday, August 19, 2010. The notice was also posted on IPC Energy's website (www.ipcenerg.ca).

The notice included a key map of the project area, and information regarding the project location, the proposed size of the project, the Proponent, and the process to be followed. The notice also included the location, date and time of Public Meeting #1, and where the Project Description Report was made available for public review, including hard copies and electronic versions.

A direct mailing of the notice accompanied by a cover letter was distributed on July 22, 2010. This mailing included assessed landowners within the Project Study Area (greater than 120 metres from the project location). A copy of the notice was also provided to clerks at the Township of West Lincoln and Niagara Region, Aboriginal communities, the MOE District Manager (Niagara District), the MOE Director of Approvals, as well as other identified agency and interested stakeholders. A copy of the notice, sample cover letter, and mailing list is provided in **Appendix A**.

3.2.2 Notice of Public Meeting #2

In accordance with O. Reg. 359/09, the notice of Public Meeting #2 was published on Wednesday, April 25, 2012 at least sixty (60) days prior to the second public meeting held on Tuesday, June 26, 2012. The notice was published eight (8) times on five (5) separate dates in three (3) local newspapers with circulation in the project area. **Table 1** provides an overview of the dates and publications where notices were published. The Notice of Public Meeting #2 was also posted on the HAF Wind Energy Project's website (www.hafwindenergy.ca). Copies of the published notices are provided in **Appendix A**.

The notice included a key map of the project site plan, as well as information regarding the project location, the proposed size of the project, the proponent, the process, and the selected turbine model. The notice also included the location, date and time that Public Meeting #2 was to take place and where draft supporting documents were to be submitted as part of the Proponent's application to MOE, and were made available for public review and comment. The supporting documents were provided in both hard copy and electronic versions.

A direct mailing of the notice with an accompanying cover letter was distributed on April 24, 2012 to assessed landowners within the Project Study Area (greater than 120 metres of the project location). A copy of the notice was also provided to the clerks of the Township of West Lincoln and Niagara Region, Aboriginal communities, the MOE District Manager (Niagara District), the MOE Director of Approvals, and other identified agency and interested stakeholders. A copy of the notice, sample cover letter, and mailing list is provided in **Appendix A**.

In addition to the notification requirements stipulated in O. Reg. 359/09, the Notice of Public Meeting #2 and the project's Draft Site Plan were posted in frequented local establishments within the Township of West Lincoln. For a listing of posting locations, please refer to **Table 1**.

To further inform the public and surrounding landowners of the project, the upcoming public meeting, proposed turbine locations, a project information sign measuring 4' x 8' was created. This sign included the Notice of Public Meeting #2 and the Draft Site Plan, and was posted on a participating landowner's property. A copy and photographic documentation of the sign is provided in **Appendix A**.

Table 1: Publication of Public Notices		
Notice	Date Published	Location of Publication/Posting
Notice of Proposal to Engage in a Project and Public Meeting #1	Thursday July 22 nd , 2010 Tuesday August 19 th , 2010	Niagara This Week
		IPC Energy's Website: www.ipcenergy.ca
Notice of Public Meeting #2	Thursday April 26 th , 2012 Thursday June 21 st , 2012	Niagara This Week
	Wednesday April 25 th , 2012 Wednesday May 23 rd , 2012 Wednesday June 20 th , 2012	Turtle Island News
	Wednesday April 25 th , 2012 Wednesday May 23 rd , 2012 Wednesday June 20 th , 2012	Grimsby Lincoln News
	Wednesday April 25 th , 2012	The Project's Website: www.hafwindenergy.ca
		LCBO-Hwy 249 St. Catharine's Street, SMITHVILLE
		Pancake House- 214 West Street, SMITHVILLE
		Service Canada-124 Griffin Street North SMITHVILLE
		Louden Feed and Supplies 7269 Regional Road 20 Road SMITHVILLE

Table 1: Publication of Public Notices		
Notice	Date Published	Location of Publication/Posting
		Food Land-148 Griffin Street North SMITHVILLE
		Esso Abington Convenience-7283 Regional Road 20 SMITHVILLE

3.2.3 Distribution of Documents for Public Review

In accordance with O. Reg. 359/09, the HAF Wind Energy Project’s Draft Renewable Energy Approval Package, including all supporting documents and reports, were made available for public review and comment on April 25, 2012, for at least sixty (60) days prior to the second public meeting held on June 26, 2012. Additionally, all documents were posted on the project’s website (www.hafwindenergy.ca) and provided to the local Township’s office and public library for public viewing as described in **Table 2**.

Table 2: Distribution of Documents for Public Review	
Public Viewing Locations	Delivery Date
Township of West Lincoln, Clerk’s Office, 318 Canborough Street, P.O. Box 400, Smithville, ON L0R 2A0	April 25, 2012
West Lincoln Public Library-Smithville Branch, 318 Canborough Street, Smithville, ON L0R 2A0	April 25, 2012
West Lincoln Public Library-Wellandport Branch, 5042 Canborough Street, Wellandport, ON L0R 2J0	April 25, 2012
West Lincoln Public Library-Caistorville Branch, 9549 York Street, Caistorville, ON N0A 1C0	April 25, 2012

3.3 Public Meeting #1

The first public meeting for the HAF Wind Energy Project was held on Wednesday, August 25, 2010 at the Township of West Lincoln, Caistor Community Centre (9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario) from 3:00 p.m. to 7:00 p.m.

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This meeting was held in an open house format which provided agencies, stakeholders and the public the opportunity to obtain information regarding the proposed project, ask questions, and share information about the Study Area. This format provided a forum for public involvement and enabled the Project Team to explain the REA process and regulatory requirements, solicit feedback from attendees, and identify additional interested stakeholders.

Hard copies of the Project Description Report (PDR) were made available at the meeting for review. Take home copies of the display boards and PDR were also made available.

3.3.1 Display Boards

Large display boards measuring 33" x 21.5" were placed around the hall. These boards provided information regarding the HAF Wind Energy Project, the REA process, and required project documentation and forthcoming environmental studies. A total of 32 display boards were exhibited at the meeting. Displays presented at Public Meeting #1 included the following:

1. Welcome
2. Project Overview
3. HAF Study Area
4. HAF Wind Energy Project Scope
5. About Vineland Power Inc.
6. About IPC Energy
7. Making Ontario a Global Leader in Renewable Energy
8. About the Renewable Energy Approval
9. Ontario Renewable Energy Approval Process
10. Key Components of a Turbine
11. Wind Energy – How the Technology Works
12. Project Facilities, Equipment and Technology
13. Project Life Cycle
14. Development Phase
15. Construction Phase
16. Operations Phase
17. Decommissioning Phase
18. Preliminary Records Review and Pre-Construction
19. Environmental Components Map
20. General Summary of Environmental Effects
21. Environmental Components
22. Environmental Studies
23. Stakeholder Consultation
24. Role of Consultation
25. Community Benefits
26. Health and Safety
27. Sound Studies
28. Property Values

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- 29. Project Reports
- 30. Next Steps
- 31. Project Feedback
- 32. Thank You

Copies of the display boards are provided in **Appendix B**.

3.3.2 Attendance and Feedback

Meeting attendees were asked to sign-in upon entering the hall. A total of ninety (90) people signed the meeting register (please refer to **Appendix B**). Attendees were informed of the availability of comment sheets, and were encouraged to complete them in order to provide project feedback and to record any questions or comments they may have. Project Team members were also available to answer questions and provide additional information or clarification regarding the project and REA requirements. Individuals who expressed concern or had specific inquiries were directed to the most appropriate Project Team member for further response/discussion. Eight (8) Project Team members were in attendance at the meeting including representatives from Vineland Power Inc. (the Proponent), IPC Energy (the Developer), and Morrison Hershfield Limited (the Consultant).

A total of nineteen (19) comment sheets were completed and submitted at the public meeting or received by the Project Team via mail or fax at a later date. All respondents who completed a comment and provided personal contact information were sent response letters. The respondents were also added to the stakeholder list, unless otherwise noted by the respondent. All response letters encouraged recipients to regularly visit the project's website, where project documentation and studies would be made available for public review and comment before being submitted to the MOE for approval. For a summary of comments/concerns received at the meeting and how they were addressed, please refer to **Table 3**. Copies of the completed comment sheets, with personal information omitted, are provided in **Appendix B**

Table 3: Summary of Comments/Concerns Received at Public Meeting #1

Comment	How the Comment was Addressed
Interest/ concern related to the location of turbines to nearby residences	<p>Respondents were informed that the Project Team recently completed studies for natural heritage, cultural heritage, archeology, and noise and that these studies help determine the best locations for the project's five (5) proposed turbines. Where required, the Project Team will send these draft studies for review by government agencies. Once we hear back from these agencies, these reports will be available for public review and comment. All of the proposed turbines will adhere to, or exceed the minimum setback requirements from residences (550m), natural features, and sound power levels at non-participating noise receptors (i.e. residences, places of worship, schools, etc...) (40dBA).</p> <p>Residents were informed that in order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.</p> <p>Respondents were informed that the location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public for at least 60 days before the second Public Open House is held. Newspaper notices will be published and letters will be sent to residents advising them of how they may obtain or view copies of all the draft reports, which will contain site plans and maps showing the locations of the project's turbines and results of environmental studies.</p>
Concerns about Adhering to Setbacks	<p>In response letters respondents were notified that all of the proposed turbines will adhere or exceed the minimum setback requirements from residences (550m), natural features, and sound power levels at non-participating noise receptors (i.e. residences, places of worship, schools, etc...) (40dBA).</p> <p>Residents were informed that in order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.</p>
Road Setback Requirements	<p>Respondent was informed that the current minimum setback requirement from roadways for wind facilities such as the HAF Wind Energy Project is the length of the turbine blade plus 10 meters from the boundary of the right-of- way and that there is no exception to this setback distance. In order for the project to be approved the layout of the project's facility must demonstrate compliance with this setback.</p> <p>Respondent was provided with a link to a Technical Bulletin concerning setback requirements prepared by the Ministry of the Environment for Renewable Energy Approval projects at: http://www.ene.gov.on.ca/envision/env_reg/er/documents/2010/Bulletin6.pdf</p>
Impacts to Quality of Life	<p>Respondents were informed that the HAF Wind Energy Project is a 10MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses within the community. The design of the project and the layout of the facility will ensure impacts to the surrounding environment will be as minimal as possible. The turbines will be placed on a few separate private properties within the 4808 ha study area, so depending on the proximity of the respondents homes to the final turbine locations the turbines might not even be visible from their properties, and will therefore have no effect on their quality of life.</p> <p>Respondents were also informed that wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for fellow Ontarians as well by investing in our provinces current and future energy needs in an environmentally responsible manner.</p>
Concerns related to noise	<p>In response, we described that the project team is finalizing a Noise Assessment Study, which, when completed will help determine the sound levels generated at noise receptors within a 1500 meter radius of each wind turbine. The residents were informed that the project must meet all regulatory</p>

Table 3: Summary of Comments/Concerns Received at Public Meeting #1

Comment	How the Comment was Addressed
	<p>requirements for sound in order to be approved. At distances of 550 meters (minimum setback requirement) or greater sound generated from turbines is similar to a whisper. While conditions differ, the sound emitted from modern turbines is often masked by background noise or the wind itself.</p>
<p>Wind Turbine Syndrome</p>	<p>Respondent was informed that a May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled “The Potential Health Impact of Wind Turbines” concluded that vibration from low frequency wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH).</p> <p>The project team provided the link to the Ontario Ministry of Health’s website where the document could be viewed electronically.</p> <p>Vineland Power Inc. is taking public concerns regarding potential health side effects seriously. At this time we do not believe that this project poses a health hazard to local residents within the Township of West Lincoln. We have engaged in consultation with the Ontario Ministry of Health and notified them about the HAF Wind Energy Project proposed for West Lincoln. Currently, the Ontario Ministry of Health has identified no issues with the proposed project, but we will continue to keep them informed as the project progresses.</p> <p>The proponent remains committed to adhering to, or exceeding the minimum setback requirements from residences (550m), natural features, and sound power levels at non-participating noise receptors (i.e. residences, places of worship, schools, etc...) (40dBA) to ensure that local residents health and safety is not compromised.</p>
<p>Impacts to Property Values</p>	<p>In response, we do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. We have based this response on the results of various studies conducted in Canada, the United States, and in Europe which have found that there is no statistical evidence that a commercial wind farm within sight of a property will decrease its value. Reference was made to two studies completed in the United States and in the Municipality of Chatham-Kent, Ontario that found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.</p>
<p>Ice Throw</p>	<p>Under certain conditions ice and snow can accumulate on wind turbine blades. Respondent was informed that modern turbines are equipped with sensors to detect this type of accumulation and will not operate if a buildup occurs.</p> <p>Respondent was also informed that the required setback distances established by the Ministry of the Environment from residences and natural features also incorporated safety precautions and potential risk of injury from ice throw or structural failure when determining appropriate setback distances.</p>
<p>Environmental/Animal Effects</p>	<p>Respondents were informed that the Renewable Energy Approval (REA) process has established strict guidelines and setbacks that must be followed with regards to the protection of the natural environment and impacts to local residences and communities. Presently, we have just completed our Natural Heritage, Cultural Heritage, Archeology, and Noise assessment Studies to help us determine the best locations for the project’s five (5) turbines within the project study area. Our Natural Heritage Report will include the assessment of Species At Risk, as well as bats, birds and other wildlife. Once the locations have been determined all of the proposed turbines will adhere to the minimum setback requirements from residences (550m), natural features, and sound power levels at non-participating noise receptors (i.e. residences, places of worship, schools, etc...) (40dBA). Our Natural Heritage Report must be approved by the Ministry of Natural Resources (MNR) before the project can submit its application to the Ministry of the Environment (MOE) for an REA approval. If the project does not demonstrate that it is in compliance with all applicable regulatory setbacks and requirements then the project will not be approved, and consequently cannot be constructed.</p> <p>Respondents were also informed that as part of the project’s due diligence we are preparing an Environmental Impact Statement which describes all of the potential effects that may occur as a result of the project and how we will reduce or eliminate them. An Environmental Effects Monitoring Plan will</p>

Table 3: Summary of Comments/Concerns Received at Public Meeting #1

Comment	How the Comment was Addressed
	<p>also be prepared to monitor the environment during the project’s construction, operation, and decommissioning phases to ensure that environmental monitoring procedures are properly carried out. These reports will also be reviewed by MNR and MOE, and will be made available to the public for review and comment.</p>
<p>Health & Safety Concerns</p>	<p>Respondents were informed that a May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled “The Potential Health Impact of Wind Turbines” concluded that vibration from low frequency wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH).</p> <p>The project team provided the link to the Ontario Ministry of Health’s website where the document could be viewed electronically.</p> <p>Vineland Power Inc. is taking public concerns regarding potential health side effects seriously. At this time we do not believe that this project poses a health hazard to local residents within the Township of West Lincoln. We have engaged in consultation with the Ontario Ministry of Health and notified them about the HAF Wind Energy Project proposed for West Lincoln. Currently, the Ontario Ministry of Health has identified no issues with the proposed project, but we will continue to keep them informed as the project progresses.</p> <p>The proponent remains committed to adhering to, or exceeding the minimum setback requirements from residences (550m), natural features, and sound power levels at non-participating noise receptors (i.e. residences, places of worship, schools, etc...) (40dBA) to ensure that local residents health and safety is not compromised.</p>
<p>Visual Impacts to the Community</p>	<p>Respondents were informed that the HAF Wind Energy Project is a 10MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project’s turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land uses. The placement of the project’s turbines will adhere to all required setbacks from surrounding residences (550m), natural features, and sound power levels at non-participating noise receptors (i.e. residences, places of worship, schools, etc...) (40dBA).</p> <p>Respondents were also informed that in order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project’s proposed facilities is in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.</p> <p>The project team has just completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project’s turbines within the project study area. Great consideration is being given to determine the adequate placement of the turbines within the study area to ensure that the project does not significantly impact the surrounding community.</p>
<p>Concerns about lack of public input</p>	<p>Respondents were informed that public consultation is a very important aspect of the HAF Wind Energy Project, and that all public comments and concerns are taken seriously by project team members. Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.</p> <p>Respondents were also informed that in order for the project to be approved by the Ministry of the Environment (MOE), the proponent of the project must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns. If the project does not demonstrate that sufficient consideration was given to public or municipal concerns then the</p>

Table 3: Summary of Comments/Concerns Received at Public Meeting #1

Comment	How the Comment was Addressed
	project will not be approved, and consequently cannot be constructed.
Concerns about lack of municipal input	<p>In response letters respondents were informed that as part of the Renewable Energy Approval process we are required to consult with the local municipality about the project's design. We are required to distribute a consultation form to the municipality so that they may comment and give feedback on matters concerning municipal services and infrastructure, and emergency management procedures/safety protocols related to the managing of the project's operation. We are also required to apply for building permits issued by the municipality under the provincial Building Code Act, 1992.</p> <p>Respondents were informed that we have an open and honest relationship with the Township of West Lincoln's planning staff and council members and that we have met with them on a couple of occasions to introduce them to the project and how they may get in contact with project staff if they require any further information about the proposed project. The project team has every intention on keeping the municipality informed as the project progresses.</p>
Concerns about the financial feasibility of project	A modern wind turbine produces electricity 70-85% of the time, but it generates different outputs dependent on wind speed. Over the course of a year, it will generate about 30% of the theoretical maximum output. This is known as its load factor. The load factor of conventional power stations on average is 50%. The West Lincoln Wind Energy Project will generate enough power to meet the electricity demands of approximately 2500 homes.
Concern regarding lack of wind	Respondent was informed that before deciding to build a wind turbine facility or determining the exact location in which the facility should be placed research is undertaken to determine if an area has suitable conditions for the placement of wind turbines. As part of the site prospecting process for the project a meteorological tower was installed on private property within the project study area in April 2010 to monitor wind speed, wind direction, temperature and humidity. Presently, the data collected shows favorable conditions for the placement of a wind turbine facility. Other data resources such as the Ontario Ministry of Natural Resources Wind Atlas Maps also confirm that the projects location is suitable for wind turbine operations.
Why is this project being proposed in West Lincoln	<p>In a response letter the resident was informed that many factors are taken into consideration when deciding upon a location for a wind energy facility. One of the most important considerations in determining a location is the availability of suitable wind conditions in order for the project to be feasible. Wind analysis for the HAF Wind Energy Project has determined that the project study area does have suitable conditions for a wind energy facility, which not all areas of the province have. Adequate land is also needed to ensure that the facility will meet all required setback distances and sound level requirements from surrounding residences and natural features.</p> <p>Respondent was informed that there is growing concern on how to meet the present and future energy needs of Ontario's residents in an environmentally responsible manner and that wind energy projects can be found throughout many different areas of the Province.</p> <p>The proponent believes that residents of West Lincoln, like many other Ontario residents require access to energy sources for the functioning of their day-to-day lives, therefore it is not unreasonable to suggest that this project will help meet the community's energy needs by producing a clean and renewable source of energy that will generate enough power for approximately 2,500 homes.</p>
Turbines should only be located in northern remote areas of the province	<p>In response the respondent was provided with the project team's reasoning for proposing a wind energy project in West Lincoln:</p> <p>Successful wind energy projects have been built in various different areas of the province that are not only limited to remote locations. The majority of the province's power needs are based in southern Ontario where the majority of its residents live. Residents of West Lincoln, like almost every other person living in the province of Ontario require access to energy resources in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (permitting that the project has adequate access to land to meet setback requirements and environmental protection measures) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the generated energy to where it is need. Remote locations would also make it more difficult to service and monitor the facility and respond to any emergency circumstances.</p>

Table 3: Summary of Comments/Concerns Received at Public Meeting #1

Comment	How the Comment was Addressed
Concerns regarding potential land lease agreements with 'gag orders' forbidding participating landowners from talking about experienced negative health/environmental effects	<p>In a response letter the respondent was notified that currently the project's consultation team is unaware of any confidentiality clauses associated with the HAF Wind Energy Project's land lease agreements and cannot account for another project's and/or proponents legal agreements with other participating landowners, and that a response to this concern can only be based from the project team's knowledge regarding the HAF Wind Energy Project and the Ontario REA process.</p> <p>The respondent was also informed that:</p> <p>Potential negative environmental effects associated with the operation of this facility could occur if they are not planned for in an environmentally responsible manner. For this reason extensive environmental studies are required for renewable energy projects in order to be eligible for an REA approval by the Ministry of the Environment. In addition to our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies we are required to prepare an Environmental Impact Statement and Environmental Effects Monitoring Plan. The Environmental Impact Statement will describe all of the potential effects that may occur as a result of the project and how these effects will be reduced or eliminated. The Environmental Effects Monitoring Plan will outline the specific protocols and methods that will be implemented to monitor the effectiveness of mitigation measures for all project activities associated with the HAF Wind Energy Project. We are working to ensure that no residual negative environmental effects result from this project.</p>
Impact to wireless internet connections	<p>As part of the project's public and agency consultation we have contacted agencies such as Industry Canada's Spectrum Management and Telecommunications division and the Radio Advisory Board of Canada to consult on possible interference issues and to date no issues have been identified. Therefore at this time we do not believe that the project's operation will cause any negative interference with the community's wireless internet connections.</p>
Concern that not everyone received a notice letter informing them of the POH	<p>With regards to informing the public:</p> <p>The HAF Wind Energy Project Notice of Proposal and Notice of Public Open House was advertised in the Niagara This Week newspaper on Thursday July 20, 2010 and again on Thursday August 19, 2010. In addition, public notices were mailed to approximately 428 residents and landowners located within the project study limits and the immediate surrounding area. This stakeholder list was produced using the Township of West Lincoln's assessed landowner's information for 2009. The project's stakeholder list includes registered landowners of record and other municipal and agency stakeholders whose names we were able to obtain through other publicly available information. This list is a fluid document, which will grow as the project progresses.</p> <p>The project team is keen on adding anyone who is interested in learning more about the project or who might not have received a notice. We welcome any additional parties interested to contact the project team so that they may be added to the project's mailing list.</p>
Setback distances are larger in Europe	<p>Setback distances that the HAF Wind Energy Project must adhere to was established by the Ontario Ministry of the Environment (MOE). The proponent remains committed to adhering to, or exceeding the minimum setback requirements from residences (550m), natural features, and sound power levels at non-participating noise receptors (i.e. residences, places of worship, schools, etc...) (40dBA) to ensure that local residents health and safety is not compromised.</p>
Upset that no Member of Parliament (MP) was present at POH	<p>The respondent was informed that an invitation was sent to MP Dean Allison notifying him of the public meeting held on August 25, 2010. Unfortunately due to scheduling conflicts he declined the project team's invitation. The Respondent was also informed that Mr. Allison will be notified of the project's second Public Open House and he will be invited to attend once again.</p>
Against the project 100%	Comment noted
Opposed to this project	Comment noted

Table 3: Summary of Comments/Concerns Received at Public Meeting #1

Comment	How the Comment was Addressed
Please keep me informed as the project progresses	Respondent's information added to project stakeholder list.
Expressed interest in participating in the project (Land Leasing)	Thank-you for your interest in the project. Respondents were informed that their contact information was passed along to IPC Energy.

3.3 Public Meeting #2

The second public meeting for HAF Wind Energy Project was held on Tuesday, June 26, 2012 at the Township of West Lincoln, Caistor Community Centre (9184 Regional Road 65 (Silver Street), R.R. 2, Caistor Centre, Ontario) from 3:00 p.m. – 8:00 p.m.

The meeting was held in an open house format and was designed to describe the REA process, present an overview of the project, share results of project studies and reports, answer questions, and solicit comments/feedback from attendees.

Municipal and agency stakeholders including the Mayor, Council, and staff from the Township of West Lincoln, were invited to attend a preview of the meeting from 2:00 p.m. – 3:00 p.m. No municipal or agency stakeholders attended the preview; however, the Mayor and members of council and staff did attend the public portion of the meeting.

3.3.1 Display Boards

A total of thirty-seven (37) large display boards measuring 33" x 21.5" were placed around the hall. These displays presented information regarding the HAF Wind Energy Project, the REA process, site plan, results of project studies and reports, and background information intended to address identified public concerns regarding health/safety, property values, community benefits, and environmental impacts. Displays presented included the following:

1. Welcome
2. About Vineland Power Inc. and IPC Energy
3. Making Ontario a Global Leader in Renewable Energy
4. The Renewable Energy Approval Process
5. The Renewable Energy Approval Process (Diagram)
6. Role of Consultation
7. Project Overview
8. Benefits of Wind Power
9. Community and Environmental Benefits
10. Site Plan
11. Overview Map
12. Site Plan – Turbine 1
13. Site Plan – Turbine 2
14. Site Plan – Turbine 3
15. Site Plan – Turbine 4
16. Site Plan – Turbine 5
17. Turbine Specifications
18. Wind Energy – How the Technology Works
19. Key Components of a Turbine
20. Project Facilities, Equipment and Technology
21. Construction Plan

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22. Design and Operations
23. Decommissioning Plan
24. Archaeology
25. Cultural Heritage
26. Natural Heritage
27. Water Bodies
28. Noise Assessment
29. Noise Assessment Map
30. Health and Safety
31. Property Values
32. Wind Energy Myths and Misconceptions
33. Visualizations
34. Draft Reports Available for Public Review
35. Next Steps
36. Project Feedback
37. Thank You

Copies of the display boards are provided in **Appendix C**.

3.3.2 Additional Resources and Handouts

A resource table displaying hard copies of the project's Draft Renewable Energy Approval Package was made available for public review. This package was placed on the public record on April 25, 2012 and contained all draft supporting reports and studies to be submitted to MOE, including:

- Project Description Report
- Turbine Specifications Report
- Construction Plan Report
- Design and Operations Report
- Decommissioning Plan Report
- Cultural Heritage Assessment Report
- Archaeology Assessment Reports (Stage 1 and 2)
- Noise Assessment Report
- Natural Heritage Assessment (NHA) Report
- Environmental Impact Study (EIS) Report
- Environmental Effects Monitoring Plan (EEMP) for Birds and Bats
- Water Assessment and Impacts Reports
- Study Area Map
- Site Plan
- Land Use Mapping

In addition to the aforementioned reports, a variety of handouts and resource materials were also made available for review. This additional material included the following:

Human Health/Safety

- The Potential Health Impacts of Wind Turbines. Chief Medical Officer of Health
- Wind Turbine Sound and Health Effects: An Expert Panel Review. Canadian Wind Energy Association
- The Health Impact of Wind Turbines: A Review of the Current White, Grey and Published Literature. Chatham-Kent Public Health Unit

Property Values

- The Impacts of Wind Power Projects on Residential Property Values in the United States. Lawrence Berkeley National Laboratory
- Wind Energy Study – Effect on Real Estate Values in the Municipality of Chatham-Kent, Ontario. George Canning and L. John Simmons

Renewable Energy and Electricity Pricing

- Guide: Provincial Approvals for REA. Renewable Energy Facilitation Office, Ministry of Energy
- Frequently Asked Questions About Renewable Energy. Ontario Ministry of the Environment
- Renewable Energy Development: A Guide for Municipalities. Renewable Energy Facilitation Office, Ministry of Energy
- What Municipalities Should Know About Renewable Energy Approvals. Renewable Energy Facilitation Office, Ministry of Energy
- Behind the Switch: Pricing Ontario Electricity Options. Pembina Institute
- Frequently Asked Questions About Green Energy in Ontario. Pembina Institute
- CanWEA Fact Sheets (health, property, pricing, community/economic benefits)

Economic and Community Benefits

- The Building of Niagara's Green Economy, St. Catharines-Thorold Chamber of Commerce
- Niagara's Green Energy Fact Sheet, Greater Niagara Chamber of Commerce

3.3.3 Attendance and Feedback

Meeting attendees were asked to sign-in upon entering the hall. A total of one-hundred fifty-nine (159) people signed the attendance registry (refer to **Appendix C**). Attendees were informed of the availability of comment sheets and were encouraged to complete them in order to provide feedback about the project and to record questions, comments or concerns. Project Team members were available to answer questions and provide additional information or clarification about the project and the REA requirements. Individuals who expressed concern or had specific inquiries were directed to the most appropriate team member for further response/discussion. Fifteen (15) Project Team members were in attendance at the meeting including representatives from Vineland

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Power Inc. (the Proponent), IPC Energy (the Developer), Rankin Construction (the Contractor), and Morrison Hershfield Limited (the Consultant).

A total of one hundred and thirty-three (133) comment sheets were completed and submitted at the meeting or received by the Project Team via mail, fax or email at a later date. Of those the comment forms forty-eight (48) were submitted by three (3) individuals. Respondents who completed a comment sheet and provided contact information were sent response letters. A summary of comments/concerns identified at the meeting and how the comments were addressed is provided in **Table 4**. Copies of the completed comment sheets with personal information omitted is provided in **Appendix C**.

Table 4: Summary of Comments/Concerns Received at Public Meeting #2

Comment/Concern	How the Comment was Responded to/Addressed
<p>Impacts to Property Values</p> <p>Example:</p> <ul style="list-style-type: none"> - Why will the Proponent not provide compensation or a guarantee that Property Values will not be impacted? - More studies should be undertaken to determine potential impacts 	<p>A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.</p> <p>Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.</p> <p>A Real Estate study is not a required study component under Ontario Regulation 359/09.</p>
<p>Health & Safety</p> <p>Example:</p> <ul style="list-style-type: none"> -Concerned regarding potential health impacts of wind turbines due to noise and low frequency. -How will landowners/residents be compensated for health impacts -How will you guarantee that landowners/residents will not be impacted? -More studies should be completed prior to this project moving ahead/approved. -Requests for a moratorium on wind energy development until further studies have been completed. 	<p>With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.</p> <p>The project team respects concerns identified by the local community regarding potential impacts to health, however, based on best available research and studies conducted in Canada, the United States, and in Europe there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.</p> <p>A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.</p> <p>The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.</p> <p>The design and operation of the HAF Wind Energy Project will comply with all regulatory setback requirements and noise level restrictions established by the Ministry of Environment, therefore no compensation is required. Comments related to government policy have been included in the Consultation Report for consideration by the Ministry of the Environment.</p>

Table 4: Summary of Comments/Concerns Received at Public Meeting #2

Comment/Concern	How the Comment was Responded to/Addressed
<p>Setback Distances</p> <p>Example:</p> <ul style="list-style-type: none"> -Turbines are too close to residences and should be greater (i.e. 2km) -Respect local setback distances established by the Township of West Lincoln. 	<p>The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, the environment and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.</p> <p>Comments related to government policy have been included in the Consultation Report for consideration by the Ministry of the Environment.</p>
<p>Noise Impacts and Compliance</p> <p>Example:</p> <ul style="list-style-type: none"> -How will residences be protected? -Who do you contact if you feel noise levels are being exceeded? -What is the process for notifying the Proponent of noise complaints -Will the Proponent provide 24/7 noise data to the public -Maximum sound level limit should be 32dBA at noise receptors 	<p>The Proponent has undertaken a Noise Assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project's website (www.hafwindenergy.ca).</p> <p>Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of Environment inspects, investigates and enforces this requirement. The ministry assesses all complaints about wind turbine noise using a consistent protocol. A wind-turbine specific measurement methodology allows the Ministry to determine whether noise under various meteorological conditions is exceeding noise limits. Once the data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded.</p> <p>Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.</p> <p>It is not a requirement for the Proponent to make 24/7 noise data available to the public once the project becomes operational. Complaints regarding noise will be individually investigated on an as needed basis and subsequently reported to the Ministry of the Environment.</p>
<p>Environmental Impacts</p> <p>Example:</p> <ul style="list-style-type: none"> -Not enough studies have been undertaken to address environmental effects -Wind turbines negatively affect bird and bat populations 	<p>The Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible.</p> <p>With regards to wildlife (including birds/bats), under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.</p> <p>An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project</p>

Table 4: Summary of Comments/Concerns Received at Public Meeting #2

Comment/Concern	How the Comment was Responded to/Addressed
	will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.
<p>Community Benefits</p> <p>Example:</p> <p>-The project will not bring any benefit to the local community -Only the project developers/owners stand to gain anything</p>	<p>The HAF Wind Energy Project will provide added public value to the local community and economy by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity.</p> <p>This project will benefit the local community on a continuous basis by:</p> <ul style="list-style-type: none"> • Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario; • Producing a sustainable source of electricity that is clean, reliable, and emits no greenhouse gases; • Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and • Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service). <p>The Proponent is required as per the Feed-In Tariff (FIT) contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services (i.e. restaurants and stores). The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation.</p>
<p>Impacts to Tax Payers</p> <p>Example:</p> <p>-Wind energy creates higher energy costs -This project is a waste of taxpayers money -Money should be spent improving health care and investing in upgrading existing energy sources.</p>	<p>The HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).</p> <p>In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental costs into consideration.</p>
<p>Shadow Flicker</p> <p>Example:</p> <p>-Wind turbines create shadow flicker</p>	<p>Shadow flicker is caused when sun is shining through the turbine blades. For it to occur the sun must be low on the horizon and an object must be in its shadow path (i.e. window of a house). The amount of shadow flicker is dependent on weather conditions and the time of year/day. Based on current setback distances for nearby residences this project is expected to create negligible amounts of shadow flicker. If needed, it can be mitigated in various ways including planting of trees, adding shades to windows, and adjusting specific turbine operations during periods when shadow flicker may be</p>

Table 4: Summary of Comments/Concerns Received at Public Meeting #2

Comment/Concern	How the Comment was Responded to/Addressed
	experienced.
<p>Visual Impacts</p> <p>Example:</p> <ul style="list-style-type: none"> -This project will ruin the rural landscape -Industrial wind turbines do not have a place in rural communities/agricultural land 	<p>The HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. The placement of the project's turbines will adhere to all required setbacks from surrounding residences (550m) and sound power levels at non-participating noise receptors (40dBA). Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.</p> <p>The Proponent recognizes that people may have varying opinions regarding if a wind turbine is attractive or not, however, beauty is in the eye of the beholder and will always be a personal opinion.</p>
<p>Quality of Life</p> <p>Example:</p> <p>Can you guarantee that the community's quality of life will not be impacted?</p>	<p>The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative, science-based calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.</p> <p>Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.</p>
<p>Flight Safety</p> <p>Example:</p> <ul style="list-style-type: none"> -NAV Canada has stated concerns with this project -The project is in the flight path of Hamilton International Airport -How will this project impact air safety in the area? 	<p>Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted.</p> <p>Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. With respect to concerns identified by NAV Canada, the agency has undertaken an internal evaluation and identified that potential effects on their radar system could be mitigated with standard technical adjustments. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. NAV Canada would not have agreed to undertake such adjustments if air navigation safety would be compromised. The Project Team has also met with airport staff to discuss the proposed project and turbine locations. At this time there are no unresolved concerns that have been identified with respect to air navigation safety.</p>
<p>Project Location</p> <p>Example:</p> <ul style="list-style-type: none"> -Project should not be built in West Lincoln -Wind turbines belong in remote areas away from residences/people 	<p>Southern Ontario is where the majority of the Provinces electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.</p>

Table 4: Summary of Comments/Concerns Received at Public Meeting #2

Comment/Concern	How the Comment was Responded to/Addressed
<p>Energy Efficiency</p> <p>Example:</p> <ul style="list-style-type: none"> -Wind Energy is not efficient -Requires back 	<p>A modern wind turbine produces electricity 70-85% of the time. However, it generates different outputs dependent on wind speed. As part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario, however, this industry has long been established in Europe and has demonstrated to be viable and economic source of power. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean, and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).</p>
<p>Ground Water</p> <p>Example:</p> <ul style="list-style-type: none"> -How will the project impact the groundwater table/land stability -Vibrations from wind turbines will impact shallow water wells 	<p>The design of the turbine foundations will be above the local groundwater table. Preliminary and final geotechnical investigations will ensure that each foundation will be designed and constructed with consideration of subsurface soil conditions. In addition, there is no pollutant loading factor associated with wind energy that would impact ground water.</p> <p>The Proponent is not aware of any studies which indicate that turbines would pose an impact to groundwater sources. Modern wind turbines produce extremely low levels of vibration as vibrations have the potential to damage turbine components. Project turbines will be continuously monitored, and if excessive vibrations are detected operations will be shut down immediately to avoid potential impacts.</p>
<p>Consultation</p> <p>Example:</p> <ul style="list-style-type: none"> -The public/community should have a say on if the project gets approved and where it is located -Concerns from residents/community should be taken seriously -The REA process does not allow for public input -Municipality/Township should have more input -This project is against our democratic rights 	<p>The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals.</p> <p>Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns. The purpose of the second public meeting on Tuesday June 26th 2012 was to present the design of the facility and discuss the results of studies that were undertaken in order to determine the facilities design.</p> <p>As part of the planning process the Proponent is required to consult with the local municipality about the project's design. The Proponent is required to distribute a consultation form to the municipality so that they may comment and give feedback on matters concerning municipal services and infrastructure, and emergency management procedures/safety protocols related to the managing of the project's operation. The project will also be required to apply for building permits issued by the municipality under the provincial Building Code Act, 1992. The project team has met with staff and council on a number of occasions to discuss the project and solicit feedback regarding the project's design. The Project Team has worked hard to ensure that the Township of West Lincoln has been provided with updated project information, as it becomes available in order to keep them informed as the project progressed.</p> <p>Comments related to government policy have been included in the Project's Consultation Report for consideration by the Ministry of the Environment.</p>

Table 4: Summary of Comments/Concerns Received at Public Meeting #2

Comment/Concern	How the Comment was Responded to/Addressed
<p>Government Representation</p> <p>Example: -Representatives from the Province should have been at the meeting</p>	<p>The Proponent sent a joint letter with the Township of West Lincoln to the Provincial Ministers of Energy, Health and Natural Resources requesting Provincial staff resources attend the public meeting to address public questions regarding Provincial standards and requirements. No responses were received.</p>
<p>Decommissioning</p> <p>Example: -How will the site be restored? -Can you guarantee that the cost to decommission wind turbines will be adequate with verification by independent resources?</p>	<p>A Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components and infrastructure and the restoration of impacted land. This report can be found on the project's website (www.hafwindenergy.ca).</p> <p>The Proponent has provided for adequate provisions to decommission the facility. It is not a requirement to provide such information for third party review.</p>
<p>Stray Voltage</p> <p>Example: -What studies can you provide that the health of family pets/livestock will not be impacted by stray voltage.</p>	<p>Vineland Power Inc. will use industry best practices in the design and construction/installation of the HAF Wind Energy Project and will adhere to provincial requirements to eliminate the potential for stray voltage. All types of generation (including wind energy) must fully comply with utility requirements to ensure that the electricity they supply is compliant with grid standards.</p> <p>All regulatory setback distances prescribed under O. Reg. 359/09 will be adhered to.</p>
<p>Ice Throw</p> <p>Example: -How will you protect neighbours or participating landowners from the dangers of ice throw</p>	<p>The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of the Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science to protect human health and safety.</p> <p>Turbine sensors are used to detect imbalances within the rotor system in instances such as ice formation, which will shut down turbine operations until the ice has been removed and can safely operate.</p>
<p>Communication Interference</p> <p>Example: - What recourse do I have when my television, satellite or cell phone reception is degraded from industrial wind turbine interference?</p>	<p>The Proponent has also consulted with the Radio Advisory Board of Canada, Department of National Defense, Canadian Coast Guard, Environment Canada, and Industry Canada's Spectrum Management and Telecommunications division. To date, no radio communication or interference concerns have been identified as a result of our consultation activities with these agencies.</p>
<p>Project Secrecy</p> <p>Example: -Contracts with landowners should be revealed. -Would like to look at the project's business plan</p>	<p>Agreements made between landowners and the Proponent is confidential.</p> <p>The Feed-in-Tariff contracts provided for wind and other renewable resources are transparent with both prices and contract documentation publicly available from the Ontario Power Authority website.</p>

Table 4: Summary of Comments/Concerns Received at Public Meeting #2

Comment/Concern	How the Comment was Responded to/Addressed
<p>Social Justice Example: -How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies....</p>	<p>The HAF Wind Energy Project is following the planning process defined under O. Reg. 359/09. Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.</p> <p>Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).</p> <p>In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking health and environmental benefits into consideration.</p> <p>Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.</p> <p>Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.</p>
<p>Project Opposition Example: -Opposes all aspects of the project</p>	<p>We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.</p>
<p>Supports the Project Example: -Clean Energy is great and these turbines are a good start. -The Proponent should consider more turbines/sites</p>	<p>Thank you for your comments</p>

3.4 Additional Public Consultation

3.4.1 Renewable Energy (Wind) Information Night – Niagara Region

As a result of the growing public interest in this project, as well as wind energy in the Niagara Region, the Proponent organized and sponsored a public Renewable Energy (Wind) Information Night for local residents. This event was held in addition to the public meeting requirements outlined in O. Reg. 350/09.

The information night was held on Tuesday, January 25, 2011 at South Lincoln High School (260 Canborough Street, Smithville, Ontario) from 7:00 p.m. – 9:00 p.m. The objective of the event was to provide the public with a better understanding of the REA process, community and economic benefits associated with renewable energy, and to address and discuss questions regarding potential health, property, and environmental impacts associated with wind energy projects.

The format for the information night included individual presentations from a panel of professionals in their specific area of expertise, followed by a question and answer session. The evening was facilitated by a moderator, Randy Williamson of Aird & Berlis LLP.

Panellists included:

- Ms. Petra Fisher, Renewable Energy Facilitation Office, Ministry of Energy
- Mr. Harry French, Ontario Sustainable Energy Association
- Ms. Valerie Kuhns, Niagara Economic Development Corporation
- Mr. George Canning, Canning Consultants Ltd.
- Mr. John Simmons, John Simmons Realty Ltd.
- Ms. Farrah Khan, Canadian Association of Physicians for the Environment

Copies of the presentation made during this event have been provided in **Appendix D**.

3.4.2 Notification

Invitations informing residents on the stakeholder mailing list of the information night were sent on December 20, 2010 (more than 30 days in advance). A copy of the notification letter has been provided in **Appendix D**.

Newspaper advertisements were also placed in Niagara This Week on three (3) separate dates prior to the information night. The publication dates were as follows:

- January 6, 2011
- January 13, 2011
- January 20, 2011

A copy of the newspaper insert has been provided in **Appendix D**. A media release regarding the Renewable Energy (Wind) Information Night was also sent to Media One on

January 10, 2011 for distribution to local media for radio, television, and newspapers. A copy of the media release and distribution list is provided in **Appendix D**.

3.4.3 Attendance and Feedback

As this public information event did not have a specific project focus, attendees were not asked to sign in. Based on estimates, upwards of 250+ individuals attended this event.

The second half of the information night was opened so residents could ask questions of the expert panel. This provided the Project Team with an additional opportunity to identify concerns of local residents and how they could be considered and addressed in the HAF Wind Energy Project's proposal. It also helped determine what information would be provided at the second public meeting.

Questions and comments from members of the public were largely centred around impacts to human health/safety, property values, and the natural environment. Specific questions and comments included the following:

- How do we know that people will not get sick?
- What will be the impact of this project to local property values?
- Is the Proponent willing to include a property protection clause as a condition of the project's approval?
- What are the anticipated impacts to wildlife (i.e. birds, bats, insects), and how are impacts monitored?
- Will raptors be protected?
- What studies are being done to protect animals?
- What are the anticipated noise/health impacts of this project?
- Concerns were raised regarding Dr. King's report not specifically addressing rural areas.
- 40 decibels is higher than current levels in the area.
- Can predictions be made on how many people will be affected as more turbines are built?
- What are the economic benefits of the project?
- How many jobs will be created in Niagara Region?
- Turbines should not be placed where there are so many houses.
- Turbine technology is not reliable and is expensive.
- Do you know how much we are spending on it?
- Health impacts (epidemiological study was completed): asked for a moratorium to establish setback distance.
- Real estate: Is the Chatham-Kent study the only study that has been completed?
- Wind energy projects should be halted until more studies are completed.
- How can the public enter the consultation process so that it can be meaningful/how do they influence it?
- Concerns that information has not been shared freely.
- Has anyone in Ontario reported sleep loss? Who do you call?
- Why was the municipal oversight removed?

- Why hasn't the government considered offshore wind energy projects?
- More studies are needed to accurately assess the health/environmental impacts (e.g. effects to Provincially Significant Wetlands, and Significant Woodlots).

3.4.4 Public Communication, Comments and Concerns

Throughout the Renewable Energy Approval process public communication and consultation has been ongoing, and has not been limited to public meeting events. Project feedback, including questions, comments and concerns were obtained from the public in various ways (e.g. comment sheets, emails, letters, telephone correspondence, etc.).

The Proponent established a web inquiry feature on the project's website, which allows interested parties to submit questions or comments directly to the Project Team. In addition, direct contact information for multiple Project Team members was provided in public notification materials and listed on the project's website.

The Project Team's approach to consultation activities has been to provide thoughtful, reasoned, and detailed responses to all project inquiries or expressed concerns from members of the public. These efforts are demonstrated in the detailed communications between individuals and the Project Team. Records of communication and responses are provided in **Appendix E**. A summary of the communication with the public commencing with responses to the project's Notice of Proposal to Engage in a Project and Public Meeting #1 is provided in **Table 5**.

3.4.4.1 Letters from the Public

At the second public meeting, held on Tuesday June 26th, 2012 for the HAF Wind Energy Project seventy (70) identical letters, signed by various members of the community and residents were submitted to the Project Team. On July 5, 2012 an additional three hundred and forty-three (343) letters were received by the Project Team. Of these letters the Project Team noted that approximately sixty-three (63) individuals had submitted more than one (1) letter. This letter identified public questions/concerns associated with health effects, flight safety, wildlife, property values, and noise. A summary of identified concerns and the Proponent's response is provided below:

1. The project will impact health. Studies point to individuals becoming ill. Why will you not take ownership of harm caused by the proposed project? What is the mitigation plan for humans should they suffer ill effects?

The Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to. These requirements were established to avoid impacts to the surrounding land, environment, and people. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). These setback distances were established by the Ministry of Environment (MOE) through conservative calculations based on the most up-to-date science in order to protect human health and safety. In order for the project to be approved

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by MOE, it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

According to available research and studies conducted in Canada, the United States, and in Europe there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

References were provided, including the Chief Medical Officer of Health (CMOH) report titled "The Potential Health Impact of Wind Turbines."

2. Concerned regarding risk introduced to flight safety. The area is the direct flight path to Hamilton International Airport and two local airparks. Why are you willing to put our lives at risk?

Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project as presented.

The concerns made reference to are from a letter dated March 17, 2011. Since that time NAV Canada has undertaken an internal evaluation and identified that potential effects on their radar system could be mitigated with standard technical adjustments. NAV Canada would not have agreed to undertake such adjustments if air navigation safety would be compromised. At this time no further concerns have been identified related to navigational safety.

3. Concerned regarding impacts to wildlife, including birds, bats, pets and livestock. Why proceed with project given identified risks to wildlife?

Impacts to wildlife have been addressed as required under O. Reg. 359/09. A Natural Heritage Assessment has identified significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website.

In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report (including the location of Turbine 4) and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has also been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed

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mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

The HAF Wind Energy Project's Natural Heritage Assessment/Environmental Impact Study has received a confirmation letter from the Ministry of Natural Resources and is in compliance with all applicable regulatory requirements.

4. Concerned regarding impacts to property values. Home prices are already being reduced. What protection do we have and who will compensate for losses?

Studies conducted in Canada, the United States, and in Europe have found that there is no statistical evidence that a commercial wind farm within sight of a property will decrease its value. Reference was made to two studies completed in the United States, as well as a study in the Municipality of Chatham-Kent, Ontario which found similar results. These studies found no statistical data to demonstrate that wind farms negatively affect rural residential property values. Therefore no protection is required. Furthermore real estate markets are influenced by other economic forces out of the Proponents control and cannot be held accountable. Based on current research and studies the Proponent believe that the construction of the five (5) proposed turbines would not have a negative impact on local property values.

5. Concerned regarding ability to accurately assess noise impacts on residences and homes. MOE has admitted they are unable to effectively monitor sound levels. If project sound levels are incorrect what is the mitigation plan? Will you guarantee residents will not be subject to excessive noise levels?

This project as proposed meets all regulatory requirements for sound. A Noise Assessment has been completed for this project in accordance with Regulation NPC-232 Sound levels for stationary sources in class 3 Areas (Rural).

Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of Environment inspects, investigates and enforces this requirement. The ministry assesses all complaints about wind turbine noise using a consistent protocol. A wind-turbine specific measurement methodology allows the Ministry to determine whether noise under various meteorological conditions is exceeding noise limits. Once the data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded.

Vineland Power Inc. will operate the HAF Wind Energy Project in compliance with all requirements and conditions of approval.

A copy of the letter, with personal information removed along with the Proponent's detailed response is provided in **Appendix E**. All individuals who provided their mailing address were sent a response letter.

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
Email	July 27, 2010	The respondents were concerned about how the project was going to impact the community. They wanted to know more about the project size, location, and community benefits. They also wanted the Project Team to address concerns outlined in an Eric Rosenbloom article titled, "A Problem With Wind Power", associated with noise, impacts to wildlife, destructive construction, and property values.	The Project Team responded by answering all the main points outlined in the article and supplied additional supporting information/studies concerning health, property values, and renewable energy, as well as the Project Description Report.	N/A
Email	August 5, 2010	The respondents expressed concerns regarding the project Study Area Map in the Draft Project Description Report (PDR). They identified that there was a potential misprint on the map with regards to Regional Road 1, and thought it should be labeled Range Road 1.	The Project Team provided the respondents with the date, time and location regarding POH 1, and confirmed that they would look into the discrepancy.	Road name was updated in future project mapping.
Email	August 9, 2010	The respondent received the notice for POH 1 and was unable to attend. She wanted to receive future updates on the project as they become available.	The Project Team provided an electronic copy of the Draft Project Description Report.	N/A
Phone/Email	August 16, 2010	The respondent requested a copy of the Project Description Report and asked about the location of the turbines.	The Project Team informed the respondent that the location/facilities for the turbines had not been determined yet, but once the locations have been decided, the minimum setback distance of 550 m from residence would be adhered to. The Draft Project Description Report and other references regarding health, property and wind energy facts were provided.	N/A
Email	September 1, 2010	The respondent stated they had attended POH 1 and forgot to fill out a comment form. They expressed a desire to receive all correspondence as the project progresses.	The respondent was sent a comment form and their contact information was added to the stakeholder list. The respondent was also provided the project's web address.	N/A
Email/Phone	September 2, 2010	The respondent asked how many turbines were going to be built, if the project was going to construction, the number of other wind projects the Project Team has been involved in, and who the project's contact was at the Ministry of the Environment with regards to the Renewable Energy Approval.	The Project Team responded to all of the respondent's questions and provided MOE contact information.	N/A
Email	September 6, 2010	The respondent asked how the Project Team would feel if a wind turbine project was being built where he lived, and asked whether he would buy a home near a wind turbine.	The Project Team explained they could only provide information relevant to the project. A link to the Green Energy and Green Economy Act (GEA) was provided.	N/A
Email	September 13, 2010	The respondent asked if permission was required by landowners in order for the project to proceed and how they will be reimbursed for the use of their land.	The Project Team explained the project needed a Renewable Energy Approval in order to proceed to construction. Environmental studies and the required consultation were being performed. They also explained that reimbursement to land owners depended on several factors (size of land and which project component is located on the land).	N/A

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
Phone/Email	September 13, 2010	The respondent requested a phone reply to discuss the HAF Wind Energy Project.	The Project Team replied by phone the following day and as requested, provided the respondent with contact information for the Project Team and they were added to the stakeholder list.	N/A
Email	September 14, 2010	The Project Team was copied on an email sent by the respondent to West Lincoln's Mayor Kate Trombetta, and MP Dean Allison. In the email they were asked to take a moment and study a summary of a new documentary titled, "Windfall".	Comments Noted.	N/A
Email/Letter	September 14, 2010	The respondent stated that residents were concerned with how fast the project was moving forward, concerns that some residents were not receiving information about public meetings and wanted the Project Team's contact information. The respondent expressed displeasure that participating landowners were receiving large sums of money and other nothing and requested a semi-formal question and answer meeting by the end of September to address residents' concern.	The Project Team requested the respondent's contact information so project information could be relayed and was informed of the locations and dates that project notifications were sent. Anyone wishing to receive project information was invited to contact the Project Team. The respondent was also provided with various documents relating to the project.	N/A
Email/Letter	September 16, 2010	The respondent contacted the Project Team stating 2 voicemail messages had been sent and requested an immediate response. The respondent expressed concerns relating to the sale of his home due to the project, stated the area proposed for the project would not have enough wind to make a profit, and requested a 2km buffer from resident homes.	The respondent was informed that all public inquiries were responded to in 2-3 business days, and the Project Team would contact him soon. The respondent was sent a response letter and a variety of documents providing extensive information about the project.	N/A
Web Inquiry Form/Email	September 29, 2010	The respondent asked if there was another similar sized project to visit to have a better understanding of the size and noise that would be generated from the proposed HAF Wind Energy Project.	The Mohawk Point Wind Farm in Dunnville was suggested by the Project Team and the respondent was asked if they wished to be added to the project's contact list.	N/A
Email	September 29, 2010	The respondent replied to the Project Team's email stating that she was trying to educate herself on wind turbines, and wanted to see one similar in size to HAF.	The Project Team suggesting she visit the Mohawk Point Wind Farm as suggested in the email dated Sept. 30 th . The Project Team stated the 2 nd POH was planned for some time late fall/winter. The respondent was provided with the display boards from POH 1.	N/A
Email	October 1, 2010	The respondent visited the Mohawk Point Wind Farm website and expressed concern as they were not the same as the turbines proposed for West Lincoln. Was there was another wind farm more similar to HAF? The respondent also expressed concerns about proximity of the turbines and health risks.	The respondent was advised that the Canadian Wind Energy Association provided a list of facilities of similar size to those proposed for West Lincoln. The Project Team explained that the turbine locations would be determined in the near future, the project would meet all required setback distances, and a Noise Assessment was underway. The respondent was provided with additional information regarding community benefits.	N/A

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
Phone	October 5, 2012	The respondent informed the Project Team of a meeting of the West Lincoln Wind Concerns group and commented they wanted the project slowed down or stopped.	The Project Team recommended the respondent contact them via letter with their questions/concerns.	N/A
Web Inquiry Form/Email	October 12, 2010	The respondent commented that more studies were needed on the health effects of wind turbines, expressed concerns about negative impacts to residential communities, and suggested setbacks of 2km from homes.	The Project Team providing information concerning health, noise, property values, environmental studies/assessments, community benefits, renewable energy, and the REA process.	N/A
Web Inquiry Form/Email	October 12, 2010	The respondent expressed disappointment that wind turbine technology was being proposed without thoroughly researching effects to health/property values, and monetary benefits to the community were misleading.	The Project Team explained that the respondent's comment would be added to the project record and suggested specific questions related to the design of the project or REA process should be directed to the Project Team.	N/A
Email	October 12, 2010	The respondent asked questions potential impacts to devaluation of property, health factors, turbines in Demark, and requested testimonials relating to health effects of turbines.	The Project Team replied they had been out of the office and could expect a response within 2-3 business days.	N/A
Email	October 13, 2010	The respondent asked if his email dated Oct. 12 th hadn't been replied to because the Project Team hadn't done the required research to answer his question.	Research was provided regarding property values, health and safety, wind energy testimonials, and information regarding Denmark's current wind energy industry, as well as additional information on the HAF Wind Energy Project pertaining to community benefits, renewable energy, and required setback distances.	
Email	October 13, 2010	The respondent resent earlier message from Oct. 13 th .	The Project Team commented that a response had been provided to the Oct. 13 th email by another Team Member explaining responses were collaborated on by the Project Team and if the respondent had further questions, they were invited to correspond further with the Project Team.	N/A
Email	October 13, 2010	The respondent asked the Project Team how they would feel if they had a wind turbine in their backyard.	The Project Team informed the respondent that he could not relate personal opinions, but could inform him of the REA process, wind energy technology, and how the respondent could contribute to the discussion about the project. The respondent was provided additional information/references about the REA process and the project.	N/A
Email	October 13, 2010	The respondent asked the Project Team to look the situation in other communities with regards to noise, health, and property values and commented that he had spoken with residents from the Lowbanks community.	The Project Team informed the respondent that his question would be reviewed and responded to within 2-3 business days.	N/A
Email	October 13, 2010	In a further email, the respondent asked if the Project Team was willing to guarantee in writing that his health and property values wouldn't be affected by the project.	The Project Team thanked the respondent for the 6 recent emails (Oct. 13-15) and informed that the comments had been added to the public record for the project, questions related to noise, health, and property values were addressed, and additional information regarding the project, environmental studies/assessments, and the REA process were provided.	
Email	October 14, 2010	The respondent informed the Project Team that a public meeting of other farmers had been held the evening before. People at the meeting stated they were being used for a phase two of the project. The respondent		

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
		asked why the Project Team had proposed only 4-5 wind turbines.		
Email	October 15, 2010	The respondent resent the above email of October 14, 2010.		
Email	October 18, 2010	The respondent stated the Project Team had not addressed the problems in other communities such as Port Burwell and Kincardine.	The Project Team thanked the respondent for his comments and noted they had been included in the public record for the project. The respondent was informed that the Project Team had already addressed his comments in previous correspondence, which was kept on file. The Provincial Guide to Renewable Energy Projects was provided.	N/A
Email	October 19, 2010	The respondent, in response to the Project Team's email of Oct. 18 th , asked if the Project Team was making a joke when they replied that depending on the placement of the wind turbines, the respondent might not see them from his house.		
Email	October 19, 2010	The respondent asked why he still hadn't received a response to his email of Oct. 13 th .	The respondent was informed that the Project Team collaborated on responses to all questions and comments and that his questions had been addressed in an email dated Oct. 15 th .	N/A
Email	October 19, 2010	Regarding the Project Team's response in an email of Oct. 19 th , the respondent asked what the Project Team members input was to the email sent to the respondent on Oct. 15 th .		
Email	October 19, 2010	The respondent asked to receive additional information/clarifications regarding noise receptors, MNR setbacks for wetlands, woodlots, watercourses, employment opportunities, estimated tax revenue for the project, and asked if the project had been submitted to MOE for approval yet.	The Project Team informed the respondent the project was following the planning process defined under O. Reg. 359/09 and provided information regarding setback requirements, consultation requirements, and community benefits.	N/A
Email	October 21, 2010	The respondent resent email of October 19 th .	Respondent was advised that their comments would be included in the public record for this project. Project team provided guide to REA approvals and advised that if the respondent had concerns regarding public policy they should contact their local MPP or Minister responsible.	N/A
Email	October 21, 2010	The respondent stated that the Project Team had not addressed the problems in other communities such as Port Burnwell and Kincardine.		
Email	October 24, 2010	The respondent asked for the cost of building a turbine, if the final study included a cost benefit analysis, how much landowners would receive for participating in the project, and what role the provincial government would play in the project.	The respondent was informed that the financial and cost/benefit analysis and landowner payments for the project are confidential and could not be disclosed. The Project Team provided project information relating to the respondent's questions.	N/A
Email	October 27, 2010	The respondent asked to receive a cost/benefit analysis for the project, and be informed of the cost to build the project. She also asked how long it would take to recoup the investment and asked how the provincial government would be involved in the project (i.e. funding).		
Web Inquiry Form/Email	October 27, 2010	The respondent asked questions regarding the REA submission process and whether the Township of West Lincoln gave the Project Team permission add their link to the HAF website.	The Project Team provided clarification regarding REA requirements and that no permission was required to use a link to West Lincoln's website.	N/A

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
Web Inquiry Form/Email	October 28, 2010	The respondent asked how the provincial government was involved in the project (i.e. funding) and why the project was not located in Vineland since the Proponent's name was Vineland Power Inc.	The Project Team informed the respondent that the project would be paid at the fixed amount as per the FIT contract and no other provincial funding would be provided for the project. The Project Team also responded to the respondent's emails of Oct. 19 th and 24 th providing information regarding the project, REA process and GEA.	N/A
Email	October 29, 2010	The respondent resent the above email of October 21 st .	Respondent was advised that their comments would be included in the public record for this project. Project team provided guide to REA approvals and advised that if the respondent had concerns regarding public policy they should contact their local MPP or Minister responsible.	N/A
Email	October 29, 2010	The respondent resent the above email of October 19 th .		
Email	October 29, 2010	The respondent asked why Germany had laid off 3000 people at a turbine plant, then followed by commenting that it was because other countries had realized how inefficient they are.		
Email	October 29, 2010	The respondent requested a reply to the email dated Oct. 14 th that had been sent to the Project Team.	The respondent was informed that that his questions had been addressed by the Project Team in an email dated Oct. 15 th . and that the Project Team collaborated on responses to public inquiries. If the respondent had any further questions or comments, he was welcome to forward them to the Project Team and that only questions/comments related to the REA process and the HAF Wind Energy Project could be responded to. The Provincial Guide to Renewable Energy Projects was provided. The Project Team advised that if the respondent had concerns regarding public policy they should contact their local MPP or Minister responsible.	N/A
Email	October 29, 2010	In response to the Project Team's email dated Oct. 29 th , the respondent asked to receive a separate response from another member of the Project Team with regards to answers given on Oct. 14 th .		
Email	November 1, 2010	The respondent requested the FIT reference number for Phase 1 and 2 of the HAF Wind Energy Project.	The Project Team provided the project's FIT reference number and advised that no Phase 2 had been planned and/or received a FIT reference number.	N/A
Email	November 3, 2010	The respondent inquired about who determined if HAF was a community project, what was the criteria, and if the entire property the turbine is located on was assessed as an industrial property for tax assessments.	The Project Team informed the respondent that Vineland Power Inc. was considered a community project and a definition of a community project for FIT contract pricing was provided.	N/A
Email	November 3, 2010	The respondent stated that he was still waiting for the Project Team's response to his questions.	The Project Team explained the respondent's email of Oct. 12 th had been replied to on Oct. 18 th and his questions had been addressed, as further indicated in the Project Teams additional response provided Oct. 29 th .	N/A
Email	November 4, 2010	The respondent stated that he was still waiting for a response to his questions from a different Project Team member.		

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
Email	November 5, 2010	The respondent asked when the 2 nd POH was to take place.	The respondent was informed that the date for the 2 nd POH had yet to be determined, but was anticipated to take place in the new year.	N/A
Email	November 9, 2010	The respondent asked how it was determined that the setback was safe, where the turbines were to be located and when POH 2 would be taking place.	The respondent was informed that the Project Team were following provincially established guidelines for the setback distances, reference materials were provided regarding setbacks, and informed that the date of the second POH had not yet been determined.	N/A
Email	November 9, 2010	The respondent asked when the 2 nd POH was to take place.	The Project Team informed the respondent that as stated in their last telephone conversation, the date of for the 2 nd POH had yet to be determined. The notification would be in the form of letters and a newspaper notice. Project team is following the regulatory process defined under O. 359/09. All setback distances will be adhered to.	N/A
Email	November 10, 2010	The respondent commented on European wind farms and suggested that more reports were coming out in Europe and Canada and that more studies were needed, asked if the Project Team had read the report by Dr. Hazel Lynn, and asked for a written guarantee that his family and community wouldn't become sick from the turbines.		
Email	November 12, 2010	The respondent asked why people should wait to find out where the turbines would be located, before they decided to move if they were found to be unsafe.	The respondent was informed that the Project Team was working closely to address public questions and concerns regarding the project and it was requested that in future, the respondent submit questions/concerns via the project's website.	N/A
Email	November 15, 2010	The respondent advised the Project Team that the constituents of Glanbrook Ward 11, within the Hamilton City limits, would like to express their concern regarding not having been notified of the POH on August 25, 2010 as many homes situated west of Westbrook Road and requested that the Project Team re-host a community consultation meeting for the Ward.	The Project Team explained that no portion of the proposed HAF Wind Energy Project would come within 120 m of Hamilton, that the project was entirely located in the Township of West Lincoln, and that the consultation program was being undertaken with that approach.	N/A
Email	November 17, 2010	The respondent inquired about the effects of wind turbines on property values and asked to be provided with property value studies and their findings.	The Project Team explained that there would not be an impact to the surrounding residential property values resulting from the construction and operation of the wind turbines. Several supporting reference sources were explained and provided.	N/A
Email	November 20, 2010	The respondent expressed concern because the location of the turbines had not been revealed yet and requested confirmation that no wind turbines would be located within 1200m of a noise receptor and that no more than 10 wind turbines would be built for the entire project.	The Project Team replied that no portion of the project location would be within Hamilton and suggested the respondent continue to check the project website for updated project information as it becomes available. The Project Team provided the Draft Turbines Specification Report and the MOE technical bulletin for setback requirements for wind energy facilities.	N/A
Web Inquiry Form/Email Roberts	November 22, 2010	The respondent expressed a belief that there was nothing good about wind turbine projects. They were destroying the community and they had concerns about health and property values.	The Project Team stated they respected that the respondent shared a different opinion about the project and thanked them for their perspective. The respondent was provided with MOE's Frequently Asked	N/A

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
			Questions about Renewable Energy Approvals as well as the Draft Project Description for their information.	
Email	November 21, 2010	The respondent thanked the Project Team for always answering her questions promptly and professionally and explained she had decided she was against wind farms, mainly due to potential health, disagreement with the REA process, and impacts to the local community.	The Project Team commented that they respected the difference of opinion but believed the project would provide a net benefit to all communities involved, stating that wind energy is a good alternative to meeting present and future energy needs and clarified that the 2 nd POH would likely be held in February, 2011.	N/A
Email	November 23, 2010	The respondent asked why landowners had signed up for a Phase 2, if no Phase 2 was planned. She also expressed concern regarding noise and impacts to health and property values.	The Project Team explained they were not planning a Phase 2 for the project. The project conformed to and exceeded regulatory requirements for noise and that the construction of the wind turbines would not have a negative impact on property values. Several supporting document links were included.	N/A
Email	November 24, 2010	The respondent, a Hamilton resident living on the west side of Westbrook Road, expressed concern about noise levels, health effects, and inconsistencies in research and methodologies in testing. The respondent requested information regarding wind turbines, the project, as well as the project's website.	The Project Team stated that residents immediately west of Westbrook Road would be included in all future correspondence and expressed an interest in learning more about the about the role of the Project Team if they were to attend the public meeting on Dec. 8 th , held at Binbrook Agricultural Hall.	N/A
Email	November 26, 2010	The respondent commented that she had listened to the radio interview with Scott Thompson and felt the Project Team's answers were not accurate. The respondent expressed concern that her home/land would devaluated by 30-40% and asked if the Project Team would be compensating the residents.	The Project Team reiterated what had been discussed in the radio interview and commented they had not seen any definitive study of the area demonstrating a reduction in property values.	N/A
Email	November 26, 2010	The respondent expressed concerned about the project and felt the entire process was flawed because of large subsidizing by the government and lack of meaningful public input. They also stated that wind energy is inefficient.	The Project Team informed the respondent that their comments had been added to the public record for the project. They were assured that there would be notifications for public consultation events and opportunities to comment on the proposal. The project website was provided.	N/A
Email	November 26, 2010	The respondent, a Hamilton resident living on the west side of Westbrook Road, expressed concern about noise levels, health effects, and inconsistencies in research and methodologies in testing. The respondent requested information regarding wind turbines, the project, as well as the project's website.	The Project Team explained that the construction of wind turbines would not have a negative impact on the health of residents or property values, supported by several quotes. A link was provided to the reports available on the project website.	N/A
Email	November 29, 2010	The respondent expressed disagreement with the Project Team's response and expressed concern about her health and property value and asked for a written guarantee that her health and home would not be affected by the wind turbines.	The Project Team suggested the respondent might want to contact the provincial government who enacted the Green Energy and Economy Act.	N/A

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
Email	November 28, 2010	The respondent inquired about how vacant land was taken into consideration in the design of the project.	The Project Team explained with regards to O.Reg. 359/09 and invited the respondent to visit the project website for up to date information about the project.	N/A
Web Inquiry Form	November 29, 2010	The respondent asked why the project reports weren't available on the project's website yet and requested to receive all available documentation/reports for the project.	The Project Team explained that all the reports had not yet been completed and suggested she continue to check the website for updated information as it becomes available. The respondent was also provided with additional information regarding the REA process.	N/A
Email	November 30, 2010	The respondent commented that a previous email had not been answered and asked where she should begin with the government, commenting that she had emailed the government many times but had never received a reply. She requested a direct contact.	The Project Team replied indicating that an email had been sent on Sept. 2 nd , 2010 in which a direct contact at MOE had been provided. A copy of the Sept. 2 nd email was forwarded to the respondent.	N/A
Email	December 6, 2010	The Project Team explained how vacant lots were taken into consideration with regards to setback distances under O. Reg. 359/09 and directed the respondent to the project website for more information. The respondent replied with concerns regarding future residential builds.	The Project Team replied assuring the respondent they were following the most current version of O.Reg. 359/09.	N/A
Email	December 8, 2010	The respondent, in reply to the Project Team's email stated they were hoping to build towards the middle of the property. The municipality requested they contact and obtain information from area properties but have not completed this task. They intended to continue moving forward with the regulations that were in place at the time.	Comment noted.	N/A
Email	January 26, 2011	The respondent requested direct contact information for the Project Team.	The Project Team provided contact information and explained that the appropriate member of the team would respond to his questions should he have any.	N/A
Phone/Email	January 27, 2011	The respondent requested he receive notification of any meetings and events for the project and requested the locations of the wind turbines. The respondent suggested that offering an ongoing hydro discount or free wireless communication services to residents being affected by the project could reduce the stress and opposition in the community.	The Project Team replied that a CD had been sent to the respondent via mail containing all the reports available to the public, thanked the respondent for his comments and explained they had been added to the public record and offered many benefits the HAF Wind Energy Project would bring to the community.	N/A
Email	January 30, 2011	The respondent commented that the Information Night on January 25 th did nothing to eliminate concerns of West Lincoln residents.	The Project Team responded thanking him for attending the public information night and that the purpose of the meeting was to provide the local community with an opportunity to ask questions directly to subject matter experts. The Project Team advised that they felt a good deal of information had been provided and that questions were addressed appropriately.	N/A
Email	January 30, 2011	The respondent commented that he missed the meeting held in Smithville and stated that he was very much in favour of wind energy.	Comment Noted	N/A

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
Phone/Email	February 4, 2011	The respondent expressed concern about construction equipment on a subject property in the area believed to be associated with the wind farm project.	The respondent was assured that the digging activities was in no way connected with the wind farm project.	N/A
Phone/Email	February 4, 2011	The respondent expressed concerns regarding digging work on a subject property believed to be related to the proposed wind farm, and also expressed concern that previous email inquiries had not been replied to.	The respondent was assured that the digging activities was in no way connected with the wind farm project and requested that the respondent forward the unanswered inquiries to the Project Team.	N/A
Phone/Email	February 9, 2011	The respondent expressed concern regarding the proposed placement of turbines 1 and 2 as they are close to provincially significant wetland.	The Project Team assured the respondent that they were following the O. Reg. 359/09 and that a Natural Heritage Assessment had been performed.	N/A
Email	February 11, 2011		In response to an email of February 4 th , the Project Team provided several government contacts including MOE, Niagara Region Public Health, and Ministry of Energy.	N/A
Phone/Email	March 25, 2011	The respondent expressed concerns about the effects on their shallow wells and requested a link to the documents relating to Ground Vibration.	The Project Team provided a link to the documents related to ground vibration, indicated the respondent's email had been forwarded to the appropriate Team Member, and requested more details regarding the wells.	N/A
Email	March 29 th , 2011		The Project Team requested the respondent's address in order provide a more comprehensive answer.	N/A
Email	March 28, 2011	The respondent requested the coordinates that were used to determine the setback distance from turbine 1.	The Project Team provided the respondent with the land use map and a map showing the coordinates of each turbine.	N/A
Email	March 29, 2011	On receiving the wind turbine location maps, the respondent was unable to identify the coordinates and expressed concern about wetlands adjacent to their property.	The Project Team requested the respondent's lot number/address in order to address the question more fully.	N/A
Email	April 11, 2011	The respondent to the above inquiry provided the lot number/addressed requested by the Project Team.	The Project Team provided a table containing the draft turbine coordinates and informed the respondent that they would be notified when the locations were finalized.	N/A
Email	June 14, 2011	The respondent expressed concern regarding information received that project construction would not begin in 2011.	The Project Team informed the respondent that due to delays in the project, no construction would occur until the next construction season at the earliest and was informed there would be another POH.	N/A
Email	June 21, 2011	The respondent asked whether the next construction season would be in the spring of 2012 and requested contact information for the person overseeing the REA.	The Project Team confirmed that the next construction period would be the spring of 2012 (if approval is received), and the respondent was provided with the Project Team's contact at MOE.	N/A
Email	January 11, 2012	The respondent commented that a Grimbsy news article indicated the project website showed the locations of the wind turbines but that he	The Project Team directed the respondent to the appropriate location on the project website where the turbine locations could be viewed.	N/A

Table 5: Summary of Communication with Members of the Public				
Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
		could not find them.		
Web Inquiry Form	April 23, 2012	The respondent was planning to move into study area and asked if the project proposed to construct 5 wind turbines, and would the number and location of the study area change.	The Project Team replied, stating the respondent's contact information would be added to the project contact list. The number of proposed wind turbines was confirmed at 5, information regarding the 2 nd POH was provided, as well as the project website.	N/A
Email	April 25, 2012	The respondent, who lived close to the proposed location of one of the turbines, supported the wind project and offered their property for the placement of a turbine, or renting land for use with the project.	Comment noted	N/A
Email	May 3, 2012	The respondent expressed that he/she did not want the wind turbines in their community and that they found the aesthetics unappealing. The respondent also voiced concerns regarding health issues related to wind turbines.	The Project Team explained that open and constructive dialogue with the community was being undertaken to help improve the project's design, assured the respondent that the project was subject to O.Reg 359/09, and that they were taking issues regarding health side effects seriously. Benefits the project will bring to the community were provided, and the Project Team encouraged the respondent to continue to visit the project website.	N/A
Email	May 8, 2012	The respondent, in reply to the Project Team's email, reiterated that he did not want the wind farm in his community.	The Project Team acknowledged the respondent's disagreement with the project and offered that the project is a good alternative to meeting present and future energy needs. The respondent was informed that his comments would be included in the public record and they were encouraged to attend the 2 nd POH.	N/A
Email	May 11, 2012	The respondent continued to express disagreement with regards to the wind farm project.		
Email	May 18, 2012	The respondent asked who would benefit from the project, where the wind turbines would be located, and who owned the land at those locations.	The Project Team explained how the community would benefit from the wind project, the process for how the location was chosen, and provided information and links to the project website regarding the where the 5 turbines will be placed.	N/A
Email	May 22, 2012	The respondent request information concerning the bat population near turbine #4 and asked if there were any other issues concerning wildlife and wetlands.	The Project Team explained the details of the bat maternity colony investigated for the Natural Heritage Assessment and referred the respondent to pgs. 21-24 of the EIS report. As well the respondent was referred to the EIS report for information regarding other wildlife and wetland issues.	N/A
Email	May 23, 2012	With regards to the bat colony near turbine #4, the respondent asked why the Project Team didn't move the location of the turbine instead of disrupting the bat colony. The respondent also asked how many letters were sent out for notification of the 2 nd POH.	The Project Team described the process followed regarding Significant Natural Features, and explained that the significance of the habitat had not be confirmed. As for the respondent's question concerning notification of the 2 nd POH the Project Team stated that they provided written notice to all landowners within 300m of the project's study area.	N/A
Email	May 24, 2012	The respondent, in reply to the Project Team's email felt her question regarding the number of notification letters sent out had not been	In the Project Team's response to the above mentioned emails, they stated that over 500 letters were sent to stakeholders in notification of	N/A

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Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
		answered. She asked why clearance letters for 2 separate projects were awarded the same week by MNR, and requested clarification on a statement made by the Project Team.	POH #2. It was confirmed that since reports for both Wainfleet and HAF were submitted to MNR for review on the same day, they would follow similar review periods. The Project Team clarified the statement question by the respondent and provided information regarding bird fatalities/monitoring requirements.	
Email	May 25, 2012	The respondent commented that she had not received a reply from the Project Team regarding her email of May 24 th and asked to be provided with information regarding annual bird fatalities caused by wind turbines.		
Web Inquiry Form	May 28, 2012	The respondent inquired whether the Project Team intended on expanding the project and invited the Project Team to contact him as he has land available.	Comment noted.	N/A
Email	May 30, 2012	The respondent posed several questions relating to how the community benefited from the wind farm project, disagreeing with the Project Team's previous reply. The respondent also asked if studies would be undertaken with the members of the community who have been negatively affected by the project.	The Project Team addressed the respondent's concerns relating to adverse health and property issues, welfare of the community, and fire safety, supported by direct links to additional information found on the project's website.	N/A
Email	June 1, 2012	The respondent requested that a response be made that same day, with regards to her previous questions as she was attending a meeting that evening and wanted to share the Project Team's answers.		
Email	June 3, 2012	The respondent expressed disagreement with regards to Project Team's information about health impacts, property devaluation, and well water. The respondent also quoted a letter received from NAV Canada regarding negative impacts from a wind farm visible from Hamilton Radar.		
Email	June 8, 2012	The respondent commented that she had not received a reply to her last email and requested a response from the Project Team.	The Project Team reiterated and restated information that had been provided to the respondent several times previously, supporting their position for the wind turbine project, and informed the respondent that the information in her letter from NAV Canada was outdated and had since been revised. This information would be documented in the Consultation Report submitted to MOE.	N/A
POH #2/Email	June 19, 2012	At the 2 nd POH for the Wainfleet Wind Energy Project, the respondent commented on a map displayed at the meeting that showed noise level contours. She inquired if a similar map was available for the HAF Wind Energy Project.		
Email	June 22, 2012	The respondent asked if the date of the second POH was the deadline for submitting comments/concerns about the project.	The Project Team advised that residents will be encouraged to fill out a comment form prior to leaving the public meeting, however, all comments received by July 4 th will be included in the Consultation Report submitted to MOE. The respondent was also advised that once the project's application has been accepted by MOE, the public will be provided with an additional 30 days to comment on the final REA package.	N/A

Table 5: Summary of Communication with Members of the Public

Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
POH #2 Comment Sheet/Email	June 27, 2012	The respondent listed concerns/questions about water wells, public health and safety, noise emissions, aesthetics, water flow blockages, and natural gas pipelines.	The Project Team confirmed they had received the respondent's comment form both hard copy and electronic copy. They were in the process of reviewing all the comment forms and would respond in a few weeks.	N/A
Email	June 27, 2012	The respondent sent a letter regarding noise concerns.	The Project Team thanked the respondent for his comments and assured the respondent that he would receive a response shortly.	N/A
POH #2/Email	June 27, 2012	The respondent requested a copy of a poster displayed at the meeting.	The Project Team attached a pdf copy of the requested poster in their email response.	N/A
POH #2/Email	June 27, 2012	The respondent requested a digital copy of the medical report written by the Chief Medical Officer of Ontario called "The Potential Health Impacts of Wind Turbines".	The Project Team attached a pdf copy of the medical report to the email. If the respondent had any further questions about the HAF Wind Energy Project, she was invited to contact the Project Team.	N/A
Email	June 27, 2012	The respondent commented on the real estate report published by Hoen et al. stating that it confirmed the negative impact on homes closest to the wind turbines. Next, commented on an article in the Welland Tribune, and finally, discusses actions apparently taken by the Danish Government in relation to guaranteeing the value of real estate property.	A reply was made from the Project Team acknowledging receipt of correspondence and was advised that comments were circulated to project team for review, and a response would be provided. The respondent was thanked for his patience.	N/A
Email	July 3, 2012	The respondents expressed concern related to property values and compensation for losses and commented on energy use and why there was a need for police officers at the POH #2.		
POH #2/Letter	June 28, 2012	The respondents requested hard copies of several documents available at the 2 nd POH.	The Project Team sent hard copies of several reports and documents requested by the respondents, as well as a hard copy of the display boards at the 2 nd POH.	N/A
POH #2/Email	June 28, 2012	The respondent commented that it had been her first POH and that she found everyone helpful and informative.	Comment noted.	N/A
POH #2/Email	June 29, 2012	The respondent asked if an environmental assessment was the first thing done before the planning of the project started.	The Project Team explained the process for environmental assessments, related the conclusions found in the medical report, and provided information on how the provincial government addressed complaints arising from health/environmental issues due to the effects of wind turbines. The project website was included as well as a link to MOE's website on wind energy.	N/A
Email	June 29, 2012	After reviewing the medical report, the respondent expressed concern regarding the health effects of wind turbines.		
Web Inquiry Form	June 30, 2012	The respondent stated that he did not support the project and intended to contact the MPP in his region.	Comment noted	N/A

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Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
Web Inquiry Form	July 3, 2012	The respondents expressed their opposition to the wind farm project, followed by several questions concerning the location of the receptors to wind turbines, the specifications of the turbines, health studies, noise impact, classification of land, ground water wells, property values and financial costs, and impact to wildlife and wetlands.	See entry for July 11 th .	N/A
Email	July 3, 2012	The respondent attached a digital copy of his comments from the 2 nd POH to the email.	The Project Team acknowledged they had received the respondent's comments and advised they were reviewing all the comments from POH #2. All comments reviewed would be included in the project's Consultation Report submitted to MOE. The respondent was encouraged to check the project's website for updates.	N/A
Email	July 4, 2012	The respondent sent questions in an attached file to the Project Team and requested a reply that it was received.	The Project Team replied that they had received the respondent's email and letter with questions.	N/A
Mail	July 4, 2012	The respondent mailed a package to the Project Team containing various concerns about the project.	The Proponent mailed a response letter addressing concerns received at the public meeting/email/mail	N/A
Email	July 4, 2012	The respondent sent a table containing "issues", "project team's statements", "facts", and "the respondent's comments/concerns". The table discussed information dispersal, property values, environmental issues, and flight safety.	The Proponent mailed a response letter addressing concerns received at the public meeting/email	N/A
Email	July 4, 2012	The respondent forwarded information requesting it to be included in the projects consultation report. It contained correspondence, and comments and concerns relating to the project area, public meetings, health concerns, etc. An additional email was also included containing a link to digital copies of various documents.	The Project Team acknowledged they had received the respondent's emails and attached files and advised they were reviewing all the comments and a response would be provided. All comments would be included in the project's Consultation Report submitted to MOE. The respondent was encouraged to check the project's website for updates. The Proponent mailed a response letter addressing concerns received at the public meeting/email	N/A
Email	July 6, 2012	The respondent requested that a copy of their letter is received by a specific member of the Project Team.	The Project Team ensured the letter had been forwarded, acknowledged the respondent's comments and commented that there would likely be no issue with property value for the respondent's property as it was a great distance from any of the proposed turbine locations. The Proponent mailed a response letter addressing concerns received at the public meeting/email	N/A
Email	July 9, 2012	In reply to the Project Team's response from July 6 th , the respondent acknowledged that their property was far from the project area but commented they had heard plans for other wind turbines in the near	Comment noted	N/A

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Type of Conversation	Date Received	Correspondence Summary	Project Team's Response	Amendment's to the Project or Project Reports
		future.		
Web Inquiry Form	July 7, 2012	The respondent expressed support for the project and others like it, stating the aesthetics would be pleasing once the project was complete, and was glad for the green energy option.	Comments noted.	N/A
Email	July 8, 2012	The respondent sent the project team eight (8) emails with additional questions regarding the project.	The Proponent mailed a response letter addressing concerns received at the public meeting/email	N/A
Email	July 10, 2012	The respondent, replying to the Project Team's previous email, expressed offense and disagreement to the answers provided. Reiterated questions felt hadn't been addressed and requested a response.	The Proponent mailed a response letter addressing concerns received at the public meeting/email	N/A
Email	July 11, 2012	The respondent sent a digital copy of their comment form from POH #2, originally emailed to the Project Team on July 3 rd to MOE and MNR.	The HAF Wind Energy Project Team confirmed having received all 6 emails sent on July 10 th as well as the original comment form submitted at the 2 nd POH. The respondents were informed that all comments received at the POH were being carefully reviewed. Due to the volume of comment forms, it would take a bit longer to respond. The respondent was encouraged to check the project website regularly for updates. The Proponent mailed a response letter addressing concerns received at the public meeting/email	N/A
Email	July 11, 2012	The respondent sent additional questions regarding the HAF Wind Energy Project to MOE and MNR.		
Email/Letter	July 10, 2012	The respondent commented that she had not received a reply from correspondence sent the previous week.	The Project Team acknowledge that they had received the respondent's package of letters in the mail on July 5 th and responded via email on July 6 th , a copy of which was attached. As stated in the email, it was reiterated that the package had been received after the cut off period, the Project Team was not able to confirm the letters would be included in the Consultation Plan. They would however submit the letters and responses to MOE for the REA review for HAF.	N/A
Email	July 13, 2012	The respondent replied that she had not received the Project Team's email of July 6 th and 10 th and expressed dissatisfaction with the response provided.	The Project Team acknowledge the respondent's displeasure and assured her that all the letters would be responded to and submitted to MOE for the REA review.	N/A
Email	July 19, 2012	The respondent commented she still hadn't received a reply from the Project Team and request they answer whether they planned to reply to the letters she'd sent.	The Project Team replied the same day stating they had replied on July 10 th . It was once again confirmed that all letters were being reviewed and would be replied to.	N/A
Email	July 20, 2012	The respondent repeated again, the questions regarding the letters and added a further question regarding the Vestas model wind turbines.	The Project Team replied the same day, reiterating the answers they had provided several times in previous correspondence. They also addressed the questions regarding the Vestas wind turbine models.	N/A

4.0 Municipal Consultation

Vineland Wind Energy Inc. has been actively engaging in consultation with the Township of West Lincoln and the Regional Municipality of Niagara with respect to the proposed project and physical design of the facility. The project will be entirely located within the Township of West Lincoln, in the Niagara Region of Ontario.

Municipal consultation has included personal meetings with staff/council, formal presentations to council, teleconferences, letters, and email correspondence. Under the Regulation, the Proponent must distribute a Municipal Consultation Form (Part A and B) to the clerk of each local and upper-tier municipality in which the project is located.

4.1 Township of West Lincoln

Since the commencement of project planning, the Proponent has worked extensively to consult with the Township of West Lincoln in the development of the HAF Wind Energy Project. A summary of consultation efforts with the Township of West Lincoln is provided in **Table 6**.

Table 6: Summary of Communication/Consultation with the Township of West Lincoln	
Date	Communication Details
May 20 th , 2010	A pre-consultation meeting was held with Township of West Lincoln Staff and Mayor
June 28 th , 2010	A presentation by the Project Team to introduce the HAF Wind Energy Project to Council
July 22 nd , 2010	Notice of Proposal to Engage in a Project and Public Meeting #1 and Draft Project Description Report filed with the Township Clerk. Notice and corresponding letter sent to Township staff, Mayor and Council.
September 15 th , 2010	IPC met with Township staff to discuss preliminary turbine layout
November 17 th , 2010	Proponent distributed Municipal Consultation Form and Draft REA Package Reports and Materials for the Township's Review and Comment as required by s. 18(1)
November 25 th , 2010	Township requests additional copies of Draft REA reports/materials provided on November 17 th , 2010 for staff review purposes. Morrison Hershfield hand delivered two (2) additional hard copies to the Township as requested.
November 29 th , 2010	Township requests digital copy of draft site plan.

Table 6: Summary of Communication/Consultation with the Township of West Lincoln	
Date	Communication Details
December 22 nd , 2010	IPC met with Township staff to discuss the requirements for obtaining access to an un-opened road allowance for the project and a right-of-way/easement.
December 20 th , 2010	The Proponent provided Township Mayor and Council invitation to a Wind Energy Information Night.
January 24 th , 2011	Proponent met with Chief Administrative Officer (CAO) and Township Planner to discuss financial assistance in undertaking review of draft REA documents due to lack of resources and in-house expertise.
February 18 th , 2011	The Township requests three (3) additional copies of all available project reports/materials for Township review purposes.
March 3 rd , 2011	A web conference call was held with the Township Planner and their retained consulting firm, Jones Consulting, to discuss the REA consultation reports/materials that were provided to the Township. Specific discussion included the layout of the project, noise receptors, environmental impacts associated with the connectivity between Provincially Significant Wetlands and Significant Woodlots surrounding in proximity to Turbines 2 and 4. As a result of this meeting the Township and their consultant were provided with a Preliminary Transportation Survey, Vestas Site Preparation Specifications.
April 9 th , 2011	Township provided IPC with report prepared by Jones Consulting concerning their review of the HAF Wind Energy Project.
April 21 st , 2011	The Proponent provided a response to the Township concerning preliminary comments received April 9 th , 2011 and how the Project Team will address the Township's comments/concerns.
July 5 th , 2011	Township of West Lincoln submitted their completed Municipal Consultation Form directly to MOE, with a copy provided to IPC.
January 9 th , 2012	IPC appeared before Council to provide project Status Update, advise of minor shifting in the location for Turbines 1 and 2 to accommodate setbacks from a nearby Provincially Significant Wetland and results of Stage 2 Archaeology Assessment conducted in the fall of 2011. Revised Site Plan presented with hard copies provided to council.

Table 6: Summary of Communication/Consultation with the Township of West Lincoln	
Date	Communication Details
April 25 th , 2012	Notice of Public Meeting #2 and accompanying cover letter was sent to Township Clerk, Mayor, Council and Staff
April 25 th , 2012	Draft REA package reports and materials were filed for public viewing with the Clerk.
April 25 th , 2012	Updated draft REA package reports and municipal consultation form was redistributed to Township for review to provide an additional opportunity to comment on the proposal and amend previous comments/municipal consultation form submitted directly to MOE on July 5 th , 2011.
April 30 th , 2012	Proponent provided Township Staff a memorandum detailing updates and changes made to draft REA package materials in response to Township comments since the original submission provided in November 2010.
May 14 th , 2012	Project Team appeared before Council to provide project status update.

4.2 Niagara Region

As required under O. Reg. 359/09, the Regional Municipality of Niagara has been consulted. A summary of communication is provided in **Table 7**.

Table 7: Summary of Communication/Consultation with Niagara Region	
Date	Communication Details
July 22 nd , 2010	Notice of Proposal to Engage In a Project and Public Meeting #1 and Draft Project Description Report filed with Region Clerk. Notice and corresponding letter sent to Region staff and Council Chairmen.
November 29 th , 2010	Proponent distributed Municipal Consultation form and Draft REA Package Reports and materials for the Region's Review and Comment as required by s. 18(1).
December 20 th , 2010	The Proponent provided the Regional Chairmen and Council an invitation to a Renewable Energy Information Night.
April 1 st , 2011	Niagara Region submitted completed Municipal Consultation Form to Proponent
April 13 th , 2012	Notice of Public Meeting #2 and accompanying cover letter was sent to Regional Clerk and Staff

Table 7: Summary of Communication/Consultation with Niagara Region	
Date	Communication Details
April 25 th , 2012	Updated draft REA package reports and municipal consultation form redistributed to Region for review and to provide an additional opportunity to comment on the proposal and amend previous comments/municipal consultation form submitted April 1, 2011.
June 6 th , 2012	Project Team presented project update to the Region's Integrated Planning Committee
July 6 th , 2012	Region resubmitted Municipal Consultation Form to Proponent

4.3 Municipal Consultation Form

4.3.1 Township of West Lincoln

At the cost of the Proponent, the Township selected, retained and directed an independent consultant ("Jones Consulting Group Limited") to peer review and comment on all draft reports provided for the Township's review on November 17, 2010. Following this review, the Township provided preliminary comments to the Proponent on April 9, 2011. These comments were reviewed and a response to each comment and how it has/will be addressed by the Proponent was sent on April 21, 2011. This correspondence is provided in **Appendix F**.

On July 5, 2011, the Township of West Lincoln submitted the completed Municipal Consultation Form directly to MOE. A copy of the form and correspondence letter and attachments is provided in **Appendix F**.

As a result of minor project modifications undertaken in the Spring 2012, the Proponent provided the Township of West Lincoln with an additional opportunity to review and provide comment on the updated Draft REA package materials to be finalized prior to submission to MOE. Updated Draft REA reports and the Municipal Consultation Form were provided to the Township for review and comment on April 25, 2012. A copy of this correspondence is provided in **Appendix F**.

Concerns had been expressed by a member of Township Council regarding the Proponent's consultative approach and disclosure of project information. The Proponent has at all times, provided detailed project information to the Township and the public as information became available. This is detailed in consultation activities noted in Table 6.

Township Staff provided the Proponent with preliminary comments on July 14th, 2012 regarding updated draft REA materials, which were pending endorsement by Council. At the time of the Proponent's REA application submission to MOE the Township of West Lincoln had not provided an updated Municipal Consultation Form.

4.3.2 Niagara Region

The Municipal Consultation Form for the HAF Wind Energy Project was distributed to Niagara Region on November 29, 2010. Following a review of the Draft REA package for the HAF Wind Energy Project, the Region submitted a completed Municipal Consultation Form to the Proponent on April 1, 2011. A copy of the form and corresponding letter are provided in **Appendix F**.

The Region's comments were reviewed by the Proponent and a response to how each comment was considered/addressed is provided in **Appendix F**.

As a result of minor project modifications undertaken in Spring 2012, the Proponent provided Niagara Region with an additional opportunity to review and provide comments on updated Draft REA package materials to be finalized prior to submission to MOE. Updated Draft REA reports and the Municipal Consultation Form were provided to the Region for review and comment on April 25, 2012. A copy of this correspondence is provided in **Appendix F**.

On July 6, 2012, Niagara Region completed their review of the updated Draft REA package and submitted a revised Municipal Consultation Form to the Proponent. A copy of this form is provided in **Appendix F**.

5.0 Aboriginal Consultation

Aboriginal consultation is a mandatory component of the Renewable Energy Approval process as defined under O. Reg. 359/09. The Proponent's consultation program was designed to notify and share information with Aboriginal communities early on in the planning process in order to:

- Obtain information on any potential affected rights;
- Listen to any concerns raised by an Aboriginal community; and
- Consider any adverse impacts and determine how to address concerns, including attempting to avoid, minimize and/or mitigate adverse impacts on Aboriginal or treaty rights.

5.1 Identifying Aboriginal Communities and Potential Interests

It is the Crown's duty to consult with Aboriginal communities in relation to potential or established Aboriginal or Treaty rights. The legal duty to consult rests with the Crown, however through the REA process, the Crown has delegated procedural aspects of consultation to the Proponent. Therefore, Proponents of renewable energy projects are required to engage in meaningful consultation with Aboriginal communities.

The project's Draft Project Description Report was provided to MOE in April 2010 to obtain a list of Aboriginal communities, in accordance with s.14 of O. Reg. 359/09, who may have constitutionally protected Aboriginal or Treaty Rights that may be adversely impacted by the project, or otherwise may be interested in any negative environmental effects of the projects. A list of Aboriginal communities was provided by MOE on July 9, 2010 and identified the following communities:

- Six Nations of the Grand River;
- Six Nations of the Grand River, Haudenosaunee Confederacy Council;
- Mississaugas of the New Credit First Nation;
- Métis Nation of Ontario; and
- Niagara Region Métis Council

A copy of this letter is provided in **Appendix G**.

In addition, Indian and Northern Affairs Canada (now Aboriginal Affairs and Northern Development Canada) and the Ministry of Aboriginal Affairs were also contacted by the Proponent in an attempt to further identify Aboriginal communities that may have an interest in the project and to obtain any information regarding land claims in the area. Project notification letters were sent to:

- Ministry of Aboriginal Affairs (MAA), Aboriginal and Ministry Relationships Branch
- Indian and Northern Affairs Canada (INAC), a/Regional Director General
- Indian and Northern Affairs Canada (INAC), Lands and ART Lands and Trust Services

- Indian and Northern Affairs Canada (INAC), Assessment and Historical Research Development

No additional Aboriginal communities were identified as a result of correspondence with these agencies.

5.2 Consultation Activities

5.2.1 Notice of Proposal to Engage in a Project and Notice of Public Meeting #1)

The combined notice of Proposal to Engage in a Project and Notice of Public Meeting #1 was sent to all Aboriginal communities identified on the list provided by MOE on July 22, 2010. The notice was accompanied with a corresponding cover letter providing additional information regarding the project, Proponent, and information the Project Team had gathered regarding any negative impacts on constitutionally protected Aboriginal and Treaty Rights. Copies of these letters are provided in **Appendix G**.

No individuals or representatives identified themselves at the first public meeting as being from an Aboriginal community. For additional information regarding Public Meeting #1, please refer to **Section 3.3.2**.

5.2.2 Follow Up Letter and Distribution of Draft REA Reports and Studies

On November 24, 2010, the Proponent sent a follow up letter to all identified Aboriginal communities, further requesting to be notified of any information the community had regarding the proposal's impact on Aboriginal Treaty Rights or interests. At this time, the Proponent distributed Draft REA reports and studies for review and comment in advance of the project's second public meeting, as required by s.16(5) of O. Reg. 359/09. Copies of these letters are provided in **Appendix G**.

5.2.3 Notice of Public Meeting #2 and Redistribution of Draft Reports and Studies

The Notice of Public Meeting #2 was published in the Aboriginal Newspaper Turtle Island News on Wednesday, April 25, 2012, Wednesday, May 23, 2012, and again on Wednesday, June 20, 2012. This newspaper has circulation covering the Six Nations of the Grand River Territory.

The Notice of Public Meeting #2 was sent to Aboriginal communities on April 30, 2012. This correspondence included an accompanying cover letter, again requesting information on any adverse impacts the project may have on constitutionally protected Aboriginal or Treaty Rights, and any measures for mitigating those impacts. The Proponent advised of their intention of submitting the REA application to MOE in July, 2012, and requested the Aboriginal community provide in writing any information that should be considered in finalizing the project's application and supporting materials. Draft REA reports were again provided along with a corresponding summary of each report required to be submitted as part of the REA application.

Copies of these letters are provided in **Appendix G**.

Table 8 provides a summary of the distribution of all required materials to identified Aboriginal communities under O. Reg. 359/09.

Table 8: Summary of Distribution of Required Materials Under O.Reg. 359/09			
Aboriginal Community	Notice of Proposal to Engage in a Project and Public Meeting #1	Follow Up Letter, Draft Project Reports/Studies	Notice of Public Meeting #2, Redistribution of Draft Project Reports/Studies
Six Nations of the Grand River	July 22 nd , 2010	November 24 th , 2010	April 25 th , 2012 April 30 th , 2012
Six Nations of the Grand River Haudenosaunee Confederacy Council	July 22 nd , 2010	November 24 th , 2010	April 25 th , 2012 April 30 th , 2012
Mississaugas of the New Credit First Nation	July 22 nd , 2010	November 24 th , 2010	April 25 th , 2012 April 30 th , 2012
Métis Nation of Ontario	July 22 nd , 2010	November 24 th , 2010	April 25 th , 2012 April 30 th , 2012
Niagara Region Métis Council	July 22 nd , 2010	November 24 th , 2010	April 25 th , 2012 April 30 th , 2012

5.3 Responses

A summary of responses from Aboriginal communities regarding the HAF Wind Energy Project is detailed in **Table 9**.

Table 9: Summary of Information Received as Required by s. 14, 16 and 17		
Aboriginal Community	Responses and Information Required	How it was Addressed
Six Nations of the Grand River	No information received to date	N/A
Six Nations of the Grand River, Haudenosaunee Confederacy Council	A letter was sent by the Haudenosaunee Development Institute (HDI) on June 19 th 2012 identifying that they have treaty rights, in the particular area proposed for the HAF Wind Energy Project. HDI requested further engagement to determine if the nature of the infringements are justified or can be accommodated.	<p>The Proponent sent a response letter dated July 6th 2012 requesting a meeting to provide additional information regarding the project and further discuss identified concerns.</p> <p>HDI sent the Proponent a letter dated July 9th, 2012 agreeing to meet with the project team.</p> <p>Proponent will continue to discuss this project with HDI and/or Haudenosaunee leadership, as appropriate.</p> <p>The project location is not located within the Haldimand Tract.</p> <p>The Nanfan Treaty of 1701 dealt with hunting and fishing (harvesting) rights. The project is located on private lands and should not impact any existing access rights to lands for harvesting or fishing.</p>

Mississaugas of the New Credit First Nation	No information received to date	N/A
Métis Nation of Ontario	No information received to date	N/A
Niagara Region Métis Council	No information received to date	N/A

5.4 Concerns

To identify potential impacts, the proposal may have on Aboriginal or Treaty Rights, consultation with Aboriginal communities commenced at the onset of the REA planning process (July 2010). As the project progressed and important milestones were reached, updates and notifications were provided to each identified Aboriginal community in order to solicit feedback and identify areas of concern or potential impacts. Despite the Notice of Proposal to Engage in a Project, follow up letter and distribution of the Draft REA materials having been circulated for review and comment early in the planning process, the Proponent only recently received feedback on June 19, 2012, from the Haudenousanee Development Institute (HDI), on behalf of the Six Nations of the Grand River, Haudenousanee Confederacy Chiefs Council. In their letter, the HDI have requested further engagement with respect to negative potential impacts the proposal will have on Treaty Rights. Two calls were placed to the HDI on July 3, 2012 and July 5, 2012 respectively, to arrange a meeting between the HDI and the Project Team. In addition, the Proponent sent a response letter on July 6, 2012 requesting to meet with the HDI to further discuss the proposed project, understand their concerns, and provide clarification. On July 9th HDI responded agreeing to meet with the project team. It is the Proponent's understanding that Haudenousanne Treaty Rights do not extend to the area in which the project will be located, as it will be located on private land, outside of the Haldimand Tract and will not impact any existing access rights to lands for harvesting purposes. However, the Proponent will continue to discuss this project with HDI and/or Haudenousanee leadership, as appropriate.

6.0 Agency Consultation

6.1 Ministry of the Environment

In April 2010, the Proponent provided the Ministry of the Environment (MOE) with the Draft Project Description Report, to obtain the Aboriginal Community consultation list, as previously discussed in **Section 5.1**.

On July 22, 2010, the Proponent provided MOE's Director and District Manager (Niagara District) with the Notice of Proposal to Engage in a Project and Notice of Public Meeting #1, in accordance with s.15 of O. Reg. 359/09.

On December 20, 2010, an invitation was sent to MOE's Director, notifying the Ministry that the Proponent was sponsoring a Wind Energy Information Session on January 25, 2011.

On April 24th, 2012, the Proponent provided MOE's Director and District Manager (Niagara District) with the Notice of Public Meeting #2, in accordance with s.15 of O. Reg. 359/09.

Copies of notification letters are provided in **Appendix H**.

6.2 Ministry of Tourism, Culture, and Sport

As part of this undertaking, the Ministry of Tourism, Culture, and Sport (MTC) was consulted. Written comments with respect to the project's Archaeological and Heritage Assessments was sought as required by s.22(3)(a) and s.23(3)(a) of the O. Reg. 359/09 to be submitted as part of the Proponent's REA application to the MOE.

6.2.1 Archaeological Assessment

Individual Stage 1 and 2 Archaeology Assessments were submitted to MTC on October 7, 2010, for review and comment. A written comment letter for the Stage 1 and 2 Archaeology Assessment Reports was issued on November 8, 2010.

An additional Stage 2 Archaeology Assessment was submitted to MTC on December 23, 2012 for revised Turbines 1 and 2 locations. An updated letter was issued by MTC on January 18, 2012.

On April 12, 2012, an additional Stage 2 Archaeology Assessment was submitted to MTC for a revised access road/underground collector system route servicing Turbine 4 and maintenance shed location. A revised comment letter was provided by MTC on April 12, 2012.

A final copy of the letter providing the MTC's written comments as required under s.22(3)(a) of O. Reg. 359/09 is provided in **Appendix H**.

6.2.2 Cultural Heritage Assessment

The Cultural Heritage Assessment for HAF Wind Energy Project was submitted to MTC on September 7, 2010. Ministry comments were received of the finalized report on March 2, 2011. The Ministry's written comments as required under s.23(3)(a) of O. Reg. 359/09 is provided in **Appendix H**.

On April 10, 2012, a meeting was held with MTC staff to discuss project modifications resulting from the relocation of the underground collector/access road route servicing turbine 4. As a result of discussions and follow up correspondence with MTC, it was confirmed that project modifications incorporated in the spring of 2012, did not impact the previous study findings and a revised comment letter under s.23(3)(a) was not required. Copies of this correspondence are provided in **Appendix H**.

6.3 The Ministry of Natural Resources

The Ministry of Natural Resources (MNR) was consulted in order to obtain the Ministry's written confirmation with respect to the project's Natural Heritage Assessment (NHA) and Environmental Impact Study (EIS) in accordance with s.28(b) and 38(2)(b) of O. Reg. 359/09. Ministry comments were received on the finalized report on April 4, 2012. A copy of the confirmation letter is provided in **Appendix H**.

6.4 Other Agency Consultation

In addition to the provincial ministries required to be consulted in order to obtain written comments on project assessments under O. Reg. 359/09, the Proponent expanded consultation and project notification to other provincial, federal, and governing authorities. A complete project stakeholder mailing list is provided in **Appendix A**.

At this time, no unresolved concerns have been identified as a result of consultation efforts for the proposed HAF Wind Energy Project.

6.4.1 Transport Canada

As part of the consultation program for the HAF Wind Energy Project, Transport Canada was contacted. The role of Transport Canada with respect to obstacles such as wind turbines is to assess them for lighting and marking requirements in accordance with Canadian Aviation Regulation (CAR) 621.19 in support of aviation safety. The authority for the placement of wind turbines resides with land use authorities and does not fall under the scope of the Aeronautics Act or the Canadian Aviation Regulations (CARs).

On September 8, 2010 the Proponent submitted an Aeronautical Obstruction clearance Form (AOCF) for the erection of the five wind turbines on privately owned property and the locations were assessed for lighting and marking requirements by Transport Canada. Upon review of the AOCF, Transport Canada made recommendations regarding the lighting for the turbines. As per regulatory requirements, the Proponent shall adhere to the lighting and marking recommendations made by Transport Canada.

6.4.2 NAV Canada

NAV Canada was also consulted with regards to the HAF Wind Energy Project in order to ensure that the design of the project would not interfere with any of their services, communications, navigation, and surveillance facilities.

On September 7, 2010 the Proponent submitted a Land Use Proposal Form to NAV Canada in order to evaluate the project's proposed turbine locations. On March 17, 2011 NAV Canada completed their assessment and identified that the proposed project location would be visible from the Hamilton Radar causing a negative impact to their operations including the creation of nuisance (false) primary radar targets, reduction in capability to identify/track primary surveillance targets, and decrease in flight safety/air traffic control. Concerns about the proposal were mainly due to the proximity of the approach path of Hamilton International Airport (runway 30) approximately 17.3 km east of the project location. NAV Canada also identified that impacts to their services could be experienced at other local airports, namely Stoney Creek Airport and Grimsby Airpark.

The Proponent continued discussions and consultation with NAV Canada. The agency subsequently undertook an internal hazard identification risk analysis (HIRA) and determined that the HAF Wind Energy Project's negative impact on air navigation services in the area, primarily concerning the effects of radar interference could be mitigated with specific technical adjustments to their radar system. In addition, NAV Canada identified the possible requirement for an airspace designation change. NAV Canada subsequently determined that with agreement and implementation of their identified mitigation that the five (5) proposed turbine locations were acceptable for their continued provision of air navigation services and flight safety.

Correspondence with NAV Canada is provided in **Appendix H**.

7.0 Additional Stakeholder Consultation

7.1 Hamilton International Airport

From the onset of the planning phase for the HAF Wind Energy Project consideration was given to the study area's proximity to Hamilton International Airport. The Proponent met with Hamilton International Airport's Manager and Coordinator of Airport Operations Support in May 2010 to inform the airport of the proposed HAF Wind Energy Project and to discuss and identify any potential impacts or concerns. The Proponent provided preliminary details regarding turbine locations and maximum height above mean sea level the turbines were expected to be. Airport staff advised that the Proponent should consult with NAV Canada to discuss potential impacts to the radar system. Please refer to **Section 6.4.2** above for a discussion of consultation activities undertaken with NAV Canada.

The Proponent continued to send Hamilton International Airport updated correspondence on the HAF Wind Energy Project. At this time no concerns remain unresolved.

7.2 Grimsby Airpark

As part of the stakeholder consultation undertaken for the HAF Wind Energy Project correspondence was exchanged between the Project Team and the operators of Grimsby Airpark. Grimsby Airpark is located approximately 8.5km northeast of the project location. The airport expressed concern in the initial planning phase of the project due to the northeastern portion of the project's study area boundary in proximity to the airport's operations and runway approach. The airport identified specific requirements in the development and placement of the projects turbines to avoid impacts to the airports operations. The Proponent was able to accommodate the airports requested setback distances in the design of the HAF Wind Energy Project.

Correspondence with Grimsby Airpark is provided in **Appendix I**.

8.0 Consideration of Stakeholder Comments

Stakeholder input was received on the project through consultation activities undertaken with the public, municipalities, Aboriginal communities, agencies, and other identified stakeholders. All comments were thoroughly reviewed and considered with regards to the design and planning of the HAF Wind Energy Project.

8.1 Alterations to the Proposal

Several minor changes were made to the project proposal as it progressed through the planning process, however, no changes were made after the second public meeting as a result of comments received. **Table 11** provides a summary of alterations to the Proposal in response to stakeholder comments.

Stakeholder	Comment	Alteration and Rationale
Township of West Lincoln	Concern that Turbine 1 and 2 located too close to Provincially Significant Wetland	Turbines 1 and 2 were shifted on the subject property to accommodate a greater setback distance
Township of West Lincoln	Request that all distribution infrastructure be co-located and buried	The collector system will be located underground, co-location will be utilized where applicable.

8.2 Alterations to Required REA Reports

Draft REA Package reports submitted to the Township of West Lincoln and Niagara Region in November 2010, were updated to reflect municipal comments received as indicated in the Proponent's response found in **Appendix F**. Minor project modifications concerning the location of Turbines 1 and 2 in the fall of 2011 and access and interconnection of turbine 4/maintenance shed location in the spring of 2012 were also incorporated within the project reports prior to being published for a formal public review on April 25, 2012.

In response to municipal comments and public consultation the Proponent has committed as provided in Section 5.0 of the Design and Operations Report to the creation of a Community Relations Committee comprised of representatives from the Township, local residents, and Vineland Power Inc. in order to provide an effective channel of information regarding project related activities to local residents/community and to resolve any arising matters of concern regarding the project's operation in a constructive and transparent manner.

HAF WIND ENERGY PROJECT
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No additional changes were made to the Draft REA Package Reports after the second public meeting was held.

9.0 Summary

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

The stakeholder engagement program followed for the HAF Wind Energy Project included an open dialogue with the public, agencies, Aboriginal groups, the local township and the Region. Consultation methods included public, municipal and agency meetings/presentations, telephone and email correspondence, direct mailings, public notices, and posting project materials and updates on the project's website. As part of the Project Team's consultation efforts two (2) Public Meetings were hosted, as well as a Renewable Energy Information Night, which provided a general overview of the REA process, and the benefits wind power projects offer.

As a result of the consultation process, several issues were raised that have been considered as part of the project assessment. These issues were considered and incorporated into the REA application documents, as appropriate. Comments received were used to provide additional guidance towards the scope of the project studies.

The documentation of the consultation program followed for this project in the Consultation Report ensures a transparent and meaningful consultation process for all participants. As part of the project documentation, all questions and comments received for this project have been documented, reviewed, and addressed.

References

Ontario Ministry of the Environment (MOE), 2009. *Ontario Regulation 359/09 Renewable Energy Approvals Under Part V.0.1. of the Environmental Protection Act.*

Ontario Ministry of the Environment (MOE), 2010. *Technical Bulletin Five. Guidance for Preparing the Consultation Report.* Queen's Printer for Ontario. March 1, 2010.

Appendix A: Project Notices, Stakeholder Mailing List, and Project Information Signs

Title	First Name	Last Name	Job Title	Company Name	Address Line 1	Address Line 2	City	Province	Postal Code	Phone	Fax	Email
Municipal Government												
Ms.	Katie	Trombetta	Mayor	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-3626		
Ms.	Mary	Dinga	Alderman	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-3198		
Mr.	John	Glazier	Alderman	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-1140		
Mr.	Norm	Johnson	Alderman	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 562-4905		
Mr.	Douglas	Joyner	Alderman	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-4926		
Ms.	Sue-Ellen	Merritt	Alderman	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 869-0939		
Mr.	Mike	Rehner	Alderman	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-0764		
Ms.	Carolyn	Langley	Township Clerk	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-3346	(905) 957-3219	carolynlangley@westlincoln.ca
Mr.	Derrick	Thomson	Chief Administrative Officer	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-3346		dthomson@westlincoln.ca
Mr.	Brian	Treble	Director of Planning and Building	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-3346	(905) 957-3219	btreble@westlincoln.ca
Mr.	Trevor	Hall	Director of Public Works and Engineering	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-3346	(905) 957-3219	
Mr.	Adam	Huycke	Planning Technician	Township of West Lincoln	318 Canborough Street, P.O. Box 400		Smithville	Ontario	L0R 2A0	(905) 957-3346	(905) 957-3219	ahuycke@westlincoln.ca
Mr.	Peter	Partington	Regional Chair	Niagara Region	2201 St. David's Road	P.O. Box 1042	Thorold	Ontario	L2V 4T7			
Mr.	Kevin	Bain	Regional Clerk	Niagara Region	2201 St. David's Road	P.O. Box 1042	Thorold	Ontario	L2V 4T7			
Ms.	Maria	Andersen	Corporate Services Integrated Community Planning	Niagara Region	2201 St. David's Road	P.O. Box 1042	Thorold	Ontario	L2V 4T7	(905) 685-4225, ext. 3413		
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Mr.	Tom	Hollinger	Manager, Data Collection Aeronautical Information Services	NAV CANADA	1601 Tom Roberts, P.O. Box 9824, Stn T		Ottawa	Ontario	K1G 6R2	1 (866) 577-0247	(613) 248-4094	
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Mrs.	Francine	Boucher	Manager, Radio Spectrum Management Section	Royal Canadian Mounted Police						(613) 998-7338	(613) 998-7528	Francine.boucher@rcmp-grc.gc.ca
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				NAV Canada						(613) 248-7554	(613) 248-XXXX	FerrisD@navcanada.ca
				Military Air Defense and ATC Radars, Department of National Defense						(613) 392-2811 ext. 7042	(613) 965-3132	windturbines@forces.gc.ca
				Vessel Traffic System Radars, Canadian Coast Guard						(613) 998-3519	(613) 993-3519	mojicajf@dfm-mpo.gc.ca
				Seismological Monitoring Arrays, Natural Resources Canada						(613) 992-8766	(613) 992-8836	cormack@seismo.nrcan.gc.ca
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Sir/Madame				Grimsby Aviation	262 Mud Street West, General Delivery		Grassie	Ontario	L0R 1M0	(905) 945-6161	(905) 945-6262	
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Sir/Madame				Six Nations of the Grand River Haudenosaunee Confederacy Council	RR 2		Ohswéken	Ontario	N0A 1M0	(519) 755-2769		
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Mr.	Derrick	Pont	Chair	Niagara Region Métis Council	46 King Street, Suite 201-203		Welland	Ontario	L3B 3H9	(905) 714-9756	(905) 735-1161	
Ms.	Suzanne	Matte	Treasurer	Niagara Region Métis Council	46 King Street, Suite 201-203		Welland	Ontario	L3B 3H9	(905) 714-9756	(905) 735-1161	
Ms.	Sarah	Macdonald	Secretary	Niagara Region Métis Council	46 King Street, Suite 201-203		Welland	Ontario	L3B 3H9	(905) 714-9756	(905) 735-1161	
Ms.	Barbaranne	Wright	Women's Representative & Genealogist	Niagara Region Métis Council	46 King Street, Suite 201-203		Welland	Ontario	L3B 3H9	(905) 714-9756	(905) 735-1161	
Ms.	Andrea	Paquette	Youth Representative	Niagara Region Métis Council	46 King Street, Suite 201-203		Welland	Ontario	L3B 3H9	(905) 714-9756	(905) 735-1161	

Title	First Name	Last Name	Address Line 1	Address Line 2	City	Province	Postal Code	
Sir/Madame			1018140 Ontario Inc c/o D & M Environmental Ltd	PO BOX 914	Smithville	ON	LOR 2A0	
Sir/Madame			1059287 Ontario Inc.	2569 Golf Club Rd	RR1	Hannon	ON	LOR 1P0
Sir/Madame			1333673 Ontario Ltd c/o R Smith	7573 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Sir/Madame			1676838 Ontario Inc	8088 Mud St	RR1	Grassie	ON	LOR 1M0
Sir/Madame			567582 Ontario Limited Virk Poultry Farms	2373 Abingdon Rd	RR1	Caistor Centre	ON	LOR 1B0
Sir/Madame			A Linde Holdings Limited	9508 Twenty Rd	PO BOX 334	Smithville	ON	LOR 2A0
Sir/Madame			A S Poultry LTD	7611 Kimbo Rd W		Lincoln	ON	LOR 2A0
Sir/Madame			A. Linde Holdings Limited	Sixteen Road		Smithville	Ontario	LOR 2A0
Mr.	Stewart	Abrams	8183 Range Rd 1	RR1	Smithville	ON	LOR 2A0	
Sir/Madame			Ace Sandblast	Concession 7 Road	RR #1	Grassie	Ontario	LOR 1M0
Ms.	Gordana	Ade	2573 Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0	
Sir/Madame			Agri-Plastics	7793 Young Street	RR #1	Grassie	Ontario	LOR 1M0
Mr.	Osama	Al Tantawi	9592 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 1B0	
Mr.	Gysbertus	Alleblas	9342 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 1B0	
Mr.	Bert	Alleblas	9342 Concession 5 Road		Caistor Centre	Ontario	LOR 1E0	
Mr.	Humberto	Almeida	9227 Concession Rd 5	RR1	Caistor Centre	ON	LOR 1B0	
Mr.	Dilio	Almonte	9572 Twenty Rd	RR1	Smithville	ON	LOR 2A0	
Sir/Madame			Apostolakos Farm Inc	3032 Grimsby Rd 10	RR1	Smithville	ON	LOR 2A0
Ms.	Lorna	Armes	7816 Mud St	RR1	Grassie	ON	LOR 1M0	
Ms.	Brenda Lynn	Armes	9344 Concession 5 Road	RR #1	Caistor Centre	Ontario	LOR 1E0	
Mr.	Robert	Armstrong	8742 Twenty Rd	RR1	Smithville	ON	LOR 2A0	
Sir/Madame			Artistic & Web Services	6060 Young Street	P.O. Box 891	Smithville	Ontario	LOR 2A0
Sir/Madame			At Realty Inc. c/o Keith Murray	170 Road 13		Courtland	ON	N0J 1E0
Mr.	James	Atkinson	7574 Regional Rd 20	RR1	Smithville	ON	LOR 2A0	
Mr.	Alfredo	Aviso	328 Lawrence Ave W		North York	ON	M5M 1B4	
Sir/Madame			B. Laidman Plumbing Ltd.	3031 Regional Road 8	RR #1	Grassie	Ontario	LOR 1M0
Mr.	Ivan	Baltus	2784 Grimsby Rd 20	RR1	Smithville	ON	LOR 2A0	
Mr.	Jose Eduardo	Barbosa	1751 Caistor Centre Road	RR #1	Caistor Centre	Ontario	LOR 1E0	
Mr.	David	Bartels	8026 Sheridan Cres W		Grassie	ON	LOR 1M0	
Mr.	Richard	Beacroft	9221 Twenty Rd	RR1	Smithville	ON	LOR 2A0	
Mr.	Carl	Beaulieu	3589 Grimsby Rd 12		Grassie	ON	LOR 1M0	
Mr.	Mark	Beukema	2829 South Grimsby Rd 14	RR1	Smithville	ON	LOR 2A0	
Mr.	William	Black	3414 Grimsby Rd 10 S	RR1	Grassie	ON	LOR 1M0	
Ms.	Jean	Black	3355 South Grimsby Rd 12	RR1	Grassie	ON	LOR 1M0	
Mr.	Michael	Blanchard	8767 Twenty Rd	RR1	Smithville	ON	LOR 2A0	
Ms.	Renata	Bledowski	2750 South Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0	
Sir/Madame			Blueway Farms Inc.	8757 HWY 20	RR1	Smithville	ON	LOR 2A0
Mr.	Darren	Blythe	3568 Grimsby Rd 12	RR1	Grassie	ON	LOR 1M0	
Sir/Madame			Bob & Jason Machining Ltd.	7573 Highway 30		Smithville	Ontario	LOR 2A0
Ms.	Joan	Bond	9098 Twenty Rd	RR1	Smithville	ON	LOR 2A0	
Mr.	Stjepan	Borosic	2276 Abingdon Rd	RR1	Caistor Centre	ON	LOR 1B0	
Mr.	Darryl	Bos	3577 Grimsby Rd 12	RR1	Grassie	ON	LOR 2A0	
Mr.	Peter	Bosman	9764 Regional Rd 20	RR1	Smithville	ON	LOR 2A0	
Mr.	Jason	Bouwman	8431 Twenty Rd	RR1	Smithville	ON	LOR 2A0	
Mr.	Ronald	Boverhof	2723 Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0	
Mr.	John	Boyco	9260 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0	
Mr.	Daryl	Boyko	9478 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0	
Mr.	Gary	Boyko	9319 Sixteen Road		Caistor Centre	Ontario	LOR 1E0	
			Stoica	Bratu		Hamilton	ON	L8K 2C7
Sir/Madame			Briar Meadows Food and Farm Service Inc.	8757 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Wayne	Brown	2589 Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0	
Mr.	Herman	Bruinsma	7706 Twenty Road		Smithville	Ontario	LOR 2A0	
Mr.	Kenneth	Brunaccioni	1762 Abingdon Road	RR #2	Caistor Centre	Ontario	LOR 1E0	
Mr.	Norman	Burns	8593 Twenty Rd	RR1	Smithville	ON	LOR 2A0	
Ms.	Beverley	Burr	3510 South Grimsby Rd 12 GD		Grassie	ON	LOR 1M0	
Mr.	William	Burrows	9235 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 1B0	

Ms.	Jean	Burrows	7913 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Sir/Madame		Buzz Water	3227 Grassie Road		Grassie	Ontario	LOR 1M0
Mr.	William	Bylsma	1788 Penny Lane	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Marko	Cabraja	2867 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Sir/Madame		Canadian Pacific Railway c/o Property Tax Department	1290 Central Parkway W	8th Floor	Mississauga	ON	L5C 4R3
Ms.	Mary Ann	Cantelmi	9790 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Luciano	Carbone	9407 Silver Street	RR #2	Caistor Centre	Ontario	LOR 1E0
Ms.	Carole	Carter	3569 Regional Rd 8 GD		Grassie	ON	LOR 1M0
Mr.	Ted	Catherwood	7616 Mud St		Grassie	ON	LOR 1M0
Ms.	Tina	Cazabon	8203 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	Mario Luigi	Cervi	1786 Abingdon Road	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Michael	Charters	9467 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Lionel	Chubaty	2525 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Angelo	Cianci	38 Highland Rd		Stony Creek	ON	L8J 2W6
Ms.	Eva	Citynski	171 Tuxedo Ave S		Hamilton	ON	L8K 2S3
Sir/Madame		Clear Line	2018 Abingdon Road		Caistor Centre	Ontario	LOR 1E0
Mr.	Jorge	Clemencio	3480 South Grimsby Rd 12		Grassie	ON	LOR 1M0
Mr.	Daniel	Colyn	2893 South Grimsby Rd 19	RR1	Smithville	ON	LOR 2A0
Mr.	Shawn	Comeau	3588 Grimsby Rd 12	RR1	Grassie	ON	LOR 1M0
Mr.	Ronald	Coon	9299 Twenty Rd W	RR1	Smithville	ON	LOR 2A0
Mr.	John	Copeland	7991 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	Jason John Alex	Corby	1772 Abingdon Road	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Ronald	Couch	7560 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Jeffrey	Cowie	1798 Abingdon Road	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Lloyd Arthur	Crooks	1828 Abingdon Road	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Brian	Cuthbert	7747 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	Mario	Cutulle	7832 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Armand	Dasilva	9337 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Antonio	Dasilva	1850 Abingdon Road	RR#2	Caistor Centre	Ontario	LOR 1E0
Mr.	Wayne	Davis	8197 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Jim	Davis	8001 Concession 7 Rd	RR1 Stn Main	Grimsby	ON	L3M 4E7
Mr.	Shane	Day	9120 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Frank	De Filippis	9024 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Joseph	De Filippis	2785 Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0
Mr.	Wiete	De Jonge	9398 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Ms.	Georgia	Demas	494 Ridge Rd	RR2	Beamsville	ON	LOR 1B2
Sir/Madame		Demcon Poultry Limited	8870 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	John	Dempsey	10 Greenbrook Dr	Unit 1	Stoney Creek	ON	L8G 0A2
Mr.	Rejean	Denis	2410 Abingdon Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Mark	Dennie	9260 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Surinder	Dhaliwal	39 Sheringham St		Brampton	ON	L6Z 3P8
Mr.	Stephen	Dick	7762 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Michael	D'Ilario	9581 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Vladimir	Dim	2579 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Gabriel	Dionisio	9758 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Andrew	Dobrowoloski	2407 Abingdon Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Neil	Dochstader	7948 Concession 7 Rd	RR1	Grassie	ON	LOR 1M0
Mr.	Mark	Dochstader	7948 Concession 7 Rd	RR1	Grassie	ON	LOR 1M0
Ms.	Stephanie	Draksic	16 Champlain Avenue, Apt. 206		Hamilton	Ontario	L8G 2H6
Mr.	William	Druery	2711 Regional Rd 6	RR1	Smithville	ON	LOR 2A0
Mr.	Randall	Edwards	8071 Sheridan Crt		Grassie	ON	LOR 1M0
Mr.	William	Edworthy	2816 South Grimsby Rd 16	RR1	Smithville	ON	LOR 2A0
Mr.	Gordon	Elliott	2751 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Edwin	Ellul	9440 Regional Rd Twenty	RR1	Smithville	ON	LOR 2A0
Mr.	Edward	Engel	9398 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Edward	Engel	9379 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Daniel Robert	Erskine	9601 Regional Road 65	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Dave	Evans	7443 Range Road 1		Smithville	Ontario	LOR 2A0
Sir/Madame		Farms Inc Vassilakos	2912 South Grimsby Rd 10	RR1	Smithville	ON	LOR 2A0

Mr.	Terrance	Felvus	3235 Regional Rd 8		Grassie	ON	LOR 1M0
Mr.	Arend	Fennema	3076 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Ms.	Laura	Fevez	7568 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Harvey Wayne	Frankum	Regiona Road 65	RR #2	Caistor Centre	Ontario	LOR 1E0
Ms.	Joyce	Fulford	3365 Grimsby Rd 10	RR1	Grassie	ON	LOR 1M0
Mr.	Edward	Fulford	7607 Concession 7 Rd	RR1	Grassie	ON	LOR 1M0
Sir/Madame		G McFeeters Holdings Inc Stone Church Postal Outlet	PO Box 32083 Stone Church		Hamilton	ON	L8W 3L3
Mr.	Jan	Gelms	8301 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	John	Georgakakos	8508 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Peter	Glumac	198 Ridge Rd W		Grimsby	ON	L3M 4E7
Mr.	David	Gollwitzer	8048 Mud St	RR1	Grassie	ON	LOR 1M0
Ms.	Teresa	Gomez	3396 Grimsby Rd 10	RR1	Grassie	ON	LOR 1M0
Mr.	Barry	Goobie	3567 Grimsby Rd 12		Grassie	ON	LOR 1M0
Mr.	Joseph	Gos	2809 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Calogero	Graci	7 Wilmont Crt		Hamilton	ON	L8S 2T1
Ms.	Tatjana	Gricnik Negus	8226 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Vincent Lloyd	Grinyer	1790 Penny Lane	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Adam	Grzybek	7697 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Steven	Haanstra	7642 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	John	Haanstra	2322 Abingdon Road	RR #1	Caistor Centre	Ontario	LOR 1E0
Mr.	Robert	Hamming	9282 Twenty Rd W	RR1	Smithville	ON	LOR 2A0
Mr.	James	Hampton	3590 South Grimsby Rd 11	RR1	Grassie	ON	LOR 1M0
Mr.	Sean	Heagney	8252 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Beverly	Henson	9579 Regional Rd 65	RR2	Caistor Centre	ON	LOR 1B0
Ms.	Kimberly	Hepburn	8538 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Kevin Wesley	Herbert	9281 Concession Road 6	RR #1	Caistor Centre	Ontario	LOR 1E0
Ms.	Constance	Hicks	9360 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Sir/Madame		Hillmer Holdings Inc	9483 Regional Rd 65	RR2	Caistor Centre	ON	LOR 1B0
Mr.	Elwood	Holloway	9339 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Bruce	Holloway	9360 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Thomas	Howard	7869 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Sir/Madame		Hydro One Networks Inc Assessment & Taxation Real Estate Services & Security	PO BOX 4300		Markham	ON	L3R 5Z5
Mr.	David	Hysert	3536 South Grimsby Rd 12		Grassie	ON	LOR 1M0
Mr.	Eric	Hysert Jr.	7972 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Gennarino	Iannotta	3568 Michael St		Grassie	ON	LOR 1M0
Mr. & Ms.	John & Katica	Islic	2740 South Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0
Mr.	Thomas	Isobel	2858 South Grimsby Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Martin	Ivanaj	8048 Sheridan Crt		Grassie	ON	LOR 1M0
Mr.	John	Jackson	9748 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Sylvia	Johal	8461 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Herman	Johnson	3215 Grassie Rd	RR1	Grassie	ON	LOR 1M0
Mr.	Douglas	Jones	8076 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Bradley	Jones	7834 Mud St	RR1	Grassie	ON	LOR 1M0
Mr. & Ms.	Philip & Carol	Josiak	9026 Sixteen Road		Caistor Centre	Ontario	LOR 1E0
Mr.	Tony	Josipovic	7783 HWY 20	RR1	Smithville	ON	LOR 2A0
Ms.	Silvana	Jowlabar	9067 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	George	Jurik	2862 Regional Rd 6	RR1	Smithville	ON	LOR 2A0
Sir/Madame		K-9 Training Academy	9281 5th Concession Road		Caistor Centre	Ontario	LOR 1E0
Mr.	Robert	Kammermayer	9248 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Ante	Karaban	8240 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Robert	Katolinsky	3569 Michael St		Grassie	ON	LOR 1M0
Mr.	Peter	Kaufhold	9333 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Daniel	Kearse	7944 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Brian Douglas	Kearsey	8141 Range Road 1	RR #1	Smithville	Ontario	LOR 2A0
Mr.	Jim	Keizer	454 Woolverton Road		Grassie	Ontario	LOR 1M0
Sir/Madame		Kerr United Church c/o Stan Merritt	9353 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Gerrit	Keunen		RR1	Caistor Centre	ON	LOR 1B0

Ms.	Marjorie	Keyes	2369 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Sir/Madame		Kiarkyn Limited	9275 Regional Road 65	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Jeffrey	Kikkert	3561 South Grimsby Rd 12		Grassie	ON	LOR 1M0
Sir/Madame		Kimbo Free Methodist Church	411 Silver St		Smithville	ON	LOR 2A0
Mr.	Nestor	Kinaschuk	8328 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Joseph	Kiss	2512 Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0
Mr.	Arie	Kleinendorst	7580 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Klaus	Klug	7794 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr. & Ms.	Grietje & Klauss	Klunder	8685 Twenty Road		Smithville	Ontario	LOR 2A0
Mr.	Stanko	Knaus	8722 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	David	Knaus	2817 South Grimsby Road 16	RR1	Smithville	ON	LOR 2A0
Ms.	Lisa Lynn	Knuth	9697 Silver Street	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Yaroslav	Kobernyk	2365 Westbrook Rd	RR1	Caistor Centre	ON	LOR 1B0
Ms.	Barbara	Kozarichuk	3557 Regional Rd 8 GD		Grassie	ON	LOR 1M0
Mr.	John	Kuiper	7670 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Jerry	Kushnir	2503 Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0
Mr.	Bernard	Laidman	3031 Grassie Rd	RR1	Grassie	ON	LOR 1M0
Mr.	David	Lake	2767 Regional Rd 6	RR1	Smithville	ON	LOR 2A0
Mr.	Danny	Lampman	1778 Abingdon Rd	RR2	Caistor Centre	ON	LOR 1B0
Mr.	Dennis	Lanari	8603 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Walter	Lanosky	2589 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Ms.	Laura Giovanna	Lanza-Cormier	9253 Silver Street	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Trevor	Lapointe	7684 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Todd	Leary	9262 Concession 5 Road	RR #1	Caistor Centre	Ontario	LOR 1E0
Sir/Madame		Leblanco Limited c/o Leon Blanchette	7938 Regional Rd 73		Grassie	ON	LOR 1M0
Mr.	Dennis	Leger	2555 South Grimsby Rd 16	RR1	Smithville	ON	LOR 2A0
Mr.	Tom	Lilek	2683 South Grimsby Rd 16	RR1	Smithville	ON	LOR 2A0
Ms.	Maria	Lima	3181 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Sir/Madame		Lincoln Line Orchards	9764 Regional Road 20		Smithville	Ontario	LOR 2A0
Mr.	Dale	Linton	7924 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Lester	Lipiec	69 Herkimer St	Suite 603	Hamilton	ON	L8P 2G6
Mr.	Chris	Lipiec	3272 Regional Road 8		Grassie	Ontario	LOR 1M0
Mr.	Jerry	Lipiec	3274 Regional Road 8		Grassie	Ontario	LOR 1M0
Mr. & Ms.	Lester & Krysztow	Lipiec	3198 Grassie Road		Grassie	Ontario	LOR 1M0
Mr.	Michelangelo	Longo	9860 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Steven	Lottridge	9754 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Lawrence	Lovett	8043 Sheridan Crt		Grassie	ON	LOR 1M0
Mr.	Frederick	Lowden	7866 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Sir/Madame		Lowden's Feed & Supply	7269 Highway 20		Smithville	Ontario	LOR 2A0
Sir/Madame		Lunshof's Lawn & Garden	6888 Highway 20		Smithville	Ontario	LOR 2A0
Mr.	Dennis	Lynes	7626 Mud St	RR1	Grassie	ON	LOR 1M0
Ms.	Catherine	Lyons	8416 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Jeffrey	MacDougall	9587 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Robert	MacDougall	2812 South Grimsby Rd 21	RR1	Smithville	ON	LOR 2A0
Ms.	Norma	MacDougall	2868 Grimsby Rd 21	RR1	Smithville	ON	LOR 2A0
Ms.	Valerie	Maclean	9447 Silver St	RR2	Caistor Centre	ON	LOR 1B0
Mr.	Robert	Maclellan	2814 Regional Rd 6	RR1	Smithville	ON	LOR 2A0
Ms.	Jacqueline	Mahood O'Brien	9577 Twenty Rd W	RR1	Smithville	ON	LOR 2A0
Mr.	Tjaard	Makken	285 Main St W		Grimsby	ON	L3M 1S5
Mr.	Anthony	Mancini	8649 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Joseph	Mann	8531 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Judy	Marchalewicz	3556 South Grimsby Rd 12		Grassie	ON	LOR 1M0
Mr.	Len	Marriott	9483 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 2A0
Mr.	Douglas	Marshall	9408 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Earl	Marshall	9651 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Lyall	Marshall	2767 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Nathan	Marshall	7863 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	Paul	Marshall	9575 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Keith	Marshall	9556 Sixteen Rd	RR2	Smithville	ON	LOR 2A0

Mr. & Ms.	Harold & Betty	Marshall	9573 Concession 5		Caistors Centre	Ontario	LOR 1E0
Mr. & Ms.	Paul & Shirley	Marshall	9547 Sixteen Road		Caistors Centre	Ontario	LOR 1E0
Mr.	Michael	Martineau	3491 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Mr.	Carl	Matheson	9056 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Paul	Mathews	2561 Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0
Mr.	Ronald	Maxwell	8814 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Matthew Samuel	McCaffrey	9245 Concession 5	RR #1	Caistor Centre	Ontario	LOR 1E0
Ms.	Bernadette	McCarter	2857 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Robert	McCrinkle	8474 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Stephen	McDonald	9367 Regional Road 65	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Robert	McDougall	9354 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Gayle	McDougall	9296 HWY 20	RR1	Smithville	ON	LOR 2A0
Mr.	Mark	McDougall	9296 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Arlene	McDougall	2883 South Grimsby Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	John	McDougall	451 Woolverton Road		Grassie	Ontario	LOR 1M0
Mr.	David	McKinnell	2566 Regional 6 Road		Smithville	Ontario	LOR 2A0
Mr.	Randy	McKune	2910 Grimsby Rd 14	RR1	Smithville	ON	LOR 2A0
Ms.	Rebecca	McLean	2557 South Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0
Mr.	Mark	McNulty	2764 South Grimsby Rd 13	RR1	Smithville	ON	LOR 2A0
Mr.	Paul	Mego	2925 Regional Rd 8	RR1	Smithville	ON	LOR 2A0
Mr.	Peter	Meindersma	1793 Westbrook Rd	RR1	Binbrook	ON	LOR 1C0
Mr.	Johan	Meinen	8740 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Jans	Meinen	515 Ridge Rd	RR2	Beamsville	ON	LOR 1B2
Mr.	Pietro	Merla	8036 Mud St		Grassie	ON	LOR 1M0
Mr.	Karl	Merritt	7558 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Donald	Merritt	7594 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Joseph	Merritt	7552 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Richard	Merritt	9397 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	David	Meyer	8275 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	Alfred	Michaelis	7631 Kimbo Rd	RR1	Smithville	ON	LOR 2A0
Ms.	Alison	Miculan	9700 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Risto	Mijatovic	9003 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Sir/Madame		Minor Bros. Farm & Country	2911 Highway 20	RR #1	Smithville	Ontario	LOR 2A0
Ms.	June	Misener	28 Garden Dr		Grimsby	ON	L3M 3Y1
Mr.	John	Mogford	45 Kingspoint Circle		Stoney Creek	ON	L8E 6E6
Mr.	John	Mojeski	8310 Regional Rd 20	PO Box 104	Smithville	ON	LOR 2A0
Mr.	Batool	Monzavi	3549 Michael Ave		Grassie	ON	LOR 1M0
	Cheyne	Moris Nichols	1989 Abingdon Rd	RR2	Caistor Centre	ON	LOR 1B0
Mr.	Joseph	Moser	8777 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Frank	Mous	3207 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Mr.	Gino	Mucci	3066 Regional Rd 9		Grassie	ON	LOR 1M0
Ms.	Virginia	Mudjar	3535 South Grimsby Rd 11	RR1	Grassie	ON	LOR 1M0
Mr.	John	Mulholland	3197 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Mr.	Neil Stanley	Murphy	9217 5th Concession Road		West Lincoln	Ontario	LOR 1E0
Mr.	Wayne	Muzyka	8416 Young St	RR1	Grassie	ON	LOR 1M0
Ms.	Marianne	Nalepa	81 Twin Cres		Hamilton	ON	L8W 2R9
Mr.	Christopher	Napholc	2843 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Martin	Nedelko	2352 Regional Rd 6	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Martin	Nedelko	8538 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Kyle	Newton	8010 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Ching Shan	Ngo	7848 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Sir/Madame		Niagra Cattle Co Corp	9485 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Gabriel	Nicolaidis	8448 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Dean	Novak	3559 Michael St		Grassie	ON	LOR 1M0
Mr.	Wayne	Oates	2777 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Neil	O'Donnell	8382 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Carl	Okimi	8270 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	George	Oklobdzija	76 Frances Ave	Unit 7	Stoney Creek	ON	L8E 5X2
Mr.	David	Orgar	3547 South Grimsby Rd 12	RR1	Grassie	ON	LOR 1M0
Sir/Madame		P Camposilvan and Sons Inc	21 Brucedale Ave W		Hamilton	ON	L9C 1C3

Sir/Madame		P Ravensbergen & Sons Ltd	2873 South Grimsby Rd 10	RR1	Smithville	ON	LOR 2A0
Mr.	Robert	Packham	2358 Regional Rd 6	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Christopher	Packham	8137 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Thomas	Packham	8535 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	James	Packham	2825 Grimsby Rd 14	RR1	Smithville	ON	LOR 2A0
Mr.	Rocco	Palumbo	3166 Rd 10		Grassie	ON	LOR 1M0
Mr.	Chris	Panagopoulos	8870 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Alois	Panek	8102 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Irvin	Parker	9738 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Jennifer	Pascoe	8956 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Darrell	Patzalek	8555 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Glenn	Pavlik	3500 South Grimsby Rd		Grassie	ON	LOR 1M0
Mr.	Gordon Robert	Pepper	9351 Regional Road 65	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Michel	Perreault	7604 Mud St	RR1	Grassie	ON	LOR 1M0
Sir/Madame		Peter Hnatko & Son Ltd	7507 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	Drago	Petrina	2651 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Tony	Petrina	8604 Twenty Road		Smithville	Ontario	LOR 2A0
Mr.	John	Petropoulos	3530 South Grimsby Rd 12		Grassie	ON	LOR 1M0
Mr.	James	Phillips	2755 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Alexander	Phillips	3557 Grimsby Rd 12	RR1	Grassie	ON	LOR 1M0
Mr.	Henry	Pikula	8324 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Dana	Plansky	1968 Abingdon Road	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Harry	Pohl	9800 Regional Rd 20		Smithville	ON	LOR 2A0
Ms.	Elva	Polo	3045 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Mr.	Leon	Pona	3577 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Mr.	Frank	Pontelli	9450 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Shawn	Popiez	8617 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Gerrit	Post	4520 Greenlane Rd		Beamsville	ON	LOR 1B1
Mr.	Shawn	Potter	8241 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Beverley	Poustie	8500 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Gerhard	Press	2650 South Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0
Mr.	Ernest Lloyd	Pyett	RR #2		Caistor Centre	Ontario	LOR 1E0
Mr.	Daryl Arthur	Pyett	9387 Silver Street	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Sam	Radford	2562 South Grimsby Rd 16	RR1	Smithville	ON	LOR 2A0
Mr.	Jason	Ramage	2666 Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0
Mr.	Gerrit	Ravensbergen	2848 South Grimsby Rd 10	RR1	Smithville	ON	LOR 2A0
Mr.	Trevor	Ravenswaay	9121 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Paul	Reece	3520 South Grimsby Rd 12		Smithville	ON	LOR 1M0
Mr.	Mark	Reid	7998 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Joseph	Rejean Falardeau	8095 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	James	Richard	3451 Grassie Rd	RR1	Grassie	ON	LOR 1M0
Mr.	Jack	Rintjema	8973 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Mario	Rizzo	9541 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Nevin	Roelfsema	8729 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Ms.	Maureen	Rohner	8629 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Ms.	Linda	Rychlik	2894 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Ronald	Schaworski	7508 Concession 7 Rd	RR1	Grassie	ON	LOR 1M0
Mr.	Jan	Schoutsen	2200 Guyatt Rd	RR1	Binbrook	ON	LOR 1C0
Mr.	Paul	Shebib	3589 Grassie Rd	RR1	Grassie	ON	LOR 1M0
Mr.	Jack	Shepherd	2689 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Kenneth	Sheward	7934 Regional Rd 73		Grassie	ON	LOR 1M0
Mr.	William	Shields	9256 Twenty Rd W	RR1	Smithville	ON	LOR 2A0
Mr.	Omar	Sicard	30 Old Orchard Ave		Grimsby	ON	L3M 3H7
Sir/Madame		Sicard Holiday Campers Ltd.	7526 Highway 20		Smithville	Ontario	LOR 2A0
Sir/Madame		Silverthorn Bar and Grill	7809 7th Concession Road		Grassie	Ontario	LOR 1M0
Mr.	Donald	Silverthorne	7809 Concession 7 Rd	RR1	Grassie	ON	LOR 1M0
Mr.	Giuseppe	Silvestri	192 First Rd W		Stony Creek	ON	L8J 1K5
Mr.	Matthew	Simpson	8016 Sheridan Crt W		Grassie	ON	LOR 1M0
Mr.	Douglas	Sims	8350 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Josip	Skaljin	2417 Abingdon Rd	RR1	Caistor Centre	ON	LOR 1B0

Mr.	Juraj	Skaljin	9158 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Robert	Smith	7584 Young St	RR1	Grassie	ON	LOR 1M0
Ms.	Marguerite	Smith	2913 South Grimsby Road 14		Smithville	ON	LOR 2A0
Mr.	Maxwell	Smith	7876 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Nick	Sokolowski	7844 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Mark	Staples	7701 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Sam	Steele	3227 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Mr.	John	Stekar	2781 South Grimsby Rd 16	RR1	Smithville	ON	LOR 2A0
Mr.	John	Stevens	656 King Rd		Burlington	ON	L7T 3K4
Ms.	Cecilia	Stiles	2555 South Grimsby Rd 16	RR1	Smithville	ON	LOR 2A0
Mr.	Jugoslav	Stosic	2413 Abingdon Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Guisepppe	Stramare	22 Rouge Hill Crt		Hamilton	ON	L8K 5J1
Sir/Madame		Strong's Auto	6633 Highway 20		Smithville	Ontario	LOR 2A0
Mr.	Neil	Switzer	2721 Regional Rd 6	RR1	Smithville	ON	LOR 2A0
Mr.	Michael	Szkwara	2800 Regional rd 6	RR1	Smithville	ON	LOR 2A0
Mr.	Steven	Tarpos	8036 Sheridan Crt		Grassie	ON	LOR 1M0
Mr.	Randall	Taylor	2854 Regional Rd 6	RR1	Smithville	ON	LOR 2A0
Mr.	Peter	Taylor	8664 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Marie	Taylor	3531 Grimsby Rd 12		Grassie	ON	LOR 1M0
Mr.	Robert	Taylor	7620 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Todd	Teft	8022 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Jason	Tenhage	7688 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Sir/Madame		TG Poultry Farms Inc	7768 Mud St		Grassie	ON	LOR 1M0
Sir/Madame		The Open Cupboard Ltd.	28 Garden Dr		Grimsby	ON	L3M 3Y1
Ms.	Helen	Thomas	2244 Upper Middle Rd	Unit 5	Burlington	ON	L7P 2Z9
Mr.	Norman	Thompson	2383 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Predrag	Todorovic	9181 Twenty Road	RR #1	Smithville	Ontario	LOR 2A0
Mr.	Miles	Tompkins	7823 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	Andrew	Torkelson	2377 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Norman	Trepanier	2585 South Grimsby Rd 16	RR1	Smithville	ON	LOR 2A0
Mr.	Kevin	Tufts	9365 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	David	Tulloch	8191 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	James	Turner	1639 Caistorville Rd	RR2	Caistor Centre	ON	LOR 1B0
Mr.	Donald	Tweedle	7742 Mud St	RR1	Grassie	ON	LOR 1M0
Mr.	Edward	Van Andel	2645 South Grimsby Rd 18	RR1	Smithville	ON	LOR 2A0
Ms.	Catherine	Van Beek	2737 Westbrook Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Gilbert	Van Bergeyk	9327 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Darren	Van Buuren	7793 Young St		Grassie	ON	LOR 1M0
Mr.	Robert	Van Buuren	7715 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	Hendrik	Van Iperen	2741 South Grimsby Rd 16	RR1	Smithville	ON	LOR 2A0
Mr.	Tony	Vandenarend	3092 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Mr.	Adam	Vandenberg	2267 Abingdon Road		Caistor Centre	Ontario	LOR 1E0
Mr. & Ms.	Ron & Nancy	Vandenberg	9321 Concession 5 Road		Caistor Centre	Ontario	LOR 1E0
Mr.	John	Vanderkolk	9382 Concession 5 Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr. & Ms.	Bill & Wendy	Veldman	9386 Twenty Road		Smithville	Ontario	LOR 2A0
Mr.	Dave	Vellenga	2675 South Grimsby 14 Road		Smithville	Ontario	LOR 2A0
Ms.	Petrina	Vera Patrina	8604 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	John	Vindis	8138 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Stephen	Voos	8772 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Zlatko	Vrekalic	9468 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	John	Vuckovic	9480 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Ralph	Waite	9429 Regional Rd 65	RR2	Caistor Centre	ON	LOR 1B0
Mr.	Frederick	Walker	3525 Regional Rd 8	RR1	Grassie	ON	LOR 1M0
Mr.	Al	Wark	8466 Sixteen Road		Caistor Centre	Ontario	LOR 1E0
Ms.	Betty	Waterhouse	9255 Twenty Rd W	RR1	Smithville	ON	LOR 2A0
Mr.	Robert	Weaver	9277 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	David	Wentworth		RR1	Smithville	ON	LOR 2A0
Mr.	James	Westiuk	7491 Young St	RR1	Grassie	ON	LOR 1M0
Mr.	George	Willan	8828 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Pacey	William Sr.	2868 Grimsby Rd 13	RR1	Smithville	ON	LOR 2A0

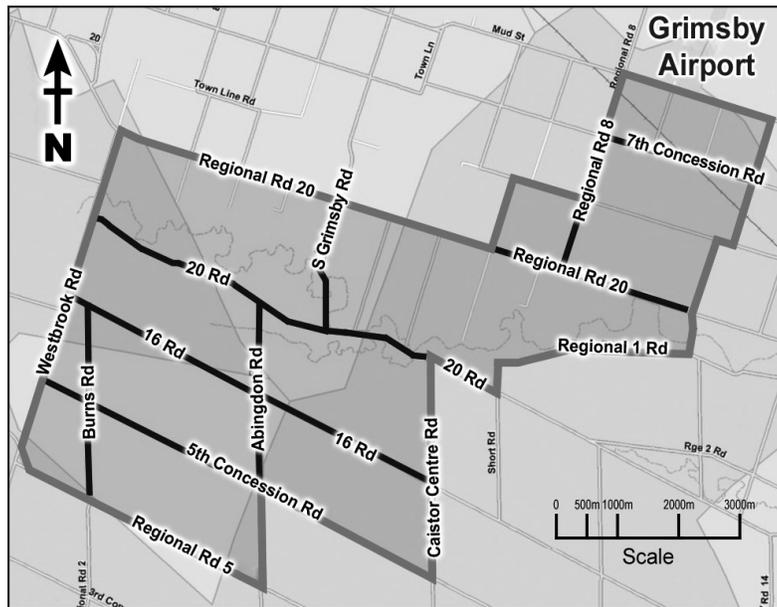
Mr.	John	Witteveen	9762 Green Road		Caistor Centre	Ontario	LOR 1E0
Mr.	Stanislaw	Wojciechowski	7760 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Glen	Worstencraft	3425 Grimsby Rd 12	RR1	Grassie	ON	LOR 1M0
Mr.	Behxhet	Xhemaili	8058 Sheridan Crt		Grassie	ON	LOR 1M0
Ms.	Sandra	Young	8265 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Annie	Young	9342 Sixteen Rd	RR1	Caistor Centre	ON	LOR 1B0
Mr.	Gerald	Young	9838 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Ms.	Christine	Young	9782 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Mr.	Brian	Young	8456 Young St	RR1	Grassie	ON	LOR 1M0
Mr. & Ms.	Ivan & Zlada	Zaretic	9470 Twenty Road		Smithville	Ontario	LOR 2A0
Mr.	Louis	Zeldenrust	7645 Range Rd 1	RR1	Smithville	ON	LOR 2A0
Mr.	Ivan	Zoretic	9470 Twenty Rd	RR1	Smithville	ON	LOR 2A0
Mr.	Stanley	Zuk	403 Kipling Ave		Etobicoke	ON	M8V 3K8
Mr.	Ivan	Zupanic Sr		RR1	Smithville	ON	LOR 2A0
Mr.	Louis	Zych	8316 Regional Rd 20	RR1	Smithville	ON	LOR 2A0
Sir/Madame			9282 Twenty Road		Smithville	Ontario	LOR 2A0
Sir/Madame			9319 Sixteen Road		Caistors Centre	Ontario	LOR 2E0

NOTICE OF A PROPOSAL TO ENGAGE IN A PROJECT AND NOTICE OF PUBLIC OPEN HOUSE

HAF Wind Energy Project Published in accordance with S.15(1)(a)(b) of Ontario Regulation 359/09

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy Inc. (IPC Energy) to develop the project. IPC Energy has retained Morrison Hershfield Limited to perform the necessary environmental studies and consultation. The distribution of this notice of a proposal to engage in this wind energy project and the project itself are subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

MH is currently preparing studies of the environmental effects of the development and operation of the proposed project in accordance with the requirements of the Act and Regulation. Where applicable, MH will work with the appropriate federal and provincial agencies to ensure that the project meets the requirements for federal and/or provincial permits or approvals. This may include an approval under the *Canadian Environmental Assessment Act* ("CEAA").



Project Description: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn (please see map for location). Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

A draft Project Description Report titled *HAF Wind Energy Project Renewable Energy Approval Project Description Report* has been prepared, which provides additional project information and details. This document is available to anyone interested. A copy has been made available for public review at the Township of West Lincoln Clerk's Office (318 Canborough Street, P.O. Box 400, Smithville, Ontario, L0R 2A0). The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

Public Open House #1: If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. Public Open Houses provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and questions regarding the project. This will be the first of two Public Open Houses for this project; the next will be scheduled in the fall of 2010. We appreciate your input and welcome your attendance at our first Public Open House scheduled for:

Date: August 25, 2010
Time: 3:00 p.m. to 7:00 p.m.
Location: Township of West Lincoln, Caistor Community Centre
 9184 Regional Road 65
 Silver Street RR 2
 Caistor Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact:

Mr. Sunny Galia
 Project Manager, IPC Energy
 HAF Wind Energy Project
 2550 Argentic Road, Suite 105
 Mississauga, Ontario, L5N 5R1
 Office: 905-607-1016
 Fax: 905-607-5995
 E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale
 Environmental Planner, MH
 HAF Wind Energy Project
 235 Yorkland Boulevard, Suite 600
 Toronto, Ontario, M2J 1T1
 Office: 416-499-3110
 Fax: 416-499-9658
 E-mail: jveale@morrisonhershfield.com

Job#: MH3-WAI-003v4 6.3-16 Date: 2010-07-14 3:05:00 Size: 6 3/16 X 10.2795 in Lines: 144	Version: 4a Operator: jun Page: 1
	

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Mr. Sunny Galia
Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argenta Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: 905-607-1016
Fax: 905-607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: 416-499-3110
Fax: 416-499-9658
E-mail: jveale@morrisonhershfield.com

REGIONAL NEWS



Some of the riders participating in the upcoming Off-Road Challenge took their machines out for a spin recently at the Beamsville Fairgrounds. The fairgrounds will also be the site of the competition, as off-road athletes from all over Niagara will come to compete in different events. Pictured, from left, are Jason Michael, Keith Warner and Jim Jervis.

OFF-ROAD CHALLENGE ON WAY TO NIAGARA

BY ALEX SOMERVILLE
STAFF

Beamsville is on track to be holding one of the first ever off-road racing events in Niagara.

The Off-Road Challenge will be hitting the Beamsville Fairgrounds on Aug. 7 with much anticipation from the public and Motoheadz, which is hosting the event.

Jim Jervis, owner of Motoheadz, showed excitement over the upcoming event and knows the public will have a good time.

"We wanted to put on an event to showcase off-road racing for the public," said Jervis. "It showcases off-road sports in a comfortable environment."

The Off-Road Challenge is expected to feature 150-200 professional and amateur riders from all over Ontario, across three platforms of either dirt bikes, ATVs or trail bikes, competing for cash prizes in their respected event. The top professional can win up to \$225 with the top amateur getting a prize of \$90.

Jason Michael, 23, will be competing at the event after taking a break from the sport due to family reasons. After six years, he's ready to get back on the track.

"I love it, it's all I know," said Michael as he geared up for a practice run earlier this month. "Some people know and play hockey, I know dirt bikes."

Tickets for the Off-Road Challenge are \$10 for adults and \$7 for children six to 12. Children five and under will be admitted for free. Advance tickets, purchased before Aug. 4, will save people a couple of dollars as it's \$8 for adults and \$6 for children. The event will also have refreshments on deck being handled by the local Lions Club along with other snack including pizza, ice cream and more.

The gates to the event open at 6 a.m. for the pancake breakfast in support for the Niagara Junior Farmers, with the racing beginning at 8 a.m. The pancake breakfast will cost \$4.50 for a couple of pancakes, or there's an option of a bigger breakfast, which includes more pancakes, sausage, etc. for \$8.

Jervis says if the event goes well, which he thinks it will, there is a possibility to hold the event again and host it in other cities through-out the region. For more information, you can visit the competitions website at www.motoheadzoffroadchallenge.ca.

REGIONAL NEWS

DIVA

From Page 17

Women's shelters, he said, are an important place for women and children in need of help to turn to. Women's Place, for example, offers free safe shelter for abused women and children, counselling, education and other resources.

The goal of DIVA is to raise funds, but most importantly awareness, as to what these women's charities offer.

"We want to be able to give back, and also provide awareness to a delicate subject and let people know there is a place for them to find help and step forward and start a new opportunity and life," said Lizak.

The awareness side will be a little bit easier, thanks to a new partnership with the LCBO. Earlier this month, during an event at the LCBO in St. Catharines, Legends announced the wine will be available for purchase at the store.

The DIVA wines will also be featured during an Ontario wines showcase in September, with tasting promotions planned for Niagara and other locations throughout Ontario.

Bottles of Semillon-Sauvignon Blanc Blend and a Malbec-Merlot red wine blend will be available for about \$15 a bottle at the LCBO. There is also a DIVA Malbec Rose, which is available at the winery, 4888 Ontario St. N. in Beamsville.

Historically synonymous with the word 'goddess', a watermark of the deity Artemis appears on the front of the label as a symbol of protection for all women and children.

"It's hard for people sometimes to go outside the box to find help, so to have it across the province, and with the LCBO, brings awareness and hopefully some additional funds to help out," said Lizak, adding he hopes to start up similar partnerships with other shelters to further the reach of the initiative. "These places do amazing things for people and do great work for the community."

The name may be DIVA, but Lizak said the wine is for everyone.

"It's to support a serious cause, but the name is an attempt to have some fun — don't think the guys can't buy the wine," he said, adding the brand offers a wine for any palate.



SCHOLAR DOLLARS

The Canadian Federation of University Women Welland and District has awarded eight \$500 scholarships to female secondary school graduates headed for university. Two of this year's recipients, Leigha Comer, left, a graduate of Jean Vanier and Clara Falowski, a graduate of E. L. Crossley, pose with Diane McPherson, CFUW's scholarship convener and co-president. Other recipients are: Kimberly Farr (Confederation), Chantal Stoop (Centennial), Julia Friend (Lakeshore Catholic), Paige Hiesler (Port High), Taurie Holland (Notre Dame) and Destiny Simpson (Eastdale). Money for the scholarships is raised each year through the annual CFUW's used book sale, to be held this year at the Niagara Regional Fairgrounds on Oct. 16.

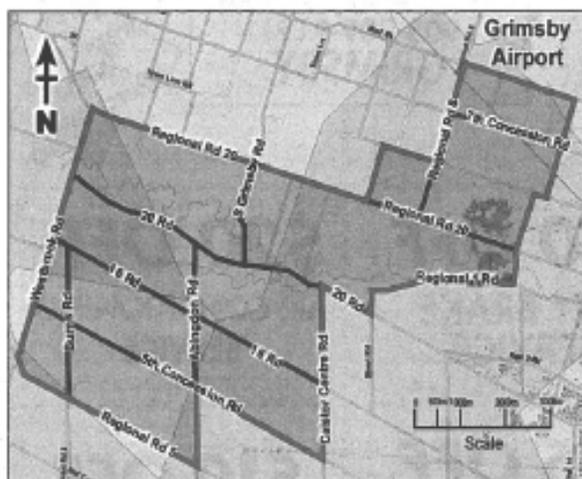
SUBMITTED PHOTO

NOTICE OF A PROPOSAL TO ENGAGE IN A PROJECT AND NOTICE OF PUBLIC OPEN HOUSE

HAF Wind Energy Project
Published in accordance with S.15(1)(a)(b)
of Ontario Regulation 359/09

Viveland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Viveland Power Inc. has retained IPC Energy Inc. (IPC Energy) to develop the project. IPC Energy has retained Morrison Hershfield Limited to perform the necessary environmental studies and consultation. The distribution of this notice of a proposal to engage in this wind energy project and the project itself are subject to the provisions of the Environmental Protection Act of Ontario ("the Act") Part V0.1, and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation. This notice was originally published on Thursday, July 22, 2010.

MH is currently preparing studies of the environmental effects of the development and operation of the proposed project in accordance with the requirements of the Act and Regulation. Where applicable, MH will work with the appropriate federal and provincial agencies to ensure that the project meets the requirements for federal and/or provincial permits or approvals. This may include an approval under the Canadian Environmental Assessment Act ("CEAA").



Project Description: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn (please see map for location). Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

A draft Project Description Report titled HAF Wind Energy Project Renewable Energy Approval Project Description Report has been prepared, which provides additional project information and details. This document is available to anyone interested. A copy has been made available for public review at the Township of West Lincoln Clerk's Office (318 Canborough Street, P.O. Box 400, Smithville, Ontario, L0R 2A6). The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

Public Open House #1: If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. Public Open Houses provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and questions regarding the project. This will be the first of two Public Open Houses for this project; the next will be scheduled in the fall of 2010. We appreciate your input and welcome your attendance at our first Public Open House scheduled for:

Date: August 25, 2010
Time: 3:00 p.m. to 7:00 p.m.
Location: Township of West Lincoln, Galster Community Centre
9184 Regional Road 85
Silver Street RR 2
Galster Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact:

Mr. Sunny Galla
Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argenta Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: 905-607-1010
Fax: 905-607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Yeale
Environmental Planner, MH
HAF Wind Energy Project
230 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: 416-499-3110
Fax: 416-499-9050
E-mail: jyeale@morrisonhershfield.com



MORRISON HERSHFIELD

July 22, 2010

«Title» «First Name» «Last Name»
«Address_Line_1»
«Address_Line_2»
«City», «Province» «Postal_Code»

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear «Title» «Last Name»:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* (“the Act”) Part V.0.1. and Ontario Regulation 359/09 (“the Regulation”) which addresses Renewable Energy Approvals (“REA”). This notice is being distributed in accordance with section 15 of the Regulation.

The purpose of this letter is to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. Also, we invite you to attend our Public Open House on August 25th, 2010 to learn more about our proposal.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH is currently preparing studies of the environmental effects of the development and operation of the proposed project in accordance with the requirements of the Act and Regulation. Where applicable, MH will work with the appropriate federal and provincial agencies to ensure that the project meets the requirements for federal and/or provincial permits or approvals. This may include an approval under the *Canadian Environmental Assessment Act* (“CEAA”).

A draft Project Description Report titled *HAF Wind Energy Project Renewable Energy Approval Project Description Report* has been prepared, which provides additional project information and details. This document is available to anyone interested. A copy will be made available for public review at the Township of West Lincoln Office (318 Canborough Street, PO Box 400, Smithville, Ontario L0R 2A0). The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

Public Open House #1: If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. Public Open Houses provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and ask questions regarding the project. This will be the first of two Public Open Houses for this project; the next will be scheduled in the fall of 2010. We appreciate your input and welcome your attendance at our first Public Open House scheduled for:

Date: **August 25th, 2010**

Time: **3:00 pm to 7:00 pm**

Location: **Township of West Lincoln, Caistor Community Centre**

9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

Title	First Name	Last Name	Job Title	Company Name	Address Line 1	City	Province	Postal Code	Phone	Fax	Email
Municipal Government											
Ms.	Peggy	Van Mierlo-West	Director of Public Works and Engineering	Township of West Lincoln	318 Canborough Street, P.O. Box 400	Smithville	Ontario	L0R 2A0		(905) 957-3219	
Mr.	Brian	Treble	Director of Planning and Building	Township of West Lincoln	318 Canborough Street, P.O. Box 400	Smithville	Ontario	L0R 2A0	(905) 957-3346	(905) 957-3219	btreble@westlincoln.ca
Mr.	Derrick	Thomson	Chief Administrative Officer	Township of West Lincoln	318 Canborough Street, P.O. Box 400	Smithville	Ontario	L0R 2A0	(905) 957-3346		dthomson@westlincoln.ca
Mr.	Alexander	Micallef	Alderman, Ward 2	Township of West Lincoln	144 Rock Street	Smithville	Ontario	L0R 2A0			
Ms.	Sue-Ellen	Merritt	Alderman, Ward 1	Township of West Lincoln	R.R. #3	Wellandport	Ontario	L0R 2J0	(905) 869-0939		
Mr.	Eric	Leith	Alderman, Ward 1	Township of West Lincoln	8951 Silver Street	Castor Centre	Ontario	L0R 1E0			
Ms.	Carolyn	Langley	Township Clerk	Township of West Lincoln	318 Canborough Street, P.O. Box 400	Smithville	Ontario	L0R 2A0	(905) 957-3346	(905) 957-3219	carolynlangley@westlincoln.ca
Mr.	Douglas	Joyner	Mayor	Township of West Lincoln	44 Las Road, R.R. #3	Smithville	Ontario	L0R 2A0			
Mr.	Adam	Huycke	Secretary/Treasurer Committee of Adjustment	Township of West Lincoln	318 Canborough Street, P.O. Box 400	Smithville	Ontario	L0R 2A0	(905) 957-3346	(905) 957-3219	ahuycke@westlincoln.ca
Mr.	John	Glazier	Alderman, Ward 3	Township of West Lincoln	10 Anderson Crescent	Smithville	Ontario	L0R 2A0	(905) 957-1140		
Mr.	Luciano (Lou)	Di Leonardo	Alderman, Ward 3	Township of West Lincoln	142 Rock Street	Smithville	Ontario	L0R 2A0			
Ms.	Joann	Chechalk	Alderman, Ward 2	Township of West Lincoln	6472 Silver Street	St. Ann's	Ontario	L0R 1Y0			
Mr.	Dennis	Fisher	Fire Chief	West Lincoln Fire Department	318 Canborough Street, P.O. Box 400	Smithville	Ontario	L0R 2A0	(905) 957-3346	(905) 957-3219	dfisher@westlincoln.com
Mr.	Kyle	Moate	Manager, Infrastructure Planning & Asset Management	Niagara Region, Water and Wastewater Services Division	3501 Schmon Parkway	Thorold	Ontario	L2V 4T7	(905) 685-4225		
Ms.	Maria	Andersen	Communications Specialist Corporate Services	Niagara Region, Integrated Community Planning	2201 St. David's Road, P.O. Box 1042	Thorold	Ontario	L2V 4T7	(905) 685-4225, ext. 3413		
Mr.	John	Cunnane	Director, Emergency Services	Niagara Region, Emergency Medical Services	2201 St. David's Road, P.O. Box 1042	Thorold	Ontario	L2V 4T7	(905) 685-1571		
Ms.	Denise	Landry	Planner, Integrated Community Planning Department	Niagara Region	2201 St. David's Road, P.O. Box 1042	Thorold	Ontario	L2V 4T7	(905) 685-4225, ext. 3385		don.campbell@niagararegion.ca
Mr.	Gary	Burroughs	Regional Chair	Niagara Region	2201 St. David's Road, P.O. Box 1042	Thorold	Ontario	L2V 4T7			
Mr.	Curt	Benson	Planner, Integrated Community Planning	Niagara Region	2201 St. David's Road, P.O. Box 1042	Thorold	Ontario	L2V 4T7	(905) 685-4225, ext. 3367		curt.benson@niagararegion.ca
Mr.	Kevin	Bain	Regional Clerk	Niagara Region	2201 St. David's Road, P.O. Box 1042	Thorold	Ontario	L2V 4T7			
Provincial Government											
Mr.	Tim	Hudak	Niagara West - Glanbrook MPP	Constituency Office	4961 King Street East, Unit M1	Beamsville	Ontario	L0R 1B0	(905) 563-1755	(905) 563-1317	tim.hudakco@pc.ola.org
Ms.	Lillian	Yao	Observing Systems and Engineering, Meteorological Service of Canada	Environment Canada						(416) 739-5721	Lillian.Yao@ec.gc.ca
Mr.	Neil	Downs	Director, Public Appointments Secretariat	Government Services, HR Ontario Centre for Leadership and Learning	99 Wellesley Street West, Whitney Block, Rm 2440	Toronto	Ontario	M7A 1W4	(416) 327-2632		neil.downs@ontario.ca
Ms.	Pam	Wheaton	Director, Aboriginal and Ministry Relationships Branch	Ministry of Aboriginal Affairs	160 Bloor Street East, 9th Floor	Toronto	Ontario	M7A 2E6	(416) 326-4053	(416) 326-4017	pam.wheaton@ontario.ca
Mr.	Peter	Doris	Environmental Specialist Innovation Engineering and Program Delivery, Eastern Region	Ministry of Agriculture, Food and Rural Affairs	95 Dundas Street, RR 3	Brighton	Ontario	K0K 1H0	(613) 475-5604		peter.doris@ontario.ca
Mr.	Jake	DeBruyn, Engineer	New Technology Integration Innovation Engineering and Program Delivery, Eastern Region	Ministry of Agriculture, Food and Rural Affairs	1 Stone Road West, 3rd Floor	Guelph	Ontario	N1G 4Y2	(519) 826-4584		jake.debruy@ontario.ca
Mr.	Leo	Tasca	Manager, Renewable Energy Unit	Ministry of Energy	880 Bay Street, 2nd Floor	Toronto	Ontario	M7A 2C1	(416) 326-3775		leo.tasca@ontario.ca
Ms.	Brenda	Duggan	Program Manager, Central West, London	Ministry of Health & Long-Term Care	217 York Street, 5th Floor	London	Ontario	N6A 5P9	(519) 675-6821		
Mr.	Ralph	Walton	Director, Local Government Policy Branch	Ministry of Municipal Affairs and Housing	777 Bay Street, 13th Floor	Toronto	Ontario	M5G 2E5	(416) 585-7260		ralph.walton@ontario.ca
Ms.	April	Nix	Planning Ecologist, Guelph District	Ministry of Natural Resources	1 Stone Road West	Guelph	Ontario	N1G 4Y2	(519) 826-4939		april.nix@ontario.ca
Mr.	Jim	Beal	SC Regional Coordinator Renewable Energy Program	Ministry of Natural Resources	300 Water Street, 5th Floor South	Peterborough	Ontario	K9J 8M5	(705) 755-3203		
Mr.	Bob	Robinson	Renewable Energy Planner Renewable Energy Program	Ministry of Natural Resources	301 Water Street, 5th Floor South	Peterborough	Ontario	K9J 8M5	(705) 755-5353		
Ms.	Sharon	Brickman	Program Coordinator Renewable Energy Program	Ministry of Natural Resources	301 Water Street, 5th Floor South	Peterborough	Ontario	K9J 8M5			
Ms.	Doris	Dumais	Director, Environmental Approvals Access & Service Integration	Ministry of the Environment	2 St. Clair Street West, Floor 12A	Toronto	Ontario	M4V 1L5	(416) 314-8001	(416) 314-8452	doris.dumais@ontario.ca
Ms.	Narren	Santos	Senior Program Support Coordinator - Services Integration Environmental Approvals Access & Services Integration Branch	Ministry of the Environment	2 St. Clair Street West, Floor 12A	Toronto	Ontario	M4V 1L5	(416) 314-8442	(416) 314-6810	narren.santos@ontario.ca
Mr.	Rich	Vickers	District Manager, Niagara District Office	Ministry of the Environment	301 St. Paul Street, 9th Floor, Suite 15	St. Catharines	Ontario	L2R 7R4	(905) 704-3904		richard.vickers@ontario.ca
Mr.	Rob	Dobos	Manager, Environmental Assessment Section, Environmental Protection Operations Division -Ontario, Environmental Stewardship Branch	Ministry of the Environment	867 Lakeshore Road, P.O. Box 5050	Burlington	Ontario	L7R 4A6	(905) 336-4953	(905) 336-8901	rob.dobos@ec.gc.ca
Mr.	Malcolm	Horne	Archaeology Review Officer, Cultural Programs Unit	Ministry of Tourism, Culture & Sport	401 Bay Street, Suite 1700	Toronto	Ontario	M7A 0A7	(416) 314-7146		malcolm.horne@ontario.ca
Mr.	Chris	Schiller	Manager, Culture Services Unit	Ministry of Tourism, Culture & Sport	401 Bay Street, Suite 1700	Toronto	Ontario	M7A 0A7	(416) 314-7144		chris.schiller@ontario.ca
Ms.	Susanne	Morrison	Regional Advisor, St. Catharines Office	Ministry of Tourism, Culture & Sport	301 St. Paul Street, 9th Floor	St. Catharines	Ontario	L2R 7R4	(905) 704-3951		sue.morrison@ontario.ca
Ms.	Paula	Kulpa	Team Leader, L & Use Planning (Acting)	Ministry of Tourism, Culture & Sport	401 Bay Street, Suite 1700	Toronto	Ontario	M7A 0A7	(416) 314-7137	(416) 314-7175	paula.kulpa@ontario.ca
Mr.	Lou	Politano	Regional Director, Central Toronto	Ministry of Transportation, Central Region	1201 Wilson Avenue, Bldg. D, 2nd Floor	Downsview	Ontario	M3M 1J8	(416) 235-5400		lou.politano@ontario.ca
Mr.	Alexandre	Gitkow	Permits Officer, Corridor Management Section	Ministry of Transportation, Central Region	1201 Wilson Avenue, Bldg. D, 7nd Floor	Downsview	Ontario	M3M 1J8	(416) 235-4387	(416) 235-4267	alexandre.gitkow@ontario.ca
Mr.	Don	Scott	Chair	Niagara Escarpment Commission	232 Guelph Street, 3rd Floor	Georgetown	Ontario	L7G 4B1	(905) 877-5191	(905) 873-7452	www.escarpment.org
Mr.	Mark	Frawley	Director	Niagara Escarpment Commission	232 Guelph Street, 3rd Floor	Georgetown	Ontario	L7G 4B1	(905) 877-5191	(905) 873-7452	www.escarpment.org
Mr.	Mark	Johnson	Planner, Public Works, Development Services	Niagara Region	2201 St. David's Road, P.O. Box 1042	Thorold	Ontario	L2V 4T7		905-957-4225 ext. 4225	mark.johnston@niagararegion.ca
Federal Government											
	Lee H.	Goldberg	Windfarm Coordinator, Integrated Technical Services	Canadian Coast Guard					(519) 383-1925	(519) 383-1998	Windfarm.Coordinator@DFO-MPO.GC.CA
Ms.	Louise	Knox	Director	Canadian Environmental Assessment Agency Ontario Regional Office	55 St. Clair Avenue East, Room 907	Toronto	Ontario	M4T 1M2	(416) 952-1575		
Ms.	Julie	Harris	Manager, Operational Policy	Canadian Environmental Assessment Agency Operational Support Division	Place Bell Canada, 160 Elgin Street, 22n Floor	Ottawa	Ontario	K1A 0H3	(613) 960-0277	(613) 995-8343	julie.harris@nrcan-mcan.gc.ca
Mr.	Ed	DeBruyn	Area Director, Ontario	Fisheries and Oceans Canada Burlington, Area Director's Office	867 Lakeshore Road	Burlington	Ontario	L7R 4A6	(905) 336-4764	(905) 336-6285	
Ms.	Linda	MacWilliams	Regional Manager, Lands and ATR Aboriginal Affairs and Northern Development Canada, Lands	Indian and Northern Affairs Canada	25 St. Clair Avenue East, 8th Floor	Toronto	Ontario	M4T 1M2	(416) 973-6923	(416) 954-4328	linda.macwilliams@inac-ainc.gc.ca

Title	First Name	Last Name	Job Title	Company Name	Address Line 1	City	Province	Postal Code	Phone	Fax	Email
Mr.	Don	Boswell	Senior Claims Analyst Aboriginal Affairs and Northern Development Canada Research Ontario Team	Indian and Northern Affairs Canada	10 Wellington Street	Gatineau	Quebec	K1A 0H4	(819) 953-1940	(819) 997-9873	boswelld@inac.gc.ca
Mr.	Sean	Darcy	Manager, Aboriginal Affairs and Northern Development Canada Assessment and Historical Research	Indian and Northern Affairs Canada	10 Wellington Street	Gatineau	Quebec	K1A 0H4	(819) 997-8155	(819) 994-1366	sean.darcy@ainc-inac.gc.ca
	Leigh	Jessen	Associate Regional Director General, North	Indian and Northern Affairs Canada, Ontario Region	100 Anemki Drive, Suite 101	Thunder Bay	Ontario	P7J 1A5	(807) 624-1590	(416) 954-4326	
				Military Air Defense and ATC Radars, Department of National Defense					(613) 392-2811 ext. 7042	(613) 965-3132	windturbines@forces.gc.ca
				Radio Communication Users, Department of National Defense					(613) 992-3479	(613) 991-3961	lavoie.mj6@forces.gc.ca
Mrs.	Francine	Boucher	Manager, Radio Spectrum Management Section	Royal Canadian Mounted Police					(613) 998-7338	(613) 998-7528	Francine.boucher@rcmp-grc.gc.ca
				Seismological Monitoring Arrays, Natural Resources Canada					(613) 992-8766	(613) 992-8836	cormack@seismo.nrcan.gc.ca
				Seismological Monitoring Arrays, Natural Resources Canada					(613) 995-5526	(613) 992-6931	jlyons@nrcan.gc.ca
Mr.	Clifford	Frank	Civil Aviation Safety Inspector, Flight Operations	Transport Canada, Aerodromes and Air Navigation	4900 Yonge Street	North York	Ontario	M2N 6A5	(416) 952-0248	(416) 952-0050	gowdyja@tc.gc.ca
Mr.	Joseph	Szwalek	A/Regional Director, Civil Aviation, Ontario	Transport Canada, Civil Aviation	4900 Yonge Street	North York	Ontario	M2N 6A5	(416) 952-0167	(416) 952-0196	
Mr.	Michael	Stephenson	Regional Director, Civil Aviation, Ontario	Transport Canada, Civil Aviation	4900 Yonge Street	North York	Ontario	M2N 6A5	(416) 952-2170	(416) 953-2174	
				Vessel Traffic System Radars, Canadian Coast Guard					(613) 998-3519	(613) 993-3519	mojicajf@dfo-mpo.gc.ca
				Weather Radars, Environment Canada							weatherradars@ec.gc.ca
Utilities											
Mr.	James	Arnett	Chair, Energy and Infrastructure	Hydro One Inc.	483 Bay Street, North Tower, 15th Floor	Toronto	Ontario	M5G 2P5	(416) 345-5000		
Mr.	Charles S.	Esendal, P. Eng., MBA	Transmission Lines and Row Sustainment	Hydro One Network	483 Bay Street, TCT15, North Tower	Toronto	Ontario	M5G 2P5			
Mr.	David	Legault	Manager, Data Collection Aeronautical Information Services	NAV CANADA	1601 Tom Roberts, P.O. Box 9824, Stn T	Ottawa	Ontario	K1G 6R2	1 (866) 577-0247	(613) 248-4094	
Mr.	Colin	Andersen	Chief Executive Officer	Ontario Power Authority	120 Adelaide Street West, Suite 1600	Toronto	Ontario	M5H 1T1	(416) 967-7474	(416) 967-1947	www.powerauthority.on.ca
Mr.	Chris	MacFarlane	Senior Director, Business Development	Society of Cable Telecommunications Engineers - Ontario Chapter	8200 Dixie Road, Oasis 11D	Brampton	Ontario	L6T 0C1			
Mr.	James	Myles	Chapter President	Society of Cable Telecommunications Engineers - Ontario Chapter	8200 Dixie Road, Oasis 11D	Brampton	Ontario	L6T 0C1	(416) 277-3582		
Mr.	Wayne	Andrews	Manager, Gas Management Services	Union Gas	P.O. Box 2001	Chatham	Ontario	N7M 5M1	(519) 436-4545		wandrews@uniongas.com
Mr.	Greg	Kempa	Contract Industrial Account Manager	Union Gas	P.O. Box 2001	Chatham	Ontario	N7M 5M1	(519) 758-2363		gkempa@uniongas.com
Other											
Sir/Madame			President	Binbrook Agricultural Society	2600 Regional Road 56, P.O. Box 244	Binbrook	Ontario	L0R 1C0	(905) 692-4003	(905) 692-1434	
Mr.	Robert	Hornung	President	Canadian Wind Energy Association	1600 Carling Avenue, Suite 710	Ottawa	Ontario	K1Z 1G3	(613) 234-8716	(613) 234-5642	
Mr.	Dean	Allison	Niagara West - Glanbrook MP	Constituency Office	4994 King Street	Beamsville	Ontario	L0R 1B0	(905) 563-7900	(905) 563-7500	allisd@parl.gc.ca
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Mr.	Sandro	Leonardelli	Senior Environmental Assessment Officer	Environment Canada Environmental Assessment Section	4905 Dufferin Street	Toronto	Ontario	M3H 5T4	(416) 739-5858	(416) 739-4797	
Mr.	Ralph H.	Meyer	Vice-President	Grimsby Airpark	262 Mud Street West, General Delivery	Grassie	Ontario	L0R 1M0	(905) 945-6161	(905) 945-6262	rmeyer13@cogeco.ca
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Sir/Madame			Spectrum Management, Regional Office	Industry Canada, Ontario Regional Office	151 Yonge Street	Toronto	Ontario	M5C 2W7	(416) 973-8215	(416) 973-6272	spectrum-ontario-region@ic.gc.ca
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				NAV Canada					(613) 248-7554	(613) 248-XXXX	FerrisD@navcanada.ca
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Mr.	Gary	Crole	Separate School Trustee, English Sector	Niagara District Catholic School Board	427 Rice Road	Welland	Ontario	L3C 7C1	(905) 892-8717		
Mr.	Ed	Fulford	Public School Trustee, West Lincoln/Wainfleet	Niagara District School Board	191 Carlton Street	St. Catharines	Ontario	L2R 7P4	(905) 563-0909	(905) 685-8511	
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Mr.	Sean	Fraser	Manager, Acquisitions and Conservation Services	Ontario Heritage Trust	10 Adelaide Street East	Toronto	Ontario	M5C 1J3	(416) 325-5019	(416) 325-5071	
Staff Sgt.	Jan	Idzenga	Detachment Commander, Highway Safety Division	Ontario Provincial Police Niagara Falls Detachment	5345 Stanley Avenue	Niagara Falls	Ontario	L2E 7C2	(905) 356-1311	(905) 356-2636	
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Title	First Name	Last Name	Job Title	Company Name	Address Line 1	City	Province	Postal Code	Phone	Fax	Email
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Mr.	Paul	Labate	Chairperson	Town of Lincoln Heritage Committee	4800 South Service Road	Beamsville	Ontario	L0R 1B1	(905) 563-8205, ext. 235	(905) 563-6566	mandrewes@lincoln.ca
Mr.	Vern	Milot	President	Welland/Pelham Chamber of Commerce	32 East Main Street	Welland	Ontario	L3B 3W3	(905) 688-2226	(905) 732-7175	agiovannini1@cogeco.ca
Mr.	Paul	Keizer	President	West Lincoln Chamber of Commerce	288 Station Street, Box 555	Smithville	Ontario	L0R 2A0	(905) 957-1606	(905) 957-4628	
Ms.	Deborah	Coon-Peterson	Chairperson	West Lincoln Heritage Committee c/o Rachele Larocque, Planner	P.O. Box 400	Smithville	Ontario	L0R 2A0	(905) 957-3346	(905) 957-3219	rlarocque@westlincoln.com
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Sir/Madame				Métis Nation of Ontario, Métis Consultation Unit	500 Old St. Patrick Street, Unit D	Ottawa	Ontario	K1N 9G4	(613) 798-1488	(613)-722-4225	
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Title	First Name	Last Name	Address Line 1	City	Province	Postal Code
Sir/Madame		1018140 Ontario Inc c/o D & M Environmental Ltd	PO Box 914	Smithville	Ontario	L0R 2A0
Sir/Madame		1059287 Ontario Inc.	2569 Golf Club Rd, R.R. #1	Hannon	Ontario	L0R 1P0
Sir/Madame		1333673 Ontario Ltd c/o R Smith	7573 Regional Rd 20, R.R. #1	Smithville	Ontario	L0R 2A0
Sir/Madame		1676838 Ontario Inc	8088 Mud St, R.R. #1	Grassie	Ontario	L0R 1M0
Sir/Madame		567582 Ontario Limited Virk Poultry Farms	2373 Abingdon Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Sir/Madame		A Linde Holdings Limited	9508 Twenty Rd, P.O. Box 334	Smithville	Ontario	L0R 2A0
Sir/Madame		A S Poultry LTD	7611 Kimbo Rd W	Lincoln	Ontario	L0R 2A0
Sir/Madame		A. Linde Holdings Limited	Sixteen Road	Smithville	Ontario	L0R 2A0
Mr.	Stewart	Abrams	8183 Range Rd 1, R.R. #1	Smithville	Ontario	L0R 2A0
Sir/Madame		Ace Sandblast	Concession 7 Road, R.R. #1	Grassie	Ontario	L0R 1M0
Ms.	Gordana	Ade	2573 Grimsby Rd 18, R.R. #1	Smithville	Ontario	L0R 2A0
Sir/Madame		Agri-Plastics	7793 Young Street, R.R. #1	Grassie	Ontario	L0R 1M0
Mr.	Osama	Al Tantawi	9592 Concession 5 Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Gysbertus	Alleblas	9342 Concession 5 Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Bert	Alleblas	9342 Concession 5 Road	Caistor Centre	Ontario	L0R 1E0
Mr.	Humberto	Almeida	9227 Concession Rd 5, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Dilio	Almonte	9572 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Sir/Madame		Apostolakos Farm Inc	3032 Grimsby Rd 10, R.R. #1	Smithville	Ontario	L0R 2A0
Ms.	Lorna	Armes	7816 Mud St, R.R. #1	Grassie	Ontario	L0R 1M0
Ms.	Brenda Lynn	Armes	9344 Concession 5 Road, R.R. #1	Caistor Centre	Ontario	L0R 1E0
Mr.	Robert	Armstrong	8742 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Sir/Madame		At Realty Inc. c/o Keith Murray	170 Road 13	Courtland	Ontario	N0J 1E0
Mr.	James	Atkinson	7574 Regional Rd 20, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Alfredo	Aviso	328 Lawrence Ave W	North York	Ontario	M5M 1B4
Sir/Madame		B. Laidman Plumbing Ltd.	3031 Regional Road 8, R.R. #1	Grassie	Ontario	L0R 1M0
Mr.	Ivan	Baltus	2784 Grimsby Rd 20, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Jose Eduardo	Barbosa	1751 Caistor Centre Road, R.R. #1	Caistor Centre	Ontario	L0R 1E0
Mr.	David	Bartels	8026 Sheridan Cres W	Grassie	Ontario	L0R 1M0
Mr.	Richard	Beacroft	9221 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Carl	Beaulieu	3589 Grimsby Rd 12	Grassie	Ontario	L0R 1M0
Mr.	Mark	Beukema	2829 South Grimsby Rd 14, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	William	Black	3414 Grimsby Rd 10 S, R.R. #1	Grassie	Ontario	L0R 1M0
Ms.	Jean	Black	3355 South Grimsby Rd 12, R.R. #1	Grassie	Ontario	L0R 1M0
Mr.	Michael	Blanchard	8767 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Ms.	Renata	Bledowski	2750 South Grimsby Rd 18, R.R. #1	Smithville	Ontario	L0R 2A0
Sir/Madame		Blueway Farms Inc.	8757 Highway 20, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Darren	Blythe	3568 Grimsby Rd 12, R.R. #1	Grassie	Ontario	L0R 1M0
Sir/Madame		Bob & Jason Machining Ltd.	7573 Highway 30	Smithville	Ontario	L0R 2A0
Ms.	Joan	Bond	9098 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Stjepan	Borosic	2276 Abingdon Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Darryl	Bos	3577 Grimsby Rd 12, R.R. #1	Grassie	Ontario	L0R 2A0
Mr.	Peter	Bosman	9764 Regional Rd 20, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Jason	Bouwman	8431 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Ronald	Boverhof	2723 Grimsby Rd 18, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	John	Boyco	9260 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Daryl	Boyko	9478 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Gary	Boyko	9319 Sixteen Road	Caistor Centre	Ontario	L0R 1E0

Ms.	Stoica	Bratu	354 Hixon Rd	Hamilton	Ontario	L8K 2C7
Sir/Madame		Briar Meadows Food and Farm Service Inc.	8757 Regional Rd 20, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Wayne	Brown	2589 Grimsby Rd 18, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Herman	Bruinsma	7706 Twenty Road	Smithville	Ontario	L0R 2A0
Mr.	Kenneth	Brunaccioni	1762 Abingdon Road, R.R. #2	Caistor Centre	Ontario	L0R 1E0
Mr.	Norman	Burns	8593 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Ms.	Beverley	Burr	3510 South Grimsby Rd 12 GD	Grassie	Ontario	L0R 1M0
Ms.	Jean	Burrows	7913 Range Rd 1, R.R. #1	Smithville	Ontario	L0R 2A0
Sir/Madame		Buzz Water	3227 Grassie Road	Grassie	Ontario	L0R 1M0
Mr.	William	Bylsma	1788 Penny Lane, R.R. #2	Caistor Centre	Ontario	L0R 1E0
Mr.	Marko	Cabraja	2867 Westbrook Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Lou	Cafazzo	2080 Westbrook Road	Binbrook	Ontario	L0R 1C0
Sir/Madame		Canadian Pacific Railway c/o Property Tax Department	1290 Central Parkway W., 8th Floor	Mississauga	Ontario	L5C 4R3
Ms.	Mary Ann	Cantelmi	9790 Regional Rd 20, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Luciano	Carbone	9407 Silver Street, R.R. #2	Caistor Centre	Ontario	L0R 1E0
Ms.	Carole	Carter	3569 Regional Rd 8 GD	Grassie	Ontario	L0R 1M0
Mr.	Ted	Catherwood	7616 Mud St	Grassie	Ontario	L0R 1M0
Ms.	Tina	Cazabon	8203 Range Rd 1, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Mario Luigi	Cervi	1786 Abingdon Road, R.R. #2	Caistor Centre	Ontario	L0R 1E0
Mr.	Michael	Charters	9467 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Lionel	Chubaty	2525 Westbrook Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Angelo	Cienci	38 Highland Rd	Stony Creek	Ontario	L8J 2W6
Ms.	Eva	Citynski	171 Tuxedo Ave S	Hamilton	Ontario	L8K 2S3
Sir/Madame		Clear Line	2018 Abingdon Road	Caistor Centre	Ontario	L0R 1E0
Mr.	Jorge	Clemencio	3480 South Grimsby Rd 12	Grassie	Ontario	L0R 1M0
Mr.	Daniel	Colyn	2893 South Grimsby Rd 19, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Shawn	Comeau	3588 Grimsby Rd 12, R.R. #1	Grassie	Ontario	L0R 1M0
Mr.	Ronald	Coon	9299 Twenty Rd W, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	John	Copeland	7991 Range Rd 1, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Jason John Alex	Corby	1772 Abingdon Road, R.R. #2	Caistor Centre	Ontario	L0R 1E0
Mr.	Ronald	Couch	7560 Mud St, R.R. #1	Grassie	Ontario	L0R 1M0
Mr.	Jeffrey	Cowie	1798 Abingdon Road, R.R. #2	Caistor Centre	Ontario	L0R 1E0
Mr.	Lloyd Arthur	Crooks	1828 Abingdon Road, R.R. #2	Caistor Centre	Ontario	L0R 1E0
Mr.	Brian	Cuthbert	7747 Range Rd 1, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Mario	Cutulle	7832 Mud St, R.R. #1	Grassie	Ontario	L0R 1M0
Mr.	Armand	Dasilva	9337 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Antonio	Dasilva	1850 Abingdon Road, R.R. #2	Caistor Centre	Ontario	L0R 1E0
Mr.	Wayne	Davis	8197 Regional Rd 20, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Jim	Davis	8001 7th Concession, R.R. #1, Stn. Main	Grimsby	Ontario	L3M 4E7
Mr.	Shane	Day	9120 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Frank	De Filippis	9024 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Joseph	De Filippis	2785 Grimsby Rd 18, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Wiete	De Jonge	9398 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Frank	DeFilippis	9024 Twenty Road	Smithville	Ontario	L0R 2A0
Ms.	Donna	DeFilippis	R.R. 1	Smithville	Ontario	L0R 2A0
Ms.	Georgia	Demas	494 Ridge Rd, R.R. #2	Beamsville	Ontario	L0R 1B2
Sir/Madame		Demcon Poultry Limited	8870 Regional Rd 20, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	John	Dempsey	10 Greenbrook Dr, Unit 1	Stoney Creek	Ontario	L8G 0A2
Mr.	Rejean	Denis	2410 Abingdon Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Reg	Denis, Secretary Treasurer, Caistor Centre Residents Committee				
Mr.	Mark	Dennie	9260 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Surinder	Dhaliwal	44 Sheringham St	Brampton	Ontario	L6Z 3P8
Mr.	Stephen	Dick	7762 Regional Rd 20, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Michael	D'Ilario	9581 Twenty Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr. & Ms.	Michael & Judy	D'Ilario	9581 Twenty Road, RR 1	Smithville	Ontario	L0R 2A0
Mr.	Vladimir	Dim	2579 Westbrook Rd, R.R. #1	Smithville	Ontario	L0R 2A0
Mr.	Gabriel	Dionisio	9758 Concession 5 Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Andrew	Dobrowoloski	2407 Abingdon Rd, R.R. #1	Caistor Centre	Ontario	L0R 1B0
Mr.	Neil	Dochstader	7948 Concession 7 Rd, R.R. #1	Grassie	Ontario	L0R 1M0
Mr.	Mark	Dochstader	7948 Concession 7 Rd, R.R. #1	Grassie	Ontario	L0R 1M0

Ms.	Stephanie	Draksic	16 Champlain Avenue, Apt. 206	Hamilton	Ontario	L8G 2H6
Mr.	William	Druery	2711 Regional Rd 6, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Randall	Edwards	8071 Sheridan Crt	Grassie	Ontario	LOR 1M0
Mr.	William	Edworthy	2816 South Grimsby Rd 16, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Gordon	Elliott	2751 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Edwin	Ellul	9440 Regional Rd Twenty, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Edward	Engel	9398 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Edward	Engel	9379 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Daniel Robert	Erskine	9601 Regional Road 65, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Dave	Evans	7443 Range Road 1	Smithville	Ontario	LOR 2A0
Sir/Madame		Farms Inc Vassilakos	2912 South Grimsby Rd 10, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Terrance	Felvus	3235 Regional Rd 8	Grassie	Ontario	LOR 1M0
Mr.	Arend	Fennema	3076 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Ms.	Laura	Fevez	7568 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Lisa	Forester	2026 Allen Road	Caistor Centre	Ontario	LOR 1E0
Mr.	Harvey Wayne	Frankum	Regiona Road 65, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Edward	Fulford	7607 Concession 7 Rd, R.R. #1	Grassie	Ontario	LOR 1M0
Ms.	Joyce	Fulford	3365 Grimsby Rd 10, R.R. #1	Grassie	Ontario	LOR 1M0
Sir/Madame		G McFeeters Holdings Inc Stone Church Postal Outlet	PO Box 32083 Stone Church	Hamilton	Ontario	L8W 3L3
Mr.	Jan	Gelms	8301 Range Rd 1, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	John	Georgakakos	8508 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Peter	Glumac	198 Ridge Rd W	Grimsby	Ontario	L3M 4E7
Mr.	David	Gollwitzer	8048 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Ms.	Teresa	Gomez	3396 Grimsby Rd 10, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Barry	Goobie	3567 Grimsby Rd 12	Grassie	Ontario	LOR 1M0
Mr.	Joseph	Gos	2809 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Calogero	Graci	7 Wilmont Crt	Hamilton	Ontario	L8S 2T1
Mr.	Joseph	Graci, President, Brantco Construction				
Ms.	Tatjana	Gricnik Negus	8226 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Vincent Lloyd	Grinyer	1790 Penny Lane, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Adam	Grzybek	7697 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Steven	Haanstra	7642 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	John	Haanstra	2322 Abingdon Road, R.R. #1	Caistor Centre	Ontario	LOR 1E0
Ms.	Nancy	Hamilton	8244 Twenty Road, RR 1	Smithville	Ontario	LOR 2A0
Mr.	Robert	Hamming	9282 Twenty Rd W, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	James	Hampton	3590 South Grimsby Rd 11, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Don	Harrington	2485 Allen Road, RR 2	Smithville	Ontario	LOR 2A0
Mr. & Ms.	Don & Linda	Harrington	R.R. 1	Smithville	Ontario	LOR 2A0
Mr.	Sean	Heagney	8252 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Beverly	Henson	9579 Regional Rd 65, R.R. #2	Caistor Centre	Ontario	LOR 1B0
Ms.	Kimberly	Hepburn	8538 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Kevin Wesley	Herbert	9281 Concession Road 6, R.R. #1	Caistor Centre	Ontario	LOR 1E0
Mr.	Kevin	Herbert	9281 Concession 5 Road	Caistor Centre	Ontario	LOR 1E0
Ms.	Constance	Hicks	9360 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Sir/Madame		Hillmer Holdings Inc	9483 Regional Rd 65, R.R. #2	Caistor Centre	Ontario	LOR 1B0
Mr.	Elwood	Holloway	9339 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Bruce	Holloway	9360 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Thomas	Howard	7869 Range Rd 1	Smithville	Ontario	LOR 2A0
Sir/Madame		Hydro One Networks Inc Assessment & Taxation Real Estate Services & Security	PO Box 4300	Markham	Ontario	L3R 5Z5
Mr.	David	Hysert	3536 South Grimsby Rd 12	Grassie	Ontario	LOR 1M0
Mr.	Eric	Hysert Jr.	7972 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Gennarino	Iannotta	3568 Michael St	Grassie	Ontario	LOR 1M0
Mr. & Ms.	John & Katica	Islic	2740 South Grimsby Rd 18, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Thomas	Isobel	2858 South Grimsby Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Martin	Ivanaj	8048 Sheridan Crt	Grassie	Ontario	LOR 1M0
Mr.	John	Jackson	9748 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Sylvia	Johal	8461 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Herman	Johnson	3215 Grassie Rd, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Douglas	Jones	8076 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Bradley	Jones	7834 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0

Ms.	Robin	Jones	2180 Westbrook Road	Binbrook	Ontario	LOR 1C0
Mr. & Ms.	Philip & Carol	Josiak	9026 Sixteen Road	Caistor Centre	Ontario	LOR 1E0
Mr.	Tony	Josipovic	7783 HWY 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Silvana	Jowlabar	9067 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	George	Jurik	2862 Regional Rd 6, R.R. #1	Smithville	Ontario	LOR 2A0
Sir/Madame		K-9 Training Academy	9281 5th Concession Road	Caistor Centre	Ontario	LOR 1E0
Mr.	Robert	Kammermayer	9248 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Ante	Karaban	8240 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Robert	Katolinsky	3569 Michael St	Grassie	Ontario	LOR 1M0
Mr.	Peter	Kaufhold	9333 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Daniel	Kearse	7944 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Brian Douglas	Kearsey	8141 Range Road 1, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Jim	Keizer	454 Woolverton Road	Grassie	Ontario	LOR 1M0
Sir/Madame		Kerr United Church c/o Stan Merritt	R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Gerrit	Keunen	R.R. #1	Caistor Centre	Ontario	LOR 1B0
Ms.	Marjorie	Keyes	2369 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Sir/Madame		Kiarkyn Limited	9275 Regional Road 65, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Jeffrey	Kikkert	3561 South Grimsby Rd 12	Grassie	Ontario	LOR 1M0
Mr.	Terry	Kimball	1796 Penny Lane	Caistor Centre	Ontario	LOR 1E0
Sir/Madame		Kimbo Free Methodist Church	411 Silver St	Smithville	Ontario	LOR 2A0
Mr.	Nestor	Kinaschuk	8328 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Joseph	Kiss	2512 Grimsby Rd 18, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Arie	Kleinendorst	7580 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Klaus	Klug	7794 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr. & Ms.	Grietje & Klauss	Klunder	8685 Twenty Road	Smithville	Ontario	LOR 2A0
Mr.	Stanko	Knaus	8722 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	David	Knaus	2817 South Grimsby Road 16, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Lisa Lynn	Knuth	9697 Silver Street, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Yaroslav	Kobernyk	2365 Westbrook Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Ms.	Julia	Kossowski, Project Manager, Stantec	49 Fredrick Street	Kitchener	Ontario	N2H 6M7
Ms.	Barbara	Kozarichuk	3557 Regional Rd 8 GD	Grassie	Ontario	LOR 1M0
Mr.	John	Kuiper	7670 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Jerry	Kushnir	2503 Grimsby Rd 18, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Bernard	Laidman	3031 Grassie Rd, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	David	Lake	2767 Regional Rd 6, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Danny	Lampman	1778 Abingdon Rd, R.R. #2	Caistor Centre	Ontario	LOR 1B0
Mr.	Dennis	Lanari	8603 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr. & Ms.	Vic & Sue	Langdon				
Mr.	Walter	Lanosky	2589 Range Rd 1, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Laura Giovanna	Lanza-Cormier	9253 Silver Street, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Trevor	Lapointe	7684 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Todd	Leary	9262 Concession 5 Road, R.R. #1	Caistor Centre	Ontario	LOR 1E0
Sir/Madame		Leblanco Limited c/o Leon Blanchette	7938 Regional Rd 73	Grassie	Ontario	LOR 1M0
Mr.	Dennis	Leger	2555 South Grimsby Rd 16, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Tom	Lilek	2683 South Grimsby Rd 16, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Maria	Lima	3181 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Sir/Madame		Lincoln Line Orchards	9764 Regional Road 20	Smithville	Ontario	LOR 2A0
Mr.	Dale	Linton	7924 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Lester	Lipiec	69 Herkimer St, Suite 603	Hamilton	Ontario	L8P 2G6
Mr.	Chris	Lipiec	3272 Regional Road 8	Grassie	Ontario	LOR 1M0
Mr.	Jerry	Lipiec	3274 Regional Road 8	Grassie	Ontario	LOR 1M0
Mr.	Lester	Lipiec	3198 Grassie Road	Grassie	Ontario	LOR 1M0
Mr.	Michelangelo	Longo	9860 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Steven	Lottridge	9754 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Lawrence	Lovett	8043 Sheridan Crt	Grassie	Ontario	LOR 1M0
Mr.	Frederick	Lowden	7866 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Russ	Lowden	2243 Allen Road	Caistor Center	Ontario	LOR 1E0
Sir/Madame		Lowden's Feed & Supply	7269 Highway 20	Smithville	Ontario	LOR 2A0
Sir/Madame		Lunshof's Lawn & Garden	6888 Highway 20	Smithville	Ontario	LOR 2A0
Mr.	Dennis	Lynes	7626 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Ms.	Catherine	Lyons	8416 Young St, R.R. #1	Grassie	Ontario	LOR 1M0

Mr.	Jeffrey	MacDougall	9587 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Robert	MacDougall	2812 South Grimsby Rd 21, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Norma	MacDougall	2868 Grimsby Rd 21, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Valerie	Maclean	9447 Silver St, R.R. #2	Caistor Centre	Ontario	LOR 1B0
Mr.	Robert	Maclellan	2814 Regional Rd 6, R.R. #1	Smithville	Ontario	LOR 2A0
Mr. & Ms.		Mactaggarts				
Ms.	Jacqueline	Mahood O'Brien	9577 Twenty Rd W, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Tjaard	Makken	285 Main St W	Grimsby	Ontario	L3M 1S5
Mr.	Anthony	Mancini	8649 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Joseph	Mann	8531 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Judy	Marchalewicz	3556 South Grimsby Rd 12	Grassie	Ontario	LOR 1M0
Mr.	Len	Marriott	9483 Concession 5 Rd, R.R. #1	Caistor Centre	Ontario	LOR 2A0
Mr.	Douglas	Marshall	9408 Concession 5 Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Earl	Marshall	9651 Concession 5 Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Lyll	Marshall	2767 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Nathan	Marshall	7863 Range Rd 1, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Paul	Marshall	9575 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1E0
Mr.	Keith	Marshall	9556 Sixteen Rd, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr. & Ms.	Harold & Betty	Marshall	9573 Concession 5	Caistors Centre	Ontario	LOR 1E0
Mr. & Ms.	Paul & Shirley	Marshall	9547 Sixteen Road	Caistors Centre	Ontario	LOR 1E0
Mr.	Michael	Martineau	3491 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Carl	Matheson	9056 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Paul	Mathews	2561 Grimsby Rd 18, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Ronald	Maxwell	8814 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Matthew Samuel	McCaffrey	9245 Concession 5, R.R. #1	Caistor Centre	Ontario	LOR 1E0
Ms.	Bernadette	McCarter	2857 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Robert	McCrinkle	8474 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Stephen	McDonald	9367 Regional Road 65, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Robert	McDougall	9354 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Mark	McDougall	9296 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	John	McDougall	451 Woolverton Road	Grassie	Ontario	LOR 1M0
Ms.	Gayle	McDougall	9296 HWY 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Arlene	McDougall	2883 South Grimsby Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	David	McKinnell	2566 Regional 6 Road	Smithville	Ontario	LOR 2A0
Mr.	Randy	McKune	2910 Grimsby Rd 14, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Rebecca	McLean	2557 South Grimsby Rd 18, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Mark	McNulty	2764 South Grimsby Rd 13, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Paul	Mego	2925 Regional Rd 8, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Peter	Meindersma	1793 Westbrook Rd, R.R. #1	Binbrook	Ontario	LOR 1C0
Mr.	Johan	Meinen	8740 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Jans	Meinen	515 Ridge Rd, R.R. #2	Beamsville	Ontario	LOR 1B2
Mr.	John	Meinen	8740 Twenty Road	Smithville	Ontario	LOR 2A0
Mr.	Pietro	Merla	8036 Mud St	Grassie	Ontario	LOR 1M0
Mr.	Karl	Merritt	7558 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Donald	Merritt	7594 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Joseph	Merritt	7552 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Richard	Merritt	9397 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Richard	Merritt	9397 Twenty Road, RR 1	Smithville	Ontario	LOR 2A0
Ms.	Anita	Merritt	9397 Twenty Road	Smithville	Ontario	LOR 2A0
Mr.	Benson	Merritt				
Mr.	David	Meyer	8275 Range Rd 1, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Alfred	Michaelis	7631 Kimbo Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Alison	Miculan	9700 Concession 5 Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Risto	Mijatovic	9003 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr. & Ms.	Risto & Sonia	Mijatovic	9003 Highway 20	Smithville	Ontario	LOR 2A0
Sir/Madame		Minor Bros. Farm & Country	2911 Highway 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	June	Misener	28 Garden Dr	Grimsby	Ontario	L3M 3Y1
Mr.	John	Mogford	45 Kingspoint Circle	Stoney Creek	Ontario	L8E 6E6
Mr.	John	Mojeski	8310 Regional Rd 20, P.O. Box 104	Smithville	Ontario	LOR 2A0
Mr.	Batool	Monzavi	3549 Michael Ave	Grassie	Ontario	LOR 1M0
Mr.	Cheyne	Moris Nichols	1989 Abingdon Rd, R.R. #2	Caistor Centre	Ontario	LOR 1B0

Mr.	Joseph	Moser	8777 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Frank	Mous	3207 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Gino	Mucci	3066 Regional Rd 9	Grassie	Ontario	LOR 1M0
Ms.	Virginia	Mudjar	3535 South Grimsby Rd 11, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	John	Mulholland	3197 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Neil Stanley	Murphy	9217 5th Concession Road	West Lincoln	Ontario	LOR 1E0
Ms.	Deborah	Murphy				
Mr.	Wayne	Muzyka	8416 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Ms.	Marianne	Nalepa	81 Twin Cres	Hamilton	Ontario	L8W 2R9
Mr.	Christopher	Napholc	2843 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Martin	Nedelko	2352 Regional Rd 6, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Martin	Nedelko	8538 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Kyle	Newton	8010 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Ching Shan	Ngo	7848 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Sir/Madame		Niagra Cattle Co Corp	9485 Concession 5 Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Gabriel	Nicolaides	8448 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Dean	Novak	3559 Michael St	Grassie	Ontario	LOR 1M0
Mr.	Wayne	Oates	2777 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Neil	O'Donnell	8382 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Carl	Okimi	8270 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Sharon	Okimi				
Mr.	George	Oklobdzija	76 Frances Ave, Unit 7	Stoney Creek	Ontario	L8E 5X2
Mr.	David	Orgar	3547 South Grimsby Rd 12, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Gary	Owens				
Sir/Madame		P Camposilvan and Sons Inc	21 Bruce Dale Ave W	Hamilton	Ontario	L9C 1C3
Sir/Madame		P Ravensbergen & Sons Ltd	2873 South Grimsby Rd 10, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Robert	Packham	2358 Regional Rd 6, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Christopher	Packham	8137 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Thomas	Packham	8535 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	James	Packham	2825 Grimsby Rd 14, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Rocco	Palumbo	3166 Rd 10	Grassie	Ontario	LOR 1M0
Mr.	Chris	Panagopoulos	8870 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Alois	Panek	8102 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Irvin	Parker	9738 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Jennifer	Pascoe	8956 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Darrell	Patzalek	8555 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Glenn	Pavlik	3500 South Grimsby Rd	Grassie	Ontario	LOR 1M0
Mr.	Gordon Robert	Pepper	9351 Regional Road 65, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Michel	Perreault	7604 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Sir/Madame		Peter Hnatko & Son Ltd	7507 Range Rd 1, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Drago	Petrina	2651 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Tony	Petrina	8604 Twenty Road	Smithville	Ontario	LOR 2A0
Mr.	John	Petropoulos	3530 South Grimsby Rd 12	Grassie	Ontario	LOR 1M0
Mr.	James	Phillips	2755 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Alexander	Phillips	3557 Grimsby Rd 12, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Henry	Pikula	8324 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Dana	Plansky	1968 Abingdon Road, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Harry	Pohl	9800 Regional Rd 20	Smithville	Ontario	LOR 2A0
Ms.	Elva	Polo	3045 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Leon	Pona	3577 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Frank	Pontelli	9450 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Shawn	Popiez	8617 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Gerrit	Post	4520 Greenlane Rd	Beamsville	Ontario	LOR 1B1
Mr.	Shawn	Potter	8241 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Beverley	Poustie	8500 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Gerhard	Press	2650 South Grimsby Rd 18, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Ernest Lloyd	Pyett	RR #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Daryl Arthur	Pyett	9387 Silver Street, R.R. #2	Caistor Centre	Ontario	LOR 1E0
Mr.	Sam	Radford	2562 South Grimsby Rd 16, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Jason	Ramage	2666 Grimsby Rd 18, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Gerrit	Ravensbergen	2848 South Grimsby Rd 10, R.R. #1	Smithville	Ontario	LOR 2A0

Mr.	Trevor	Ravenswaay	9121 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Paul	Reece	3520 South Grimsby Rd 12	Smithville	Ontario	LOR 1M0
Mr.	Mark	Reid	7998 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Joseph	Rejean Falardeau	8095 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	James	Richard	3451 Grassie Rd, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Jack	Rintiema	8973 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Mario	Rizzo	9541 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr. & Ms.	Wayne & Heather	Roberts	R.R. 2		Ontario	LOR 1E0
Mr.	Nevin	Roelfsema	8729 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Maureen	Rohner	8629 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Linda	Rychlik	2894 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Ronald	Schaworski	7508 Concession 7 Rd, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Jan	Schoutsen	2200 Guyatt Rd, R.R. #1	Binbrook	Ontario	LOR 1C0
Mr.	Paul	Shebib	3589 Grassie Rd, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Jack	Shepherd	2689 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Kenneth	Sheward	7934 Regional Rd 73	Grassie	Ontario	LOR 1M0
Mr.	William	Shields	9256 Twenty Rd W, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Omar	Sicard	30 Old Orchard Ave	Grimsby	Ontario	L3M 3H7
Sir/Madame		Sicard Holiday Campers Ltd.	7526 Highway 20	Smithville	Ontario	LOR 2A0
Sir/Madame		Silverthorn Bar and Grill	7809 7th Concession Road	Grassie	Ontario	LOR 1M0
Mr.	Donald	Silverthorne	7809 Concession 7 Rd, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Giuseppe	Silvestri	192 First Rd W	Stony Creek	Ontario	L8J 1K5
Mr.	Matthew	Simpson	8016 Sheridan Crt W	Grassie	Ontario	LOR 1M0
Mr.	Douglas	Sims	8350 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Josip	Skaljic	2417 Abingdon Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Juraj	Skaljic	9158 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Kristina	Skaljic	2417 Abingdon Road	Caistor Centre	Ontario	LOR 1E0
Mr.	Robert	Smith	7584 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Maxwell	Smith	7876 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Ms.	Marguerite	Smith	2913 South Grimsby Road 14	Smithville	Ontario	LOR 2A0
Mr.	Nick	Sokolowski	7844 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Mark	Staples	7701 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Edward	Stark	9388 Concession 2 Road, RR 3	Caistor Centre	Ontario	LOR 1E0
Mr.	Sam	Steele	3227 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	John	Stekar	2781 South Grimsby Rd 16, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	John	Stevens	656 King Rd	Burlington	Ontario	L7T 3K4
Ms.	Cecilia	Stiles	2555 South Grimsby Rd 16, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Jugoslav	Stosic	2413 Abingdon Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Guiseppe	Stramare	22 Rouge Hill Crt	Hamilton	Ontario	L8K 5J1
Sir/Madame		Strong's Auto	6633 Highway 20	Smithville	Ontario	LOR 2A0
Mr.	Henry	Swierenga, Member Service Representative Halton, Hamilton-Wentworth, Niagara North and South	P.O. Box 904, College Street	Smithville	Ontario	LOR 2A0
Mr.	Neil	Switzer	2721 Regional Rd 6, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Michael	Szkwara	2800 Regional rd 6, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Steven	Tarpos	8036 Sheridan Crt	Grassie	Ontario	LOR 1M0
Mr.	Randall	Taylor	2854 Regional Rd 6, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Peter	Taylor	8664 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Robert	Taylor	7620 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Ms.	Marie	Taylor	3531 Grimsby Rd 12	Grassie	Ontario	LOR 1M0
Mr.	Mike	Tazzeo	7971 Concession 5	Caistor Centre	Ontario	LOR 1E0
Mr.	Todd	Teft	8022 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Jason	Tenhage	7688 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Sir/Madame		TG Poultry Farms Inc	7768 Mud St	Grassie	Ontario	LOR 1M0
Sir/Madame		The Open Cupboard Ltd.	28 Garden Dr	Grimsby	Ontario	L3M 3Y1
Ms.	Helen	Thomas	2244 Upper Middle Rd, Unit 5	Burlington	Ontario	L7P 2Z9
Mr.	Norman	Thompson	2383 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Norm	Thompson				
Mr.	Predrag	Todorovic	9181 Twenty Road, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Miles	Tompkins	7823 Range Rd 1, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Andrew	Torkelson	2377 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0

Mr.	Andy	Torkelson	2377 Westbrook Road	Smithville	Ontario	LOR 2A0
Mr.	Norman	Trepanier	2585 South Grimsby Rd 16, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Kevin	Tufts	9365 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	David	Tulloch	8191 Range Rd 1, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	James	Turner	1639 Caistorville Rd, R.R. #2	Caistor Centre	Ontario	LOR 1B0
Mr.	Donald	Tweedle	7742 Mud St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Edward	Van Andel	2645 South Grimsby Rd 18, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Catherine	Van Beek	2737 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Gilbert	Van Bergeyk	9327 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Darren	Van Buuren	7793 Young St	Grassie	Ontario	LOR 1M0
Mr.	Robert	Van Buuren	7715 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Hendrik	Van Iperen	2741 South Grimsby Rd 16, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Jim	Van Ravenswaay	9121 Twenty Road	Smithville	Ontario	LOR 2A0
Mr.	Tony	Vandenarend	3092 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Adam	Vandenberg	2267 Abingdon Road	Caistor Centre	Ontario	LOR 1E0
Mr. & Ms.	Ron & Nancy	Vandenberg	9321 Concession 5 Road	Caistor Centre	Ontario	LOR 1E0
Mr.	John	Vanderkolk	9382 Concession 5 Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Mr.	Bill	Veldman	9374 Twenty Road	Smithville	Ontario	LOR 2A0
Mr. & Ms.	Bill & Wendy	Veldman	9386 Twenty Road	Smithville	Ontario	LOR 2A0
Ms.	Wendy	Veldman	9374 Twenty Road	Smithville	Ontario	LOR 2A0
Mr.	Dave	Vellenga	2675 South Grimsby 14 Road	Smithville	Ontario	LOR 2A0
Ms.	Petrina	Vera Patrina	8604 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	John	Vindis	8138 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Stephen	Vooyo	8772 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Zlatko	Vrekalic	9468 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	John	Vuckovic	9480 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Ralph	Waite	9429 Regional Rd 65, R.R. #2	Caistor Centre	Ontario	LOR 1B0
Mr.	Frederick	Walker	3525 Regional Rd 8, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Al	Wark	8466 Sixteen Road	Caistor Centre	Ontario	LOR 1E0
Ms.	Betty	Waterhouse	9255 Twenty Rd W, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Robert	Weaver	9277 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Ms.	Judy	Weaver	9277 Sixteen Road	Caistor Centre	Ontario	LOR 1E0
Ms.	Rosemary	Wegner	8206 Range Road 1	Smithville	Ontario	LOR 2A0
Mr.	James	Westiuk	7491 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	George	Willan	8828 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Pacey	William Sr.	2868 Grimsby Rd 13, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	John	Witteveen	9762 Green Road	Caistor Centre	Ontario	LOR 1E0
Mr.	Stanislaw	Wojciechowski	7760 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Glen	Worstencraft	3425 Grimsby Rd 12, R.R. #1	Grassie	Ontario	LOR 1M0
Mr.	Behxhet	Xhemaili	8058 Sheridan Crt	Grassie	Ontario	LOR 1M0
Mr.	Gerald	Young	9838 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Brian	Young	8456 Young St, R.R. #1	Grassie	Ontario	LOR 1M0
Ms.	Sandra	Young	8265 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Ms.	Annie	Young	9342 Sixteen Rd, R.R. #1	Caistor Centre	Ontario	LOR 1B0
Ms.	Christine	Young	9782 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Mr. & Ms.	Ivan & Zlada	Zaretic	9470 Twenty Road	Smithville	Ontario	LOR 2A0
Mr.	Louis	Zeldenrust	7645 Range Rd 1, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Ivan	Zoretic	9470 Twenty Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Stanley	Zuk	403 Kipling Ave, R.R. #1	Etobicoke	Ontario	M8V 3K8
Mr.	Ivan	Zupanic Sr	R.R. #1	Smithville	Ontario	LOR 2A0
Mr.	Louis	Zych	8316 Regional Rd 20, R.R. #1	Smithville	Ontario	LOR 2A0
Sir/Madame			2524 Westbrook Rd, R.R. #1	Smithville	Ontario	LOR 2A0
Sir/Madame			9282 Twenty Road	Smithville	Ontario	LOR 2A0
Sir/Madame			9319 Sixteen Road	Caistors Centre	Ontario	LOR 2E0
Sir/Madame			1560 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			2080 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			2282 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			2454 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			2490 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			2540 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			2566 Westbrook Road	Binbrook	Ontario	LOR 1C0

Sir/Madame			3204 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			3212 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			3226 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			3256 Westbrook Road	Binbrook	Ontario	LOR 1C0
Sir/Madame			3270 Westbrook Road	Binbrook	Ontario	LOR 1C0

NOTICE OF PUBLIC MEETING #2

To be held by Vineland Power Inc. regarding a proposal to engage in a Renewable Energy Project

Project Name: HAF Wind Energy Project
Project Location: Township of West Lincoln, Niagara Region, Ontario
Dated at: West Lincoln this the 25th day of April 2012

Vineland Power Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with Section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

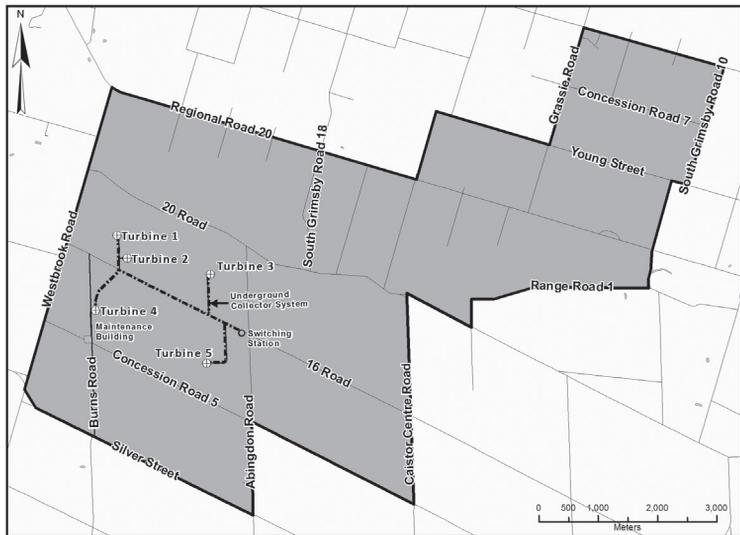
Meeting Location:

Date: June 26, 2012
Time: 3:00 p.m. - 8:00 p.m.
Place: Township of West Lincoln
Caistor Community Centre
9184 Regional Road 65
(Silver Street), R.R. 2
Caistor Centre, ON
L0R 1E0

The meeting will be in an Open House format allowing attendees to visit any time during the event.

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total maximum name plate capacity of 9 MW. The project location is described in the map.



Documents for Public Inspection:

The Draft Project Description Report (PDR) titled *HAF Wind Energy Project Draft Project Description Report* describes the project as a wind energy facility, with 5 wind turbines proposed. The Vestas V100 1.8 MW turbine model has been selected as the preferred turbine model. A written copy of the PDR was made available for public inspection on July 22, 2010 at the Township of West Lincoln Clerk's Office (318 Canborough Street, P.O. Box 400, Smithville, ON L0R 2A0). The PDR can also be viewed electronically on the project website at www.hafwindenergy.ca.

Further, on behalf of Vineland Power Inc. the study team has prepared the following supporting documents in order to comply with the requirements of the Act and Regulation: Construction Plan Report, Design and Operations Report, Wind Turbine Specifications Report, Decommissioning Plan Report, Natural Heritage Assessment Report, Environmental Impact Study, Cultural Heritage Assessment Report, Archaeology Assessment Report and Noise Assessment Report. Written copies of the draft supporting documents are currently available for public inspection at the following locations:

- Township of West Lincoln, Clerk's Office, 318 Canborough Street, P.O. Box 400, Smithville, ON L0R 2A0
- West Lincoln Public Library - Smithville Branch, 318 Canborough Street, Smithville, ON L0R 2A0
- West Lincoln Public Library - Wellandport Branch, 5042 Canborough Street, Wellandport, ON L0R 2J0
- West Lincoln Public Library - Caistorville Branch, 9549 York Street, Caistorville, ON N0A 1C0
- Or electronically at www.hafwindenergy.ca

Project Contacts and Information:

To learn more about the project proposal, public meetings or to communicate concerns, please visit the project's website at www.hafwindenergy.ca or contact:

Mr. Tom Lewis
Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, ON L5N 5R1
tel: 905-607-1016
fax: 905-607-5995
e-mail: tom@ipcenergy.ca

Ms. Britney Pringle
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, ON M2J 1T1
tel: 416-499-3110
fax: 416-499-9658
e-mail: bpringle@morrisonhershfield.com

FOCUS ON WEST LINCOLN

TOWNSHIP TO FUND RALLY BUSES

Council pledges \$1,000 for May 2 transportation

West Lincoln council wants to ensure residents have a chance to voice their dismay at the provincial government's decision to cancel their new hospital.

At Monday's meeting, council unanimously supported a motion by John Glazier to contribute up to \$1,000 to provide bussing to the May 2 rally at Grimsby Secondary School. Glazier said the Rallying for WLMH Committee is also seeking corporate sponsorships to fund the buses.

"We really want people from West Lincoln to get out there," Glazier said.

Ald. Alexander Micallef asked whether other municipalities, Grimsby and Lincoln, were going to be doing the same. Glazier said both municipalities were being approached.

"It's a great idea," said Micallef of providing buses to those who would like to attend the rally. "Everyone that can attend, should attend. I plan to be there with my family."

Times and locations have yet to be ironed but updates will be provided on the rally website, www.wlmhally.com.

Thousands are expected to attend the rally at Grimsby Secondary School on May 2. Organizers hope to fill the football field at the Grimsby high school with supporters to send a strong message to the provincial government.

"The provincial budget announcement cancelling the new hospital is the wrong decision," said McNeil, co-chair of the Rallying for WLMH Committee. "The rally on May 2 will be an opportunity for all citizens, young and old, to show their support for securing a new hospital facility for West Lincoln. We will unify our voices and resolve to continue to apply pressure where necessary to achieve what has already been promised ... a new West Lincoln Memorial Hospital."

PN-2280-MORR



NOTICE OF PUBLIC MEETING #2

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Project Name: HAF Wind Energy Project
Project Location: Township of West Lincoln, Niagara Region, Ontario
Dated at: West Lincoln this the 25th day of April 2012

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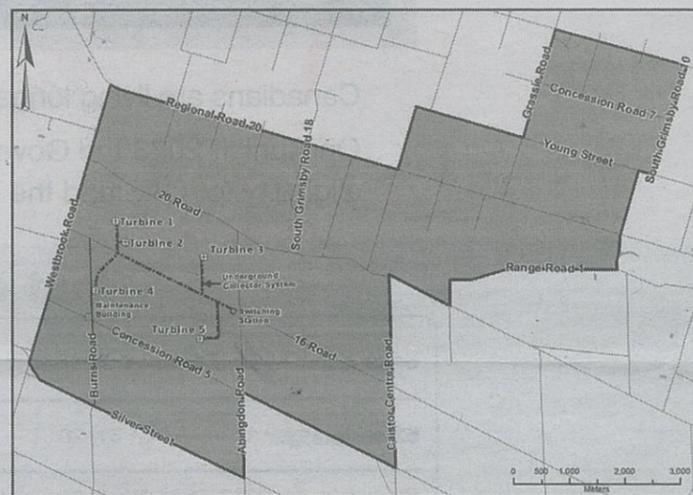
Meeting Location:

Date: June 26, 2012
Time: 3:00 p.m. - 8:00 p.m.
Place: Township of West Lincoln
 Caistor Community Centre
 9184 Regional Road 65
 (Silver Street), R.R. 2
 Caistor Centre, ON
 LOR 1E0

The meeting will be in an Open House format allowing attendees to visit any time during the event.

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total maximum name plate capacity of 9 MW. The project location is described in the map.



Documents for Public Inspection:

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- Or electronically at www.hafwindenergy.ca

Project Contacts and Information:

To learn more about the project proposal, public meetings or to communicate concerns, please visit the project's website at www.hafwindenergy.ca or contact:

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 Project Manager, IPC Energy
 HAF Wind Energy Project
 2550 Argenta Road, Suite 105
 Mississauga, ON L5N 5R1
 tel: 905-607-1016
 fax: 905-607-5995
 e-mail: tom@ipcenergy.ca

Ms. Britney Pringle
 Environmental Planner, MH
 HAF Wind Energy Project
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 Toronto, ON M2J 1T1
 tel: 416-499-3110
 fax: 416-499-9658
 e-mail: bpringle@morrisonhershfield.com

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CAREERS & NOTICES

PN-2280-MORR



NOTICE OF PUBLIC MEETING #2

To be held by Vineland Power Inc. regarding a proposal to engage in a Renewable Energy Project

Project Name: HAF Wind Energy Project
Project Location: Township of West Lincoln, Niagara Region, Ontario
Dated at: West Lincoln this the 25th day of April 2012

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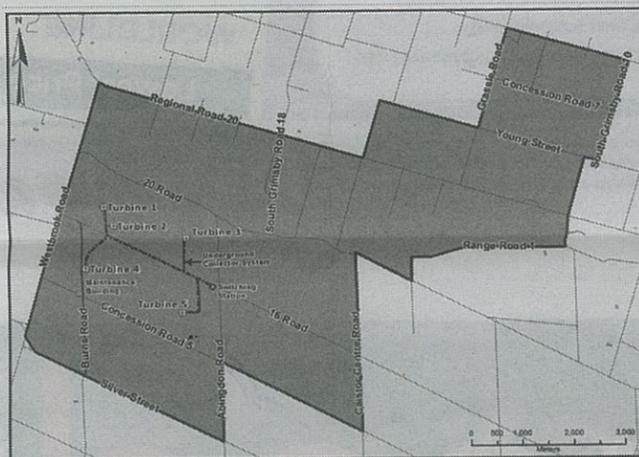
Meeting Location:

Date: June 26, 2012
Time: 3:00 p.m. - 8:00 p.m.
Place: Township of West Lincoln Caistor Community Centre 9184 Regional Road 65 (Silver Street), R.R. 2 Caistor Centre, ON L0R 1E0

The meeting will be in an Open House format allowing attendees to visit any time during the event.

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total maximum name plate capacity of 9 MW. The project location is described in the map.



Documents for Public Inspection:

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 HAF Wind Energy Project
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 Toronto, ON M2J 1T1
 tel: 416-499-3110
 fax: 416-499-9658
 e-mail: bpringle@morrisonhershfield.com



THE WEST HALDIMAND GENERAL HOSPITAL DIRECTORS NEEDED

The West Haldimand General Hospital is a progressive, 23-bed rural community hospital located in Hagersville. We were recently awarded the *John Hamilton Almas Memorial Award for Business of the Year* for 2012 from the Hagersville and District Chamber of Commerce and we are seeking persons who are interested in serving on our volunteer **Board of Directors**.

If you have experience on a governance-oriented not-for-profit board or have knowledge of financial or legal affairs, we want you! If you don't have any of this experience, we're willing to train you! Come out and make a difference in your local hospital and local community. Interested in finding out more? Contact Ellen Craddock, Executive Assistant to the CEO at 905-768-3311, Ext. 1122, for an application package. For additional information contact Marilyn Cooper, WHGH Board Chair, at 905-776-2091.

All applications must be received by 4:00 p.m. Monday, May 7th, 2012.

GREAT

JOB BOARD

POSITION	EMPLOYER / LOCATION	SALARY	CLOSING DATE
Senior Counsellor	Native Horizons Treatment Center New Credit	\$30,00 + start	April 27, 2012
Web Developer	SixTel Communications Six Nations	TBD	April 30, 2012
Administrative Assistant	Grand Erie District School Board Brantford	\$50,470 - \$59,377	April 30, 2012
Cook	Ministry of Community Safety and Correctional Services Brantford	\$22 - \$23/hr	May 1, 2012
Payroll Supervisor	Grand Erie District School Board Brantford	\$55,167 to \$64,901	May 2, 2012
Community Counselling Supervisor	Ganohkwasra Family Assault Support Services Ohsweken	Negotiable to maximum \$45,000	May 2, 2012
Community Counselor	Ganohkwasra Family Assault Support Services Ohsweken	Negotiable to maximum \$35,000	May 2, 2012
Sahonikonri:io'ne Community Counselor	Ganohkwasra Family Assault Support Services Ohsweken	Negotiable to maximum \$35,000	May 2, 2012
Ojibway Language Teacher	Chippewas of the Thames First Nation	TBD	May 18, 2012

SIX NATIONS COUNCIL

POSITION	DEPARTMENT	TERM	SALARY	CLOSING DATE
Housekeeper	Child Care Services/Social Services	Full Time	TBD	April 25 @ 4pm
Receptionist Trainee	Human Resources Central Admin.	Contract(1 year)	TBD	May 2 @ 4pm
Long Term Care/Home and Community Care Dietitian	Health Promotion/Health Services	Full Time	TBD	May 9 @ 4pm
Child & Youth Worker	Health Promotion & Nutrition Services	Maternity Leave	TBD	May 9 @ 4pm
Child & Youth Worker	Health Promotion & Nutrition Services	Full Time	TBD	May 9 @ 4pm

Job descriptions are available at GREAT...
 Monday through Friday from
 8:30 a.m. to 4:30 p.m. (except holidays).
 Please DO NOT submit your application in a binder or folder.



16 Sunrise Court, Ohsweken
 Tel: (519) 445-2222 Toll Free 1-888-218-8230
 Fax: (519) 445-4777
www.greatsn.com

GRAND RIVER EMPLOYMENT AND TRAINING



NOTICE OF PUBLIC MEETING #2

To be held by Vineland Power Inc. regarding a proposal to engage in a Renewable Energy Project

Project Name: HAF Wind Energy Project

Project Location: Township of West Lincoln, Niagara Region, Ontario

Dated at: West Lincoln this the 26th day of April 2012

Vineland Power Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with Section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:

Date: June 26, 2012

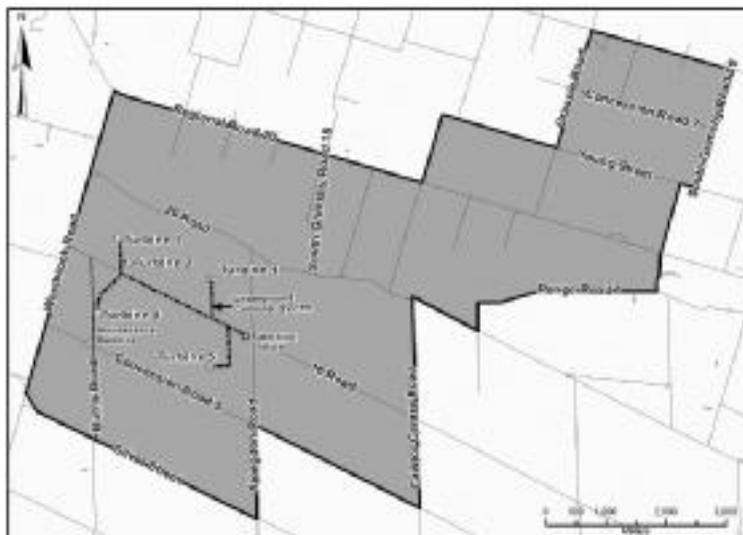
Time: 3:00 p.m. - 8:00 p.m.

Place: Township of West Lincoln
Caistor Community Centre
9184 Regional Road 65
(Silver Street), R.R. 2
Caistor Centre, ON
L0R 1E0

The meeting will be in an Open House format allowing attendees to visit any time during the event.

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total maximum name plate capacity of 9 MW. The project location is described in the map.



Documents for Public Inspection:

The Draft Project Description Report (PDR) titled *HAF Wind Energy Project Draft Project Description Report* describes the project as a wind energy facility, with 5 wind turbines proposed. The Vestas V100 1.8 MW turbine model has been selected as the preferred turbine model. A written copy of the PDR was made available for public inspection on July 22, 2010 at the Township of West Lincoln Clerk's Office (318 Canborough Street, P.O. Box 400, Smithville, ON L0R 2A0). The PDR can also be viewed electronically on the project website at www.hafwindenergy.ca.

Further, on behalf of Vineland Power Inc. the study team has prepared the following supporting documents in order to comply with the requirements of the Act and Regulation: Construction Plan Report, Design and Operations Report, Wind Turbine Specifications Report, Decommissioning Plan Report, Natural Heritage Assessment Report, Environmental Impact Study, Cultural Heritage Assessment Report, Archaeology Assessment Report and Noise Assessment Report. Written copies of the draft supporting documents are currently available for public inspection at the following locations:

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- Or electronically at www.hafwindenergy.ca

Project Contacts and Information:

To learn more about the project proposal, public meetings or to communicate concerns, please visit the project's website at www.hafwindenergy.ca or contact:

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Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, ON L5N 5R1
tel: 905-607-1016
fax: 905-607-5995
e-mail: tom@ipcenergy.ca

Ms. Britney Pringle
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, ON M2J 1T1
tel: 416-499-3110
fax: 416-499-9658
e-mail: bpringle@morrisonhershfield.com

REGIONAL NEWS



In front, from left to right: distribution manager Tammy Travis, editor-in-chief Katherine Nadeau and business manager Melissa Duemo. Back row, from left: director of advertising David Hawkins, retail advertising manager Andrew Hanes and general manager David Bos.

Eight years and counting

Much has changed since Metroland first dipped its toes into the Niagara market eight years ago.

The internet certainly had a presence in the newspaper industry, as most publications, ours included, saw fit to provide readers an online edition. The web has only grown in prominence and is now the go to source for breaking news and, of course, multimedia content, such as videos and slideshows.

Niagara This Week has adapted and, if it's not boasting too much, thrived in this environment.

In considering the past eight years, *This Week* general manager Dave Bos likes to focus on what hasn't changed, namely how the region has welcomed the *Niagara this Week* community newspaper brand.

"I'm proud to know that the community has embraced us since day one, since 2004," Bos said, adding he looks forward to continuing to work with the community, to be an ambassador for Niagara — particularly over the next three years as the nation's spotlight focuses on the War of 1812 Bicentennial.

It's a given that the online product will only grow in prominence, and Bos said readers have a great deal of selection among the paper's web-based products, including the WagJag group coupon site. However, he noted, *Niagara this Week* is firmly committed to newsprint.

"We remain very, very excited about the future of print and our community

newspaper," he said.

Bos said there will always be something special about how the community newspaper speaks to its readers. While *Niagara this Week* is still a relatively young publication, it has been in the region long enough to develop a reputation, a sense of trust.

The region has taken ownership of *This Week*, Bos said.

"A community newspaper has a very different connection with its readership, something you don't see in other media," he said. "And we're really starting to see the result of that relationship, and that's something we take a lot of pride in."

Of course, a newspaper can only be as good as the people who put it together and ship it out. Bos said *Niagara this Week* is lucky to have such a talented staff of more than 100: skilled reporters, hard-working sales and classified representatives, a creative production team, a dedicated circulation department and an efficient and affective administrative staff. As well, more than 1,200 carriers bring the paper to every doorstep in the region.

"I think it's a combination of all these people working together that give the readers this quality product," Bos said.

Going forward, he said, *This Week* will continue to earn its place as Niagara's community newspaper.

"It's not a role we take lightly," he said. "We take it with a lot of respect and integrity in the process."

PV-2734-MORR



NOTICE OF DRAFT SITE PLAN AND PUBLIC MEETING #2 To be held by Vineland Power Inc. regarding a Proposal to Engage in a Renewable Energy Project

Project Name: HAF Wind Energy Project
Project Location: Township of West Lincoln, Niagara Region, Ontario
Dated at West Lincoln this the 23rd day of May 2012

Vineland Power Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act* (ACT) Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with Section 15 and 54.1 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment. The legal effect of the publishing of a notice is such that pursuant to Section 54(1.2) of the Regulation, Vineland Power Inc. does not have to take into account a noise receptor, as defined by the Regulation, that did not exist as of the day before Vineland Power Inc. published the Notice of Draft Site Plan in accordance with 54.1(c)(i) or (ii). Notice of Public Meeting #2 was originally published on the 25th day of April 2012.

Meeting Location:

Date: June 26, 2012
Time: 3:00 p.m.-8:00 p.m.
Place: Township of West Lincoln, Caistor Community Centre, 9184 Regional Road 65 (Silver Street), R.R. 2, Caistor Centre, ON L0R 1E0

The meeting will be in an Open House format allowing attendees to visit any time during the event.

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total maximum name plate capacity of 9 MW. The project location is described in the map.

Documents for Public Inspection:

The Draft Project Description Report titled *HAF Wind Energy Project Draft Project Description Report* describes the project as a wind energy facility, with 5 wind turbines proposed, as well as supporting infrastructure, including access roads, underground collector system, maintenance building and switching station. The Vestas V100 1.8 MW turbine model has been selected as the preferred turbine model. A written copy of the Draft Project Description Report was made available for public inspection on July 22, 2010 at the Township of West Lincoln Clerk's Office (318 Canborough Street, P.O. Box 400, Smithville, Ontario, L0R 2A0). The draft Project Description Report can also be viewed electronically on the project website at www.hafwindenergy.ca.

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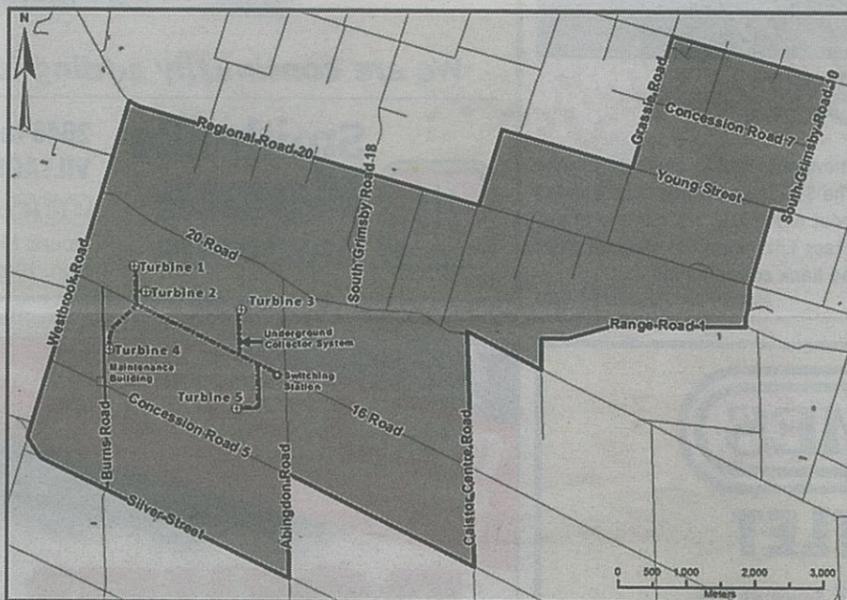
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Project Contacts and Information:

To learn more about the project proposal, draft site plan, public meetings, or to communicate questions or concerns please visit the project's website at www.hafwindenergy.ca or contact:

Mr. Tom Lewis, Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
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Ms. Britney Pringle, Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, ON M2J 1T1
tel: 416-499-3110 / fax: 416-499-9658
e-mail: bpringle@morrisonhershfield.com



FOOD

MAKE USE OF THE SEASON'S FIRST FRUIT

Rhubarb is the first fruit of the season and one of my favourites. I'm always looking for new recipes, even though the best ones are your old favourites.

RHUBARB CHUTNEY
(Great with ham/pork)

- 2 tbsp olive oil
- 1 medium onion, finely chopped
- 1 lb rhubarb, cut into 1/2inch pieces
- 1/2 cup raisins
- 1/2 cup packed light-brown sugar
- 1 tbsp peeled minced fresh ginger
- 1 cinnamon stick
- 1 tbsp sherry vinegar

In a saucepan, heat oil over medium. Add onion and
See RECIPES, Page 29



Alcohol and Gaming Commission of Ontario



Notice of Liquor Licence Application

The following establishment has applied to the Alcohol and Gaming Commission of Ontario for a liquor licence under the *Liquor Licence Act*.

Application for a Sales Licence

CIBO OSTERIA
(To be known as: **SUSHI EIGHT**)
43 MAIN STREET EAST, UNIT 2 & 3
GRIMSBY (Indoor and outdoor area)

Any resident of the municipality may make a written submission as to whether the issuance of the licence is in the public interest having regard to the needs and wishes of the residents. Submissions must be received no later than **June 16, 2012**. Please include your name, address and telephone number. If a petition is submitted to the Commission, please identify the designated contact person. **Note:** The AGCO gives the applicant copies of any objections. Anonymous objections are not considered.

The personal information gathered is collected under the authority of the *Liquor Licence Act*. The principal purpose of the collection is to assess eligibility for the issuance of a liquor sales licence. Copies of all objections are given to the applicant. The information may also be disclosed pursuant to the *Freedom of Information and Protection of Privacy Act*. Questions about this collection should be directed to the Manager, Licensing and Registration, Alcohol and Gaming Commission of Ontario at the address, telephone numbers or e-mail address listed below.

Submissions to be sent to: Licensing and Registration, Alcohol and Gaming Commission of Ontario, 90 Sheppard Avenue East, Suite 200, Toronto, ON M2N 0A4. Tel: 416-326-8700 OR Toll-free in Ontario: 1-800-522-2876. Fax: 416-326-5555. E-mail: licensing@agco.on.ca

CAREERS & NOTICES

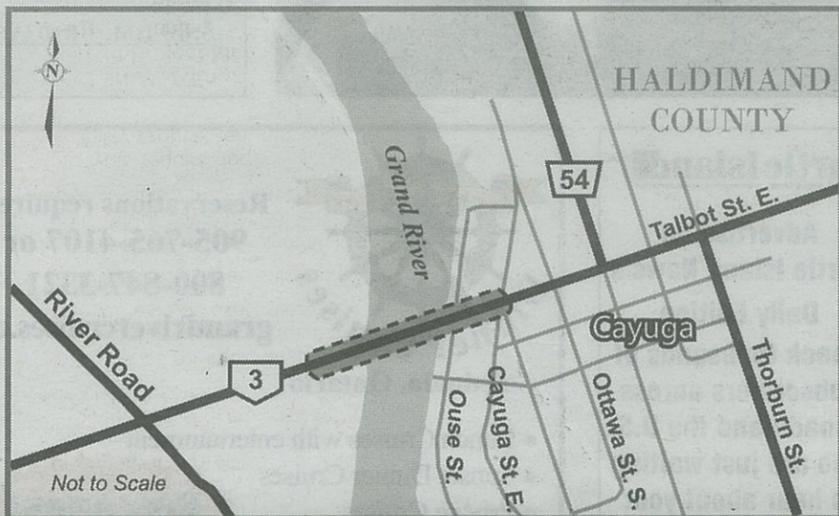
ONTARIO MINISTRY OF TRANSPORTATION

Notice of Community Information Session Highway 3 Cayuga: Replacement of the Grand River Bridge Detail Design Study, G.W.P. 3501-01-00

THE STUDY

The Ontario Ministry of Transportation (MTO) is carrying out the Detail Design for the replacement of the Grand River Bridge in Cayuga, Haldimand County, as shown in the key plan.

The project received approval in 2008 under the MTO Class Environmental Assessment for Provincial Transportation Facilities (2000) process.



COMMUNITY INFORMATION SESSION

A Community Information Session (CIS) has been arranged by the MTO to provide the community with an opportunity to review the detail design study process, construction staging and access plans, and the final design for the replacement bridge prior to construction.

The CIS will be an information drop-in centre with project staff available to answer questions and receive comments. Selected findings from the Stage 4 Archaeological Salvage will also be available.

The CIS is scheduled as follows:

Location: Six Nations Polytechnic (2160 Fourth Line, Ohsweken, ON N0A 1M0)
Date: Monday, May 28, 2012
Time: 4:00 p.m. – 8:00 p.m.

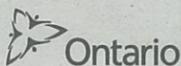
Should you require further information regarding this study or if you have any accessibility requirements in order to participate in this project, please feel free to contact:

Mr. Dan Green, P.Eng.
Consultant Project Manager
McCormick Rankin
A Member of MMM Group
72 Victoria Street South
Kitchener, ON N2G 4Y9
tel: 519-741-1464 ext. 2234
toll-free: 1-866-741-8850
fax: 519-741-8884
e-mail: dgreen@mrc.ca

Mr. J.A. (Sandy) Nairn, MCIP, RPP
Consultant Environmental Planner
Ecoplans, a Member of MMM Group
2655 North Sheridan Way
Mississauga, ON L5K 2P8
tel: 905-829-6264
toll-free: 1-877-562-7947 ext. 1264
fax: 905-823-2669
e-mail: snairn@ecoplans.com

Mr. Scott Reid, P.Eng.
Project Engineer
Ministry of Transportation
659 Exeter Road
London, ON N6E 1L3
tel: 519-873-4042
toll-free: 1-800-265-6072
fax: 519-873-4600
e-mail: scott.reid@ontario.ca

Information collected will be used in accordance with the Freedom of Information and Protection of Privacy Act and the Access to Information Act.



NOTICE OF DRAFT SITE PLAN AND PUBLIC MEETING #2

To be held by Vineland Power Inc. regarding a Proposal to Engage in a Renewable Energy Project

Project Name: HAF Wind Energy Project
Project Location: Township of West Lincoln, Niagara Region, Ontario
Dated at West Lincoln this the 23rd day of May 2012

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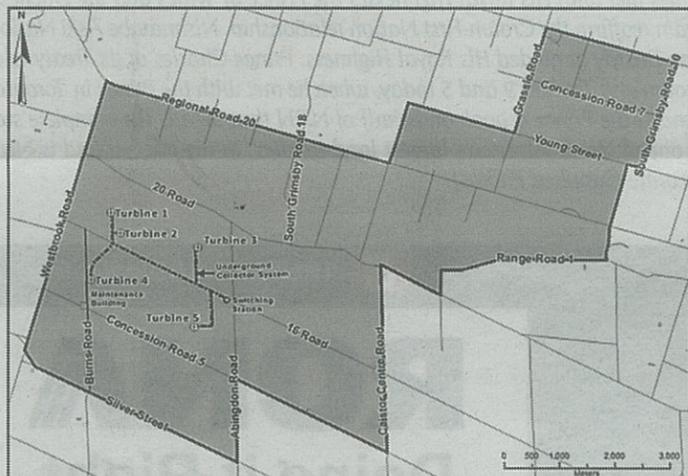
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Date: June 26, 2012
Time: 3:00 p.m.-8:00 p.m.
Place: Township of West Lincoln, Caistor Community Centre, 9184 Regional Road 65 (Silver Street), R.R. 2, Caistor Centre, ON L0R 1E0

The meeting will be in an Open House format allowing attendees to visit any time during the event.

Project Description:

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PN-2734-MORR



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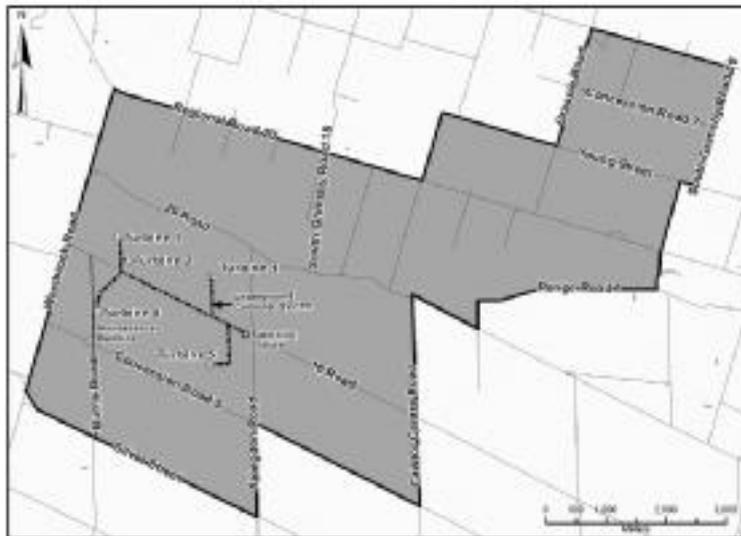
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e-mail: bpringle@morrisonhershfield.com

FOOD

CHERRIES GREAT FOR TARTS, COBBLERS AND MORE

Sweet cherries are available now so look for them at roadside market stands or go to a "pick your own" farm and get the family involved, after all ... "life is a bowl of cherries"!!

FRESH CHERRY TART

- 9 whole graham crackers
- 2 tbsp plus 1/4 cup sugar
- 6 tbsp butter, melted
- 6 oz bar cream cheese, room temperature
- 1/2 tsp vanilla
- 3/4 cup heavy cream
- 1 pound fresh sweet cherries, pitted and halved
- 1 tbsp seedless raspberry jam or apply jelly

Preheat oven to 350. In a food processor pulse graham crackers and 2 tbsp sugar until finely ground. Add butter and process until combined. Transfer mixture to a 9-inch tart pan with a removable bottom. Firmly press mixture into bottom and up sides of pan. Bake until browned, 10-12 minutes. Let cool completely. Meanwhile, in a large bowl, using an electric mixer, beat cream cheese on medium speed. Add vanilla and remaining sugar until light and fluffy. Gradually add cream, and beat until soft peaks form; spread mixture in cooled crust. Scatter cherries on top. In a small saucepan, combine jam (or apple jelly) with 1 teaspoon of water; heat until liquefied. Using a pastry brush, dab cherries with glaze. Refrigerate tart at least 30 minutes or covered for up to 1 day.

CHERRY COBLER

- 3-3/4 cups flour, plus more for rolling
- 4 tsp baking powder
- 1-1/2 tsp salt
- 1 cup sugar
- 3/4 cup very cold unsalted butter
- 2 cups cold heavy cream, plus more for brushing

- 3 lbs fresh sweet cherries, pitted
- 4 tsp cornstarch
- 1 tsp vanilla extract

Preheat oven to 400. In a bowl, combine flour, baking powder, salt and 1/2 cup of the sugar. Using large holes on a box grater, grate butter into flour mixture. With a fork, stir in cream until dough just comes together. On a floured work surface, roll out dough to a 3/4 inch thickness with a floured rolling pin.

With a knife or biscuit cutter, cut out 9-12 rounds or squares of dough. In a bowl, combine cherries, 1/2 cup sugar, cornstarch and vanilla. Divide mixture among four 1-1/2 cup ramekins; top each with 2-3 dough pieces. Brush tops with extra cream. Bake cobbler on a rimmed baking sheet until biscuits are golden and juices are bubbling, 40-45 minutes. Rotate sheet half way through baking. Let cool 15 minutes then serve warm with whipped cream if desired.

SPICED CHERRY CONSERVE

- 1-1/3 pounds ripe dark sweet cherries
- 1-1/2 cups sugar
- 1/4 tsp each of ground mace, ground cinnamon
- Pinch of ground cloves
- 6 tbsp red wine vinegar
- 1/4 cup blanched sliced or slivered almonds

Stem and pit cherries. In a 3 quart saucepan combine the sugar, spices and vinegar. Bring quickly to a boil, stirring to dissolve sugar. Add cherries and boil, stirring occasionally for about 40 minutes or until a teaspoon of the syrup thickens in 2-3 minutes on a pre-chilled saucer in the coolest part of the fridge. When the syrup is thick (it will also thicken as it cools), fold in nuts. Ladle mixture into hot, sterilized jars and seal. Let keep for 1 month to blend flavors.



Nancy Morgan
Nancy's Kitchen

CAREERS & NOTICES

MISSISSAUGAS OF THE NEW CREDIT FIRST NATION WORKING MANAGER, COUNTRY STYLE FRANCHISE

Qualifications:

• Grade 12 education or equivalent, with 5 years business-related experience, or Post Secondary Education (Certificate or Diploma) in a business-related field with 2 years business experience; Current (one year) certificate in Safe Food Handler's Course or willingness to obtain; Computer software knowledge including MS Office, Excel; Working knowledge and/or experience with POS, ACCPAC for Windows, or other accounting software will be considered an asset; Successful candidate must be willing to undertake training; Successful applicant must provide the results of a current criminal reference check; Must have insured vehicle and Class "G" drivers license; Requirement to use own vehicle for delivery of catering orders.

Wage: \$15.00/hr - \$20.00/hr, depending on qualifications

Apply to: Mississaugas of the New Credit First Nation, 2789 Mississauga Road, RR #6, Hagersville, ON N0A 1H0, Attention: Personnel Committee

Deadline: Wednesday, July 4, 2012 at 12:00 noon

For consideration, all applications **MUST INCLUDE** the following:

- * copy of current resume
- * cover letter
- * 3 references (work related preferred)
- * copy of educational qualifications

A detailed Job Description is available at the Mississaugas of the New Credit Administration Building; (Ph: 905.768.1133; Fax: 905.768.1225). Only those candidates successful in the Selection & Hiring Process will be contacted.



FULL TIME BOOKKEEPER

Turtle Island News is seeking an
Full Time Bookkeeper

Must have experience with Simply Accounting, preferably a two year accounting diploma, five to six years experience, can work in fast paced multi-tasking newspaper environment. Has full understanding of all modules in general ledger. Cash handling experience, daily balancing, account reconciliation, month and year end reporting procedures experience. Works well with public and team.
Salary negotiable.

If this is YOU please submit your resumé and cover letter to:

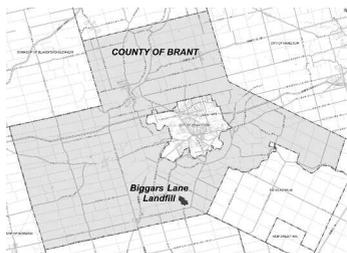
**The Editor
Turtle Island News
P.O. Box 329, Ohsweken,
ON N0A 1M0
or Fax:
(519) 445-0865**

We wish to thank all candidates but only those granted an interview will be contacted.



Notice of Commencement and Notice of Public Information Centre – Terms of Reference for an Environmental Assessment to Secure Additional Solid Waste Disposal Capacity within the County of Brant

The County of Brant has initiated an environmental assessment to secure additional solid waste disposal capacity for the County. As an initial step in the process, the County has completed an evaluation of numerous potential options for long-term solid waste disposal. The preferred alternative identified was expansion of the Biggars Lane Landfill Site.



The Process: The proposed project will be carried out in accordance with the requirements of the *Environmental Assessment Act* (EAA). The first step of the process is to prepare the Terms of Reference. The Terms of Reference will outline the framework and work plan for addressing the EAA requirements when preparing the environmental assessment. This will include the different expansion alternatives that will be considered and the public consultation activities that will be carried out. If approved by the Minister of the Environment, the Terms of Reference will provide the framework and requirements for the preparation of the environmental assessment.

Public Information: Members of the public, government agencies and other interested persons are encouraged to actively participate in the planning process by attending consultation opportunities or contacting staff directly with comments or questions. Events will be announced in local newspapers throughout the County and by direct mail out. Information will also be posted to the County's website at www.brant.ca/notices/Solid_Waste_EA.shtml. To introduce the project, present and solicit comments on the results of the initial evaluation of alternatives, and discuss the Terms of Reference and environmental assessment, an initial **Public Information Centre** will be held on: **June 27th, 2012 from 5pm - 8pm at the Airport Community Centre, 3 Airport Road, Brant, Postal Code N3T 5L7.**

For further information please contact:

Matthew D'Hondt, C.E.T.
County of Brant
26 Park Avenue
Burford, ON NOE 1A0
Telephone: (519) 449-2451
Fax: (519) 449-3382
E-mail: solidwasteEA@brant.ca

Clare Stewart, P.Eng.
Stantec Consulting Ltd.
49 Frederick Street
Kitchener, ON N2H 6M7
Telephone: (519) 585-7467
Fax: (519) 579-4239
E-mail: clare.stewart@stantec.com

Under the Freedom and Protection of Privacy Act and the Ontario EAA, unless otherwise stated in the submission, any personal information such as name, address, telephone number and property location included in a submission will become part of the public record files for this matter and will be released, if requested, to any person.



NOTICE OF PUBLIC MEETING #2 To be held by Vineland Power Inc. regarding a proposal to engage in a Renewable Energy Project

Project Name: HAF Wind Energy Project

Project Location: Township of West Lincoln, Niagara Region, Ontario

Dated at: West Lincoln this the 25th day of April 2012

Vineland Power Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with Section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:

Date: June 26, 2012

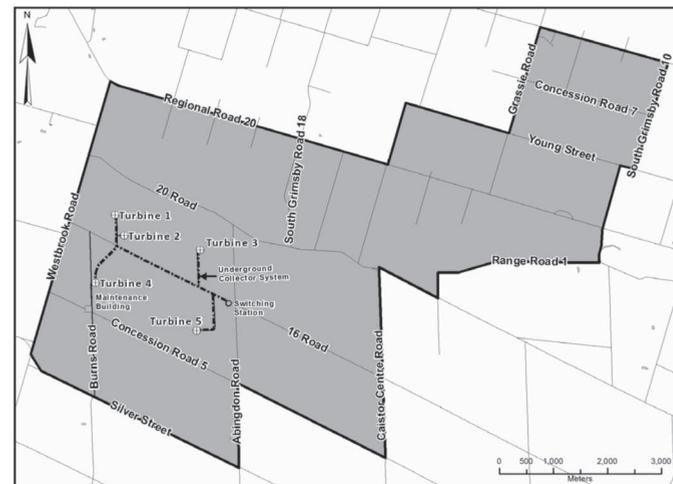
Time: 3:00 p.m. - 8:00 p.m.

Place: Township of West Lincoln Caistor Community Centre 9184 Regional Road 65 (Silver Street), R.R. 2 Caistor Centre, ON L0R 1E0

The meeting will be in an Open House format allowing attendees to visit any time during the event.

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total maximum name plate capacity of 9 MW. The project location is described in the map.



Documents for Public Inspection:

The Draft Project Description Report (PDR) titled *HAF Wind Energy Project Draft Project Description Report* describes the project as a wind energy facility, with 5 wind turbines proposed. The Vestas V100 1.8 MW turbine model has been selected as the preferred turbine model. A written copy of the PDR was made available for public inspection on July 22, 2010 at the Township of West Lincoln Clerk's Office (318 Canborough Street, P.O. Box 400, Smithville, ON L0R 2A0). The PDR can also be viewed electronically on the project website at www.hafwindenergy.ca.

Further, on behalf of Vineland Power Inc. the study team has prepared the following supporting documents in order to comply with the requirements of the Act and Regulation: Construction Plan Report, Design and Operations Report, Wind Turbine Specifications Report, Decommissioning Plan Report, Natural Heritage Assessment Report, Environmental Impact Study, Cultural Heritage Assessment Report, Archaeology Assessment Report and Noise Assessment Report. Written copies of the draft supporting documents are currently available for public inspection at the following locations:

- Township of West Lincoln, Clerk's Office, 318 Canborough Street, P.O. Box 400, Smithville, ON L0R 2A0
- West Lincoln Public Library - Smithville Branch, 318 Canborough Street, Smithville, ON L0R 2A0
- West Lincoln Public Library - Wellandport Branch, 5042 Canborough Street, Wellandport, ON L0R 2J0
- West Lincoln Public Library - Caistorville Branch, 9549 York Street, Caistorville, ON NOA 1C0
- Or electronically at www.hafwindenergy.ca

Project Contacts and Information:

To learn more about the project proposal, public meetings or to communicate concerns, please visit the project's website at www.hafwindenergy.ca or contact:

Mr. Tom Lewis
Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, ON L5N 5R1
tel: 905-607-1016
fax: 905-607-5995
e-mail: tom@ipcenergy.ca

Ms. Britney Pringle
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, ON M2J 1T1
tel: 416-499-3110
fax: 416-499-9658
e-mail: bpringle@morrisonhershfield.com

COMMUNITY

Brenda DeKoe and Erika Trep are ready to roll, as the inaugural season for the Niagara Roller Girls gets underway this weekend. DeKoe and Trep are from Port Colborne and will be suiting up for the Vineyard Vixens. LUKE EDWARDS/ STAFF PHOTO



ROLLER

From previous page

Competition begins this weekend, with a doubleheader taking place at the Garden City Arena in St. Catharines on Saturday. Doors open at 5:30 and competition begins at 6 p.m.

SeDeKoe and Trep said they're both

excited, but it's a good kind of excited and they say they're looking forward to starting competition.

Other days of competition this summer include July 14, 28 and Aug. 18. There is also a fundraising event on July 16 and Henry of Pelham, with a screening of the movie *Derby Baby* at 7 p.m. For more information, www.niagararollergirls.com

Fort Erie
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Your Neighbourhood Bar & Grill



CANADIAN SONGFEST
Come to Fort Erie Kelsey's
**FRIDAY NIGHTS to qualify for the
Grand Finale July 21-22, 2012**

www.canadiansongfest.com

1/2 PRICE WINGS
ALL DAY THURSDAY
Live Entertainment on the
Patio after Cruise Nights

310 Garrison Rd., Fort Erie
905-991-1010 • kelseys.ca



NOTICE OF PUBLIC MEETING #2

To be held by Vineland Power Inc. regarding a proposal to engage in a Renewable Energy Project

Project Name: HAF Wind Energy Project
Project Location: Township of West Lincoln, Niagara Region, Ontario
Dated at: West Lincoln this the 26th day of April 2012

Vineland Power Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with Section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:

Date: June 26, 2012
Time: 3:00 p.m. - 8:00 p.m.
Place: Township of West Lincoln
Caistor Community Centre
9184 Regional Road 65
(Silver Street), R.R. 2
Caistor Centre, ON
L0R 1E0

The meeting will be in an Open House format allowing attendees to visit any time during the event.

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total maximum name plate capacity of 9 MW. The project location is described in the map.

Documents for Public Inspection:

The Draft Project Description Report (PDR) titled *HAF Wind Energy Project Draft Project Description Report* describes the project as a wind energy facility, with 5 wind turbines proposed. The Vestas V100 1.8 MW turbine model has been selected as the preferred turbine model. A written copy of the PDR was made available for public inspection on July 22, 2010 at the Township of West Lincoln Clerk's Office (318 Canborough Street, P.O. Box 400, Smithville, ON L0R 2A0). The PDR can also be viewed electronically on the project website at www.hafwindenergy.ca.

Further, on behalf of Vineland Power Inc. the study team has prepared the following supporting documents in order to comply with the requirements of the Act and Regulation: Construction Plan Report, Design and Operations Report, Wind Turbine Specifications Report, Decommissioning Plan Report, Natural Heritage Assessment Report, Environmental Impact Study, Cultural Heritage Assessment Report, Archaeology Assessment Report and Noise Assessment Report. Written copies of the draft supporting documents are currently available for public inspection at the following locations:

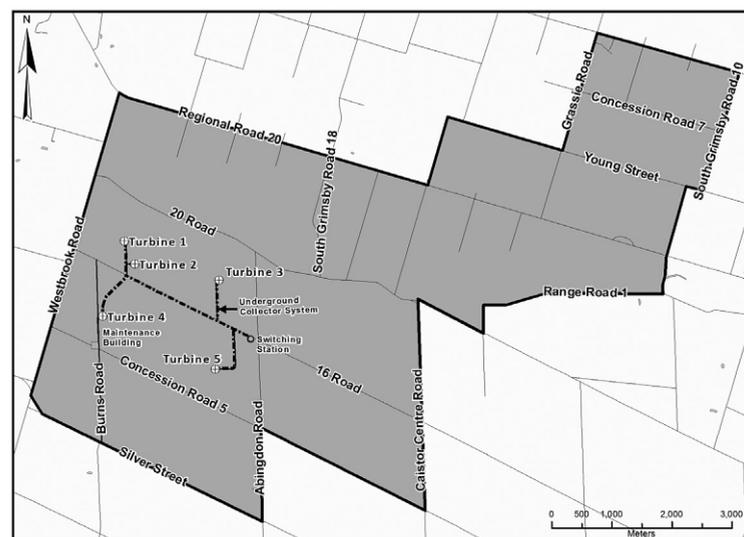
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- Or electronically at www.hafwindenergy.ca

Project Contacts and Information:

To learn more about the project proposal, public meetings or to communicate concerns, please visit the project's website at www.hafwindenergy.ca or contact:

Mr. Tom Lewis
Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, ON L5N 5R1
tel: 905-607-1016
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e-mail: tom@ipcenergy.ca

Ms. Britney Pringle
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, ON M2J 1T1
tel: 416-499-3110
fax: 416-499-9658
e-mail: bpringle@morrisonhershfield.com





MORRISON HERSHFIELD

April 24, 2012

«Title» «First Name» «Last Name»

«Address_Line_1»

«City», «Province»

«Postal_Code»

Dear «Title» «Last Name»:

Re: Notice of Public Meeting #2 for the HAF Wind Energy Project

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* (“the Act”) Part V.0.1. and Ontario Regulation 359/09 (“the Regulation”) which addresses Renewable Energy Approvals (“REA”). This notice is being distributed in accordance with section 15 of the Regulation.

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total of five (5) turbines with a maximum name plate capacity of 9 MW. The project location is described in the map in the attached notice.

The purpose of this letter and attached notice is to inform you that Vineland Power Inc. proposes to engage in this wind energy project, how you can obtain further information on the project, and to invite you to attend the Project’s Second Public Open House.

If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project’s design, where technically and economically feasible. The Public Open House will provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and questions regarding the project. We appreciate your input and welcome your attendance at the Public Open House scheduled for:

Date: **June 26, 2012**

Time: **3:00 pm to 8:00 pm**

Location: **Township of West Lincoln, Caistor Community Centre**

9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meeting, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: tom@ipcenergy.ca

Ms. Britney Pringle

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com

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Legend

Project Infrastructure

- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)

Substation Fence

- 30 m setback
- 120 m setback
- 550 m setback

Provincially Significant Wetlands

Significant Woodlands

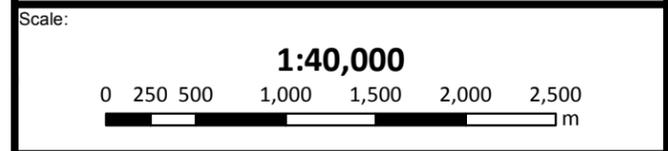
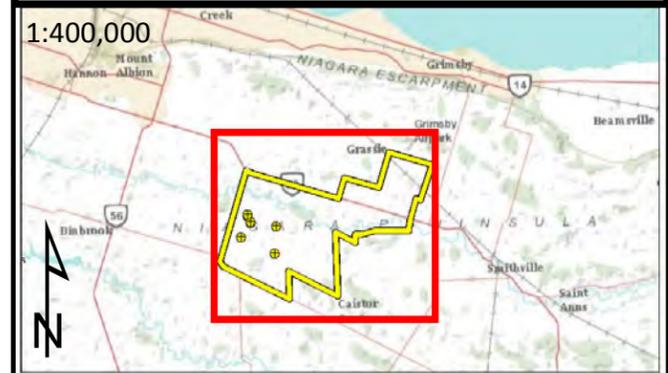
Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.
 ESRI Aerial Photography (Bing 2010)
 Project location data provided by IPC Energy and AMEC.



Project:

HAF WIND ENERGY PROJECT

Title:

**Proposed Wind Turbine Site Plan
 Landuse (Overview)**

Project No.:

1104037

Drawing No.:

Figure No. 1

Date:

20 Apr 2012

NOTICE OF PUBLIC MEETING #2

To be held by Vineland Power Inc. regarding a Proposal to Engage in a Renewable Energy Project

Vineland Power Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the Environmental Protection Act (ACT) Part V.0.1 and Ontario Regulation 359/09 (Regulation).

Meeting Location:

DATE: June 26, 2012

TIME: 3:00 p.m.-8:00 p.m.

PLACE: Township of West Lincoln Caistor Community Centre 9184 Regional Road 65 (Silver Street), R.R.2

Caistor Centre ON, L0R 1E0

The Meeting will be in an Open House format allowing attendees to visit any time during the event.



HAF Wind Energy Project
Township of West Lincoln, Niagara Region, ON

Project Description:
Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total maximum name plate capacity of 9 MW. The project location is described in the map below.

Documents for Public Inspection:

- Construction Plan Report,
- Design and Operations Report,
- Wind Turbine Specifications Report,
- Decommissioning Plan Report,
- Natural Heritage Assessment Report,
- Environmental Impact Study,
- Cultural Heritage Assessment Report,
- Archaeology Assessment Report,
- Noise Assessment Report.

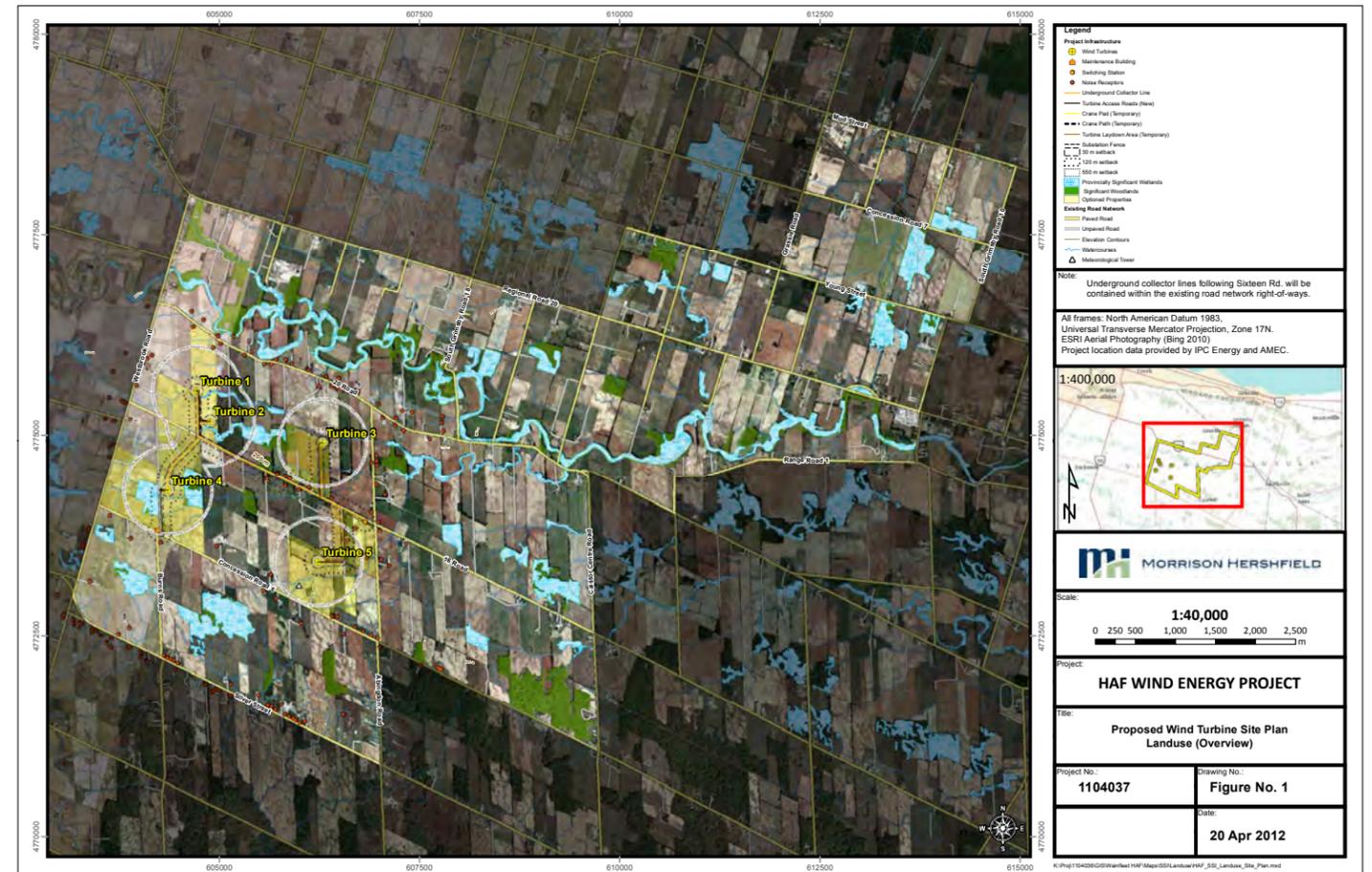
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- Or electronically at www.hafwindenergy.ca

Project Contacts and Information:

To learn more about the project proposal, public meetings, or to communicate concerns please visit the project's website at www.hafwindenergy.ca or contact:

Mr. Tom Lewis Project Manager, IPC Energy Wainfleet Wind Energy Project 2550 Argenta Road, Suite 105 Mississauga, Ontario, L5N 5R1 Office: (905) 607-1016 Fax: (905) 607-5995 E-mail: Tom@ipcenergy.ca	Ms. Britney Pringle Environmental Planner, MH Wainfleet Wind Energy Project 235 Yorkland Boulevard, Suite 600 Toronto, Ontario, M2J 1T1 Office: (416) 499-3110 Fax: (416) 499-9658 E-mail: BPringle@morrisonhershfield.com
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www.hafwindenergy.ca







NOTICE OF PUBLIC MEETING #2
To be held by Vineland Power Inc. regarding a proposal to engage in a Renewable Energy Project

Project Name: HAF Wind Energy Project
Project Location: Township of West Lincoln, Niagara Region, Ontario
Dated at: West Lincoln this the 25th day of April 2012

Vineland Power Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with Section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

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Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total maximum name plate capacity of 9 MW. The project location is described in the map.



Documents for Public Inspection:

The Draft Project Description Report (PDR) titled *HAF Wind Energy Project Draft Project Description Report* describes the project as a wind energy facility, with 5 wind turbines proposed. The Vestas V100 1.8 MW turbine model has been selected as the preferred turbine model. A written copy of the PDR was made available for public inspection on July 22, 2010 at the Township of West Lincoln Clerk's Office (318 Canborough Street, P.O. Box 400, Smithville, ON L0R 2A0). The PDR can also be viewed electronically on the project website at www.hafwindenergy.ca.

Further, on behalf of Vineland Power Inc. the study team has prepared the following supporting documents in order to comply with the requirements of the Act and Regulation: Construction Plan Report, Design and Operations Report, Wind Turbine Specifications Report, Decommissioning Plan Report, Natural Heritage Assessment Report, Environmental Impact Study, Cultural Heritage Assessment Report, Archaeology Assessment Report and Noise Assessment Report. Written copies of the draft supporting documents are currently available for public inspection at the following locations:

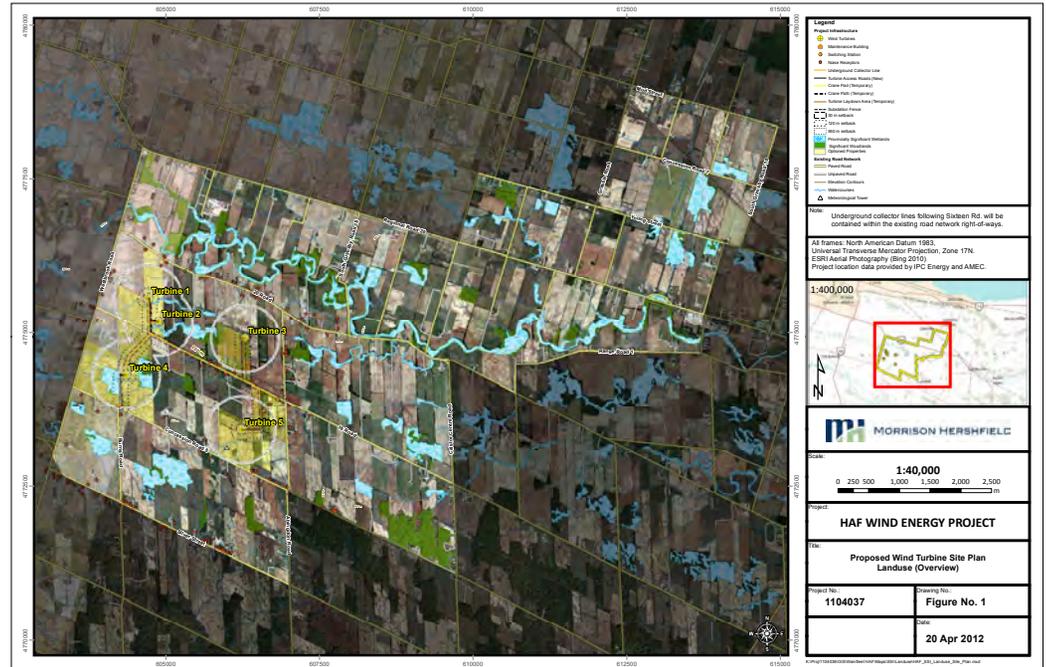
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Appendix B: Public Meeting #1 Display Boards, Sign-In Sheets, Comment Sheets

Welcome To The Public Open House For The HAF Wind Energy Project

August 25, 2010



Objectives of Open House:

- Introduce Vineland Power Inc. and IPC Energy.
- Present an overview of HAF Wind Energy Project.
- Share status of ongoing project environmental studies and outline future work required.
- Receive public input and feedback to incorporate into the project's design, where economically feasible.

PROJECT OVERVIEW FOR THE HAF WIND ENERGY PROJECT

- Vineland Power Inc. is proposing to develop a 10 MW wind farm located in the Township of West Lincoln, in the Niagara Region.
- The project is subject to *Ontario Regulation 359/09 Renewable Energy Approvals (REA)* under Part V.0.1 of the *Ontario Environmental Protection Act*.
- Vineland Power Inc. is seeking *Renewable Energy Approval* from the Ministry of the Environment (MOE).
- Required studies and documents will be submitted to MOE by December 2010. If approved, the project proceeds to construction in 2011.
- The Project would include up to five (5) wind turbines, with all project components installed on privately-owned agricultural lots within the study area.



HAF WIND ENERGY - PROJECT SCOPE

The project would provide electricity to over 2500 homes by feeding into the Hydro One distribution system. Currently there are three turbine models under consideration for this project.

Project Capacity: 10 Megawatts

Project Type: Class 4 Wind Facility (under REA)

Number of Turbines: Up to five (5)

Technology: Gamesa G90, 2.0 Megawatt
Samsung, 2.5 Megawatt
Vestas V100, 1.8 Megawatt

Hub Height: Gamesa 78m and 100m
Samsung 80m
Vestas 80m and 95m

Rotor Diameter: Gamesa 90m
Samsung 90m
Vestas 100m

Annual Energy Production: 26 Million kWh



ABOUT VINELAND POWER INC.

- Vineland Power Inc., the proponent of the HAF Wind Energy Project was established in 2009.
- It is promoted by local residents and entrepreneurs, Martin Langbroek, Larry Dykstra, and Darrell Boer.
- Vineland Power Inc. is focused on developing renewable and environmentally friendly sources of energy including wind energy development.



ABOUT IPC ENERGY

- IPC Energy (IPC), developer of the HAF Wind Energy Project, was established in 2005.
- We offer an experienced and qualified team for developing wind projects.
- We deliver efficient and cost competitive energy in an environmentally responsible manner.
- We believe wind energy will provide a safe, viable and economic alternative to other forms of electrical generation.
- Wind power is already an important component of energy in Europe, and is becoming a major industry in Canada.



MAKING ONTARIO A GLOBAL LEADER IN RENEWABLE ENERGY



- Ontario's *Green Energy and Green Economy Act* was passed in May, 2009, to promote the development of a sustainable energy economy and to regulate the province's renewable energy practices.
- Strategy seeks to phase out coal-fired generation by 2014 and assist the province with meeting its greenhouse gas reduction targets.
- The Act includes the *Renewable Energy Approval (REA)* regulation, ensuring that developers continue to have high safety standards, protect environmentally valued features and engage communities.

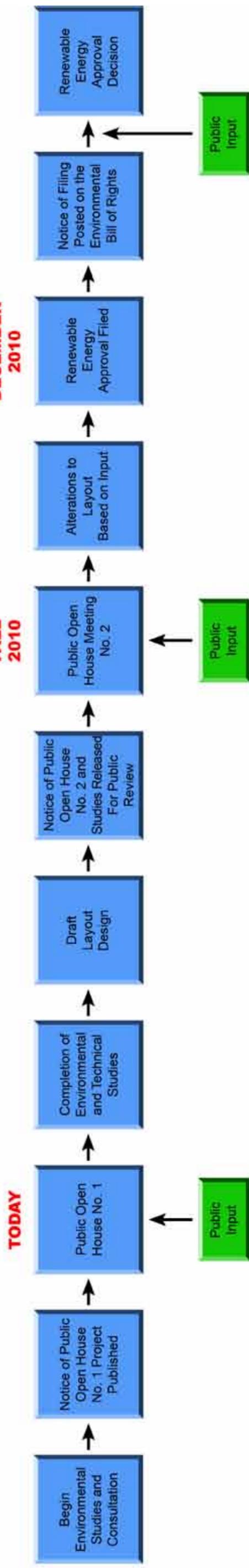
ABOUT THE RENEWABLE ENERGY APPROVAL

- The *Renewable Energy Approval* (REA) is a streamlined government approvals process which provides service guarantees for renewable energy projects.

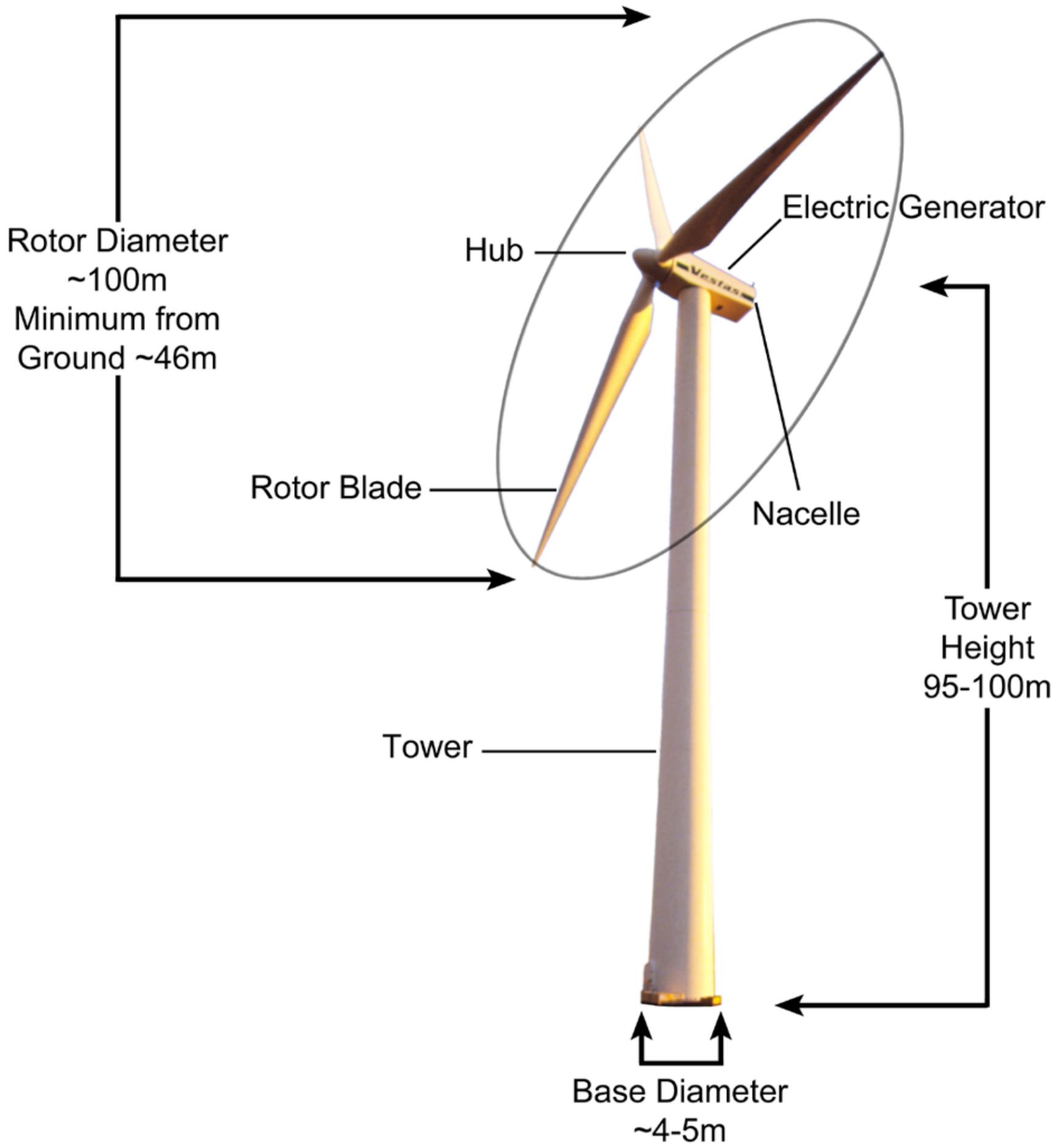


- The REA is issued by the Ministry of the Environment, and is used by the provincial government for most renewable energy projects.
- The Ontario Power Authority (OPA) issues contracts under the province's new Feed In Tariff (FIT) program to purchase power at guaranteed rates over 20 years from wind, solar and bio-energy facilities.

ONTARIO RENEWABLE ENERGY APPROVAL PROCESS



KEY COMPONENTS OF A TURBINE



WIND ENERGY - HOW THE TECHNOLOGY WORKS

- A computer turns the rotor to face the wind.
- The blades begin to rotate when winds reach approximately 8 km/h.
- Inside the nacelle, the blades propel a shaft that drives a generator through a gearbox and converts the mechanical power to electrical power.
- The electricity is carried down the cables inside the tower.
- Underground distribution lines carry the power to the electrical grid.



PROJECT FACILITIES, EQUIPMENT AND TECHNOLOGY



The major components of the project are as follows:

- Meteorological Tower
- Wind Turbines
- Collector Systems
- Pad Mount Transformers
- Distribution Systems
- Turbine Access Roads
- Supervision Control and Data Acquisition (SCADA)/Operations Building

PROJECT LIFE CYCLE

The Project includes four main phases:

1. Development Phase



2. Construction Phase



3. Operations Phase



4. Decommissioning Phase



DEVELOPMENT PHASE

The Development Phase of the project includes all the assessments and plans stipulated under the *Renewable Energy Approval (REA)* requirements and best management practices. These generally include:

- Land Acquisition
- Site Prospecting
- Wind Resource Assessment
- Feasibility Study
- Preliminary Records Review
- Community Relations
- Permitting
- Project Description
- Public and Agency Consultation
- Natural Heritage Assessment
- Cultural Heritage Assessment
- Archaeological Assessment
- Noise Assessment
- Environmental Impact Assessment
- Wind Turbine Specification Report
- Construction Plan
- Design and Operations Report
- Decommissioning Plan



CONSTRUCTION PHASE



The Construction Phase of the project includes all the activities from initial work planning, to testing of the wind energy project before commissioning.

The main activities during this phase include:

- Transportation
- New Road Building
- Installation of Wind Turbines
- Installation of Electrical Networks and Switch Stations

Further details on the Construction Phase will be presented in the Construction Plan Report.

OPERATIONS PHASE

The Operations Phase involves activities including regular maintenance, operation and examination of the project's facilities.

During the operations phase:

- Regular planned maintenance will occur on a quarterly basis
- Additional visits will occur as required
- More significant operations and maintenance tasks are planned at 5, 10, and 15 year intervals

Further details on the Operations Phase will be presented in the Design and Operations Report.



DECOMMISSIONING PHASE

The Decommissioning Phase includes the disassembly, dismantling, and restoration of each wind turbine location. This will take place once the life cycle of the facility has expired.

The decommissioning of this Project may require the dismantling of facility components such as:

- Turbines
- Concrete foundations
- Switching station
- Overhead and/or underground electrical network



Further details on the Decommissioning Phase will be presented in the Decommissioning Plan Report.

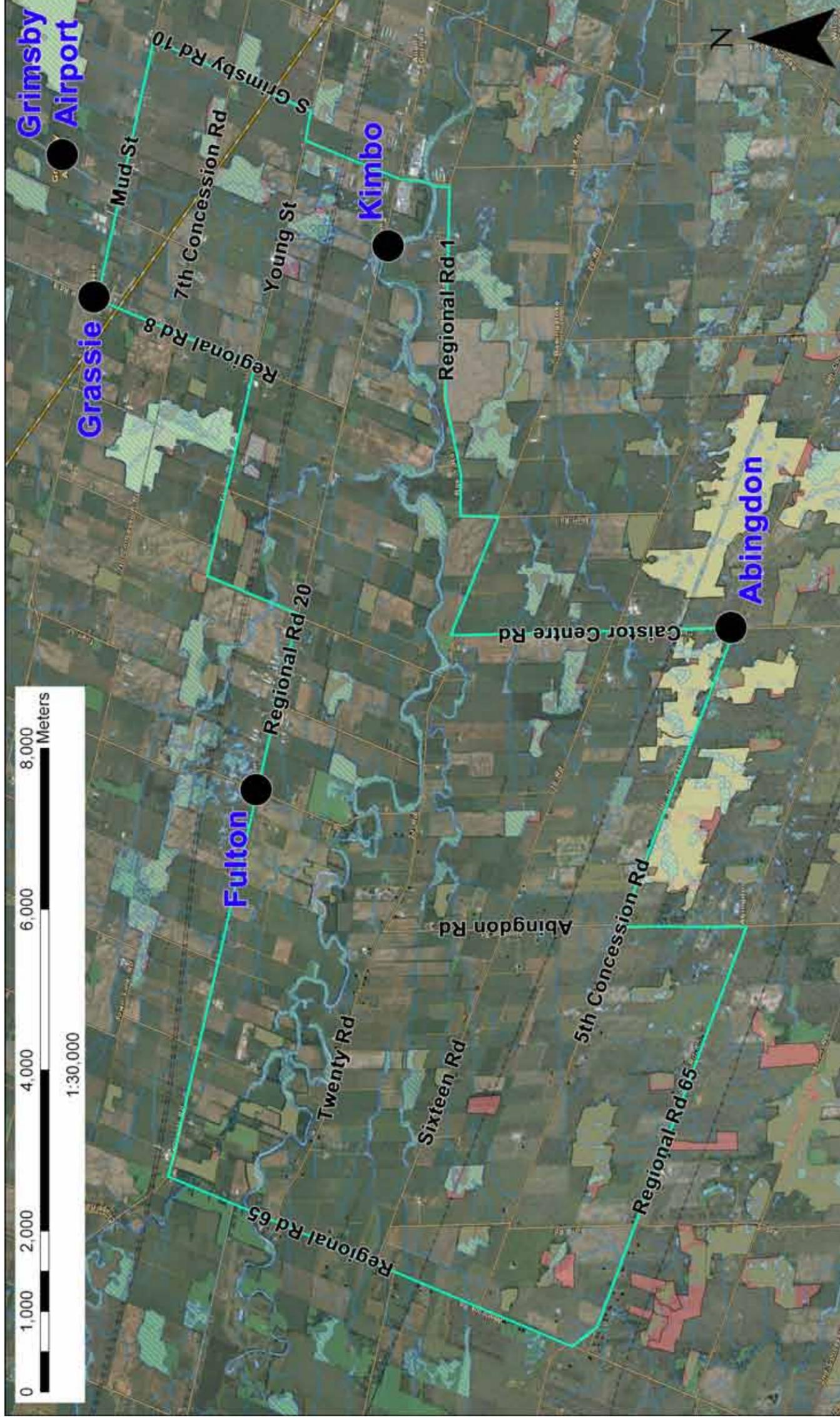
PRELIMINARY RECORDS REVIEW AND PRE-CONSULTATION

During the Development Phase of the project, a Preliminary Records Review and Pre-Consultation with Agencies was undertaken. The purpose of this was to obtain preliminary information about the potential environmental effects that may result from the project.

Data has been obtained on the locations of environmental features and the geography of the project location and is presented on the “Environmental Components Map” display board.



ENVIRONMENTAL COMPONENTS MAP



Legend

- Planning Study Area
- Roads
- Noise Receptors
- Bird Nesting Sites
- Wetlands
- Area of Natural & Scientific Interest
- Forests & Woodlots
- Environmentally Significant Area
- Wintering Area
- Wildlife Staging Area
- NGO Nature Reserve
- Conservation Reserves
- Provincial Parks
- Watercourses
- Waterbodies

GENERAL SUMMARY OF ENVIRONMENTAL EFFECTS



The potential environmental effects of a wind energy project can typically be mitigated through known and accepted practices.

Required REA documents will describe how this project will reduce or mitigate potential environmental concerns.

The potential environmental impact concerns that may result from this project generally relate to three environmental components:

- Natural Heritage
- Socio-Economic Environment
- Cultural Heritage and Archaeological Resources

ENVIRONMENTAL COMPONENTS

NATURAL HERITAGE RESOURCES	SOCIO-ECONOMIC ENVIRONMENT	CULTURAL HERITAGE & ARCHAEOLOGICAL RESOURCES
<ul style="list-style-type: none"> • Wetlands • Waterbodies • Woodlots • Valleylands • Wildlife Habitat • Provincial Parks • Conservation Areas 	<ul style="list-style-type: none"> • Land Use and Resources • Areas Protected under Provincial Plans and Policies • Air, Odor, Dust • Provincial and Local Infrastructure • Public Health and Safety • Aesthetics and Landscape • Economy and Livelihood • Social Justice 	<ul style="list-style-type: none"> • Archaeology and Human History • Heritage Resources

ENVIRONMENTAL STUDIES

In order to determine the potential environment effects that the project may have on the environmental components, the following environmental assessments are being conducted:

- Natural Heritage Assessment
- Archaeological Assessment
- Cultural Heritage Assessment
- Noise Assessment

The results of these studies will be available for public review in the fall of 2010.



STAKEHOLDER CONSULTATION

IPC is working with the following stakeholders:

- Township of West Lincoln
- Niagara Region
- Niagara Region Public and Catholic School Boards
- Mississaugas of the New Credit First Nation
- Six Nations of the Grand River Territory
- Niagara Region Métis Council
- Niagara Peninsula Conservation Authority
- Ontario Heritage Trust
- Ministry of the Environment
- Ministry of Natural Resources
- Ministry of Tourism and Culture
- Ministry of Agriculture, Food and Rural Affairs
- Ministry of Energy and Infrastructure
- Ministry of Aboriginal Affairs
- Ministry of Transportation
- Ministry of Health
- Natural Resources Canada
- Environment Canada
- Indian and Northern Affairs Canada
- Industry Canada
- Department of National Defense
- NAV Canada
- Radio Advisory Board of Canada
- Ontario Power Authority
- Hydro One Inc.
- Union Gas
- Royal Canadian Mounted Police
- John C. Munro Hamilton International Airport
- Local Businesses and Interest Groups
- Landowners within 300m of the Study Area



The stakeholder consultation is ongoing; new stakeholders may be identified.

ROLE OF CONSULTATION

Consultations with stakeholders are taking place to inform, describe and mitigate any potential environmental effects.

Consultation with the public and local municipality is an essential tool in establishing a two-way exchange of information.



Consultation will:

- Give you a better understanding of the project
- Allow IPC to obtain and use local knowledge in project designs and assessment of environmental concerns
- Establish an ongoing dialog with all stakeholders

COMMUNITY BENEFITS

This is a community-based power project initiated by local landowners and residents. It will:

- Provide energy that will power approximately 2500 homes
- Create local job opportunities during construction, operation, and decommissioning phases
- Generate tax revenue for the municipality
- Ensure a sustainable income for participating landowners in support of their ongoing agricultural operations
- Assist Ontario's efforts to create renewable sources of energy
- Produce a sustainable source of electricity that is clean and reliable, and emits no greenhouse gas emissions or waste by-products



HEALTH AND SAFETY

- Public safety measures are being incorporated into all phases of the Project, which includes the preparation of an Emergency Response Plan.
- All project facilities and components will be maintained and operated in accordance with applicable codes and regulations.
- Wind Energy is a safe and reliable source of energy.
- A May 2010 report prepared by the Chief Medical Officer of Health for Ontario, titled “*The Potential Health Impact of Wind Turbines*” concluded:
 - Vibration from low frequency wind turbines at residential setbacks does not cause adverse health effects.
 - Low frequency sound and infrasound from current turbine models are well below the pressure sound levels at which known health effects occur.
 - Setback distances for wind turbine noise control takes into account potential risk of injury from ice throw and structural failure of wind turbines.



PROPERTY VALUES

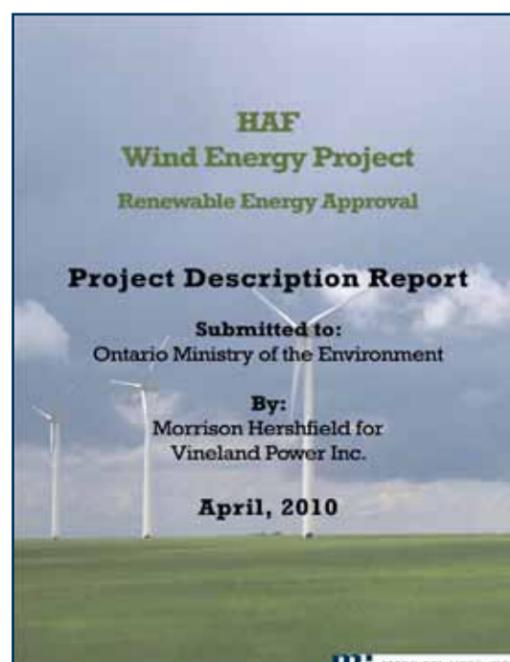


- A recent property value study entitled, “*Wind Energy Study-Effect on Real Estate Values in the Municipality of Chatham-Kent, Ontario*” found:
 - No evidence to indicate that rural residential properties had lower sales prices as a result of being within the viewshed of a wind turbine.
 - The study did not find any evidence that wind farms negatively affect residential market values in Chatham-Kent.
- A 2009 U.S. Department of Energy Study entitled “*The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis*” concluded:
 - There is no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities.
 - Neither the view of the wind facilities nor the distance of the home to those facilities is found to have any consistent, measurable, and statistically significant effect on home sales prices.

PROJECT REPORTS

As a part of the project's REA application the following supporting documents are required:

- Project Description Report
- Construction Plan Report
- Consultation Plan Report
- Decommissioning Plan Report
- Design and Operations Report
- Wind Turbine Specifications Report
- Natural Heritage Assessment Report
- Archaeology Assessment Report
- Cultural Heritage Assessment Report
- Noise Assessment Report



NEXT STEPS

- Complete All Reports and Environmental Assessments
- Continue Consultation with Stakeholders
- Finalize Site Layout
- Draft Documents for Public Review
- Undertake Second Public Open House
- Submit REA Package to the Ministry of the Environment for Approval





PROJECT FEEDBACK

Your input is a valued part of the HAF Wind Energy Project and we encourage you to share your comments with us by completing a Comment Form.

You may also contact:

Sunny Galia
Project Manager

IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, ON L5N 5R1

Tel.: (905) 607-1016
Fax: (905) 607-5995
Email: sunny@ipcenergy.ca

or

Jonathan Veale
Environmental Planner

Morrison Hershfield Limited
235 Yorkland Blvd., Suite 600
Toronto, ON M2J 1T1

Tel.: (416) 499-3110, Ext. 1639
Fax: (416) 499-9658
Email: jveale@morrisonhershfield.com

Additional information about the HAF Wind Energy Project, including the Draft Project Description Report, is available at this Public Open House or at:

www.ipcenergy.ca





**Thank You for Attending
this Public Open House**

for

**THE HAF
WIND ENERGY PROJECT**

**If you have any questions, please
speak to any Project Team
representatives in attendance.**

**We also encourage you to
fill out a Comment Form.**





SIGN-IN SHEET

RENEWABLE ENERGY APPROVAL FOR THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #1

Wednesday, August 25, 2010

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

PLEASE PRINT CLEARLY

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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
R + P Wegner	8200 Range Rd 1	Smithville	LOR 2A0	957 9264	Wegner@295.ca
Lynn + Rick Banks	7618 Range Rd. 2	Smithville	LOR 2A0	957 5462	Tyrily@explornet.com
GEORGE + CAROLYN FRANKS					
Ralph Walt	RR #2 Caistor Cent				
NUNZIOLI BERALE	9254 SILVERS	CAISTOR CENTRE	LOR 1E0	905 957 7555	
Edward Stark	9388 Conc. 2 Rd	Caistor Cent	LOR 1E0	905 957-6122	edward.stark@ymail.com
JUDY WEAVER	9277 SIXTEEN RD.	" "	" "		WEAVER.JUDY@EMAIL.COM
CHARLIS JOHNSON	31 CINDAN	SMITHVILLE	LOR 2A0	957-9455	
CAROL JOHNSON	--	--	--	--	
Rick Keunen	Caistor Centre		LOR 1E0		
RON + Marian Poorn	RR 1	Smithville	LOR 2A0	957-3174	
Bill + Norma van Ravenswaay	9121 Twenty Rd	Smithville	LOR 2A0	957-5335	vanravens@gmail.com
Bill + Wendy Veldman	9374 Twenty Rd.	Smithville	LOR 2A0	957-7874	wveldman@EarlyWords.ca

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Vic & Sue Langdon	8200 Sixteen Rd	CAISTOR CENTRE	L0R1E0	957-7830	suelangdon@xplornet.com
L Foresta	2026 Allen Rd.	Caistor Centre	L0R1E0	905 957 9866	
V D'Illario	9581 Twenty Rd RR1	Smithville	L0R2A0	905 957 0984	mmdilario@gmail.com
Andy Torkelson	2377 Westbrook Rd.	Smithville	L0R2A0	905-692-4112	
Frank DeFilippis	9024 Twenty Rd	Smithville	L0R2A0	905 957-0412	
Joseph DeFilippis	2785 S.G. RD # 18	Smithville	L0R2A0	905 643-0651	
Peter Inman	227 Gadsby Ave	Welland	L3C6M2	905 735 2444	
Kathleen & Neil Switzer	2721 Regional Rd RR#1	Smithville	L0R2A0	905 957 2163	switzer@295.ca
Donna DeFilippis	9024 Twenty Rd	Smithville	L0R2A0	905 957 0412	
Michael Morgenthau	6980 Barker St	Niagara Falls	L2G1Z6	905 358 7596	michael.morgenthau@do.com

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ED ENGEL	9379 Sixteen Rd	Caistor Centre	LOR1E0	905-957-2268	
GREIG HANCOCK	8896 CONCESSIONS RD	CAISTOR CENTRE	LOR1E0	905-957-7104	
GEORGE SKALJIN	9158 20 SMITHVILLE	SMITHVILLE	LOR2A0	905-957-3572	
ANNA SKALJIN	9158 20 Rd	SMITHVILLE	LOR2A0	905-957-3572	
Ken + Cindy Kyle	8168 Sixteen Rd	Caistor Centre	LOR2A0	905-957-7888	KenK7888@gmail.com
J Schoutsen	Guyatt Rd	Brimbrock	LOR1C0	905-692-2512	
JEN OKE	LORNE ST	St Catharines	L2P3C4	905-984-5310	
NANCY HAMILTON	R.R.#1 SMITHVILLE		LOR2A0	905-957-3423	
Craig HANCOCK	2358 CAISTOR CENTRE RD	CC	LOR1E0	905-957-3677	
Russ Lowden	2243 Allan Rd	Caistor Centre	LOR1E0	905-957-3051	
George HANCOCK	2477 TUBER RD	SMITHVILLE	LOR2A0		
John Haanstra	2322 Abingdon Rd	Caistor Centre	LOR1E0	905-957-3583	
RACHELLE CAROQUE	TOWNSHIP OF WEST LINCOLN PLANNING DEPT.				

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PAUL MEGO	RR#1 2925 Reg. Rd #8	Smithville	LOR2A0	905 957-1069	
REG DENIS	2410 Abingdon Rd.	CAISTON CENTER	LOR1E0	957-6032	regdenis26@hotmail.com
J Butrows	Range Rd 1	Smithville	LOR2A0	957-0099	
CATHY MOUS	7092 Range 2 Rd	Smithville	LOR2A0	957-3584	c.mous@sympatico.ca
KEVIN HERBERT	9281 CONC. 5 RD	CAISTON CENTER	LOR1E0	957-5529	
ADRIAN PETERS	8352 SIXTEEN RD.	CAISTON CENTRE	LOR1E0	957-3801	akpeters319@gmail.com
GINA PETERS	8352 SIXTEEN RD	CAISTON CTR.	LOR1E0	957-3801	"
Robert Luyon	8015 Sipler Rd	CAISTON CTR	LOR1E0	957-7581	
ALICIA STEGUM	" "	" "	" "	" "	
ALEX LINDASTONE	6325 SIXTEEN	CAISTON	LOR1E0	957-9947	
Ronny Vandenberg	9321 Con #5	RR#1 Caistor Centre	"	957-7557	
Martin MacLeod	9161 Con 2	Caistor Centre	LOR1E0	95-0523	martin.macleod@sympatico.ca
ROB BRACCIO	1891 CAISTON CENTRE RD.	CAISTON CTR.	LOR1E0	957-8035	

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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
Shirley Lampman	2407 Caistor Centre Rd.	Caistor Centre	LOR 1E0	905-957-0555	
L. Murray Lampman	u.e. " " " "	" "	" "	" "	
Richard Rubin				905-957-7893	
Ivan Zoretic	9	Smithville	LOR 2A0	905-957-3504	
Muzio Lilwall	9254 SILVER ST	CAISTOR CENTRE	LOR 1E0	905-957-7555	
Ken Marriott	9379 Sinter Rd.	Caistor "	" "	905-957-7555	
Kristina Skaljin	2417 Abingdon Rd.	Caistor Center	LOR 1E0	(905) 957-8370	j.k.skaljin@postmail.com
Sonia Mijatovic	9003 Hwy 20	Smithville	LOR 2A0	905-643-0295	
Tim Henderson		Caistor Center	LOR 1E0		
Darrell Boer	NOTL				
Klaas Zeldeneus	2 Killens St	Smithville	LOR 2A0	905-957-7163	
John Knoll	RR 1 Caistor Centre		LOR 1E0	905-957-1689	
Tom Singer		Smithville	LOR 2A0		
Adam Gorylak	7955 Hwy 20	SMITHVILLE	LOR 2A0		

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John Meinen	8740 20th	Smithville	L0R2A0	9059577255	
Jim Farkis	2322 West Park Rd	Smithville	L0R2A0		
Blaine Dales	2977			905-610-2778	
DON & LINDA HARRINGTON	2485 ALLEN RD, RR#4 SMITHVILLE		L0R2N0	9059573488	
EUGENE TEKATCH	7957 1657	CAISTOR CENTRE	L0R1E0	9059577556	
Barb Pritchard	8119 16th	Caistor Centre	L0R1E0	905 9572768	
Jean TEKATCH	7957 16 RD	CAISTOR CIR	L0R1E0	905 9577554	
FRED VANDERVELDE	4219 Mountainview Rd	Beamsville	L0R1B2	905-5637827	
RALPH H. MEYER	262 MID ST W.	GRASSIE	L0R1M0	905-945-6161	
PHYLLIS + Lloyd PYETT	9383 REGDLS CA	CAISTOR CENTRE	L0R1E0	905-957-2058	
Glen + Deb Petersen	9299 TWENTY RD W.	SMITHVILLE	L0R2A0	905-957-5477	
MIKE HORVAK	281 STATION ST	SMITHVILLE	L0R2A0	905-957-3076	
Sue-Ellen Hewitt	RR 3 Wellandport		L0R2J0	869-0939	

COMMENT SHEET

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Sunny Gaila
Project Manager
IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario L5N 5R1
Tel.: (905) 607-1016
Fax: (905) 607-5995
Email: Sunny@ipcenergy.ca

or

Jonathan Veale
Environmental Planner
Morrison Hershfield
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235 Yorkland Boulevard, Suite 600
Toronto, Ontario M2J 1T1
Tel.: (416) 499-3110
Fax: (416) 499-9658
Email: jveale@morrisonhershfield.com

What aspect of the project are you most interested in?

From your perspective, what is the most important consideration in developing this wind project?

Is there additional information that you would like to learn about this project?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

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What aspect of the project are you most interested in?

LOWERING OF MY PROPERTY VALUE, WIND TURBINE SYNDROME
WHAT ARE WE TO EXPECT AS FAR AS ANY
COMPENSATION (IF) THIS HAPPENS TO MY PROPERTY VALUE?

From your perspective, what is the most important consideration in developing this wind project?

LOCATION OF TURBINES

Is there additional information that you would like to learn about this project?

Yes, EXACTLY where they will be, and when
they ~~go~~ go up, so we have time to sell &
move

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

WE KNOW OF FOLKS THAT ARE WITHIN THE AREA IN
QUESTION WHO DID NOT GET THE 1ST LETTER,
HOW MANY OTHERS DIDN'T GET IT?

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What aspect of the project are you most interested in?

*the effects of our health, & possible decrease
in property value.*

From your perspective, what is the most important consideration in developing this wind project?

*to make sure it's located in the proper
place in a safe place.*

Is there additional information that you would like to learn about this project?

yes. (in general)

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

*why was the meeting at a time when most
people are at work?*

COMMENT SHEET

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What aspect of the project are you most interested in?

The health effects & possible decrease in property value. Who wants to buy a home close to a wind turbine?

From your perspective, what is the most important consideration in developing this wind project?

That's it's built in an area not very close to people's homes. That the W.T. companies are following proper regulations.

Is there additional information that you would like to learn about this project?

I'd like to see more research about health effects. Not much was shown about that!

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

Why was it made in the middle of the day when most people have to work? It should go to a later time like to 8 or 9 PM.

How would you describe the nature of your interest in this project?

- Member of the General Public (including resident)
- Member of an Interest Group (Please specify: _____)
- Agency Representative (Please specify: _____)
- Other (Please specify: _____)

Do you plan on attending the second Public Open House in the Fall? (Please circle): Yes / No

Would you like to receive correspondence about this project? (Please circle): Yes / No

Additional Comments for the Study Team:

I heard stories on internet of cash-poor farmers being paid for their land for towers to be put up. They were bound to leases to gag clauses against talking about what it's like to live around these wind turbines, their impact on livestock & wildlife. My question is: why are these people silenced if the government says they are safe to live around & have no effects? harmful

answer this
My email is _____

THANK YOU!

Thank you for your participation. Your responses to these questions will help us to improve the design of the project.

Comments will be maintained on file for use during the study and may be included in study documentation. With the exception of personal information, all comments will become part of the public record.

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Fax: (416) 499-9658
Email: jveale@morrisonhershfield.com

What aspect of the project are you most interested in?

leasing farm land

From your perspective, what is the most important consideration in developing this wind project?

how it will affect the general appearance of the countryside

Is there additional information that you would like to learn about this project?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

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What aspect of the project are you most interested in?

HAVING A SAY.

From your perspective, what is the most important consideration in developing this wind project?

THE LOSS OF PROPERTY VALUE TO CURRENT RESIDENTS RESIDE A TURBINE.

Is there additional information that you would like to learn about this project?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

NOT ORGANIZED TO ALLOW ORDERLY QUESTION AND ANSWER

How would you describe the nature of your interest in this project?

- Member of the General Public (including resident)
- Member of an Interest Group (Please specify: _____)
- Agency Representative (Please specify: _____)
- Other (Please specify: _____)

Do you plan on attending the second Public Open House in the Fall? (Please circle): Yes / No

Would you like to receive correspondence about this project? (Please circle): Yes / No

Additional Comments for the Study Team:

- HOW AM I GOING TO BE COMPENSATED FOR PROPERTY VALUE LOSS?

- AS A MINOR CONCERN - WHAT ABOUT WIRELESS INTERNET CONNECTIONS CURRENTLY IN THE AREA - WILL THIS INTERFERE?

Thank you for your participation. Your responses to these questions will help us to improve the design of the project.

Comments will be maintained on file for use during the study and may be included in study documentation. With the exception of personal information, all comments will become part of the public record.

PLEASE PRINT CLEARLY

COMMENT SHEET

RENEWABLE ENERGY APPROVAL FOR THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #1

Wednesday, August 25, 2010

Township of West Lincoln, Caistor Community Centre

9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

Thank you for attending the first Public Open House for the HAF Wind Energy Project. Please take a minute to complete this brief comment sheet. You are welcome to comment on any aspect of the project which you consider to be important. All comments will be carefully considered. You may drop your completed comment sheet in the box provided or mail or fax by **September 25, 2010**, to:

Sunny Gaila
Project Manager
IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario L5N 5R1
Tel.: (905) 607-1016
Fax: (905) 607-5995
Email: Sunny@ipcenergy.ca

or

Jonathan Veale
Environmental Planner
Morrison Hershfield
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario M2J 1T1
Tel.: (416) 499-3110
Fax: (416) 499-9658
Email: jveale@morrisonhershfield.com

What aspect of the project are you most interested in?

Placement of the proposed turbines & how they will impact my family's day-to-day life.

From your perspective, what is the most important consideration in developing this wind project?

daily noise, visual impact & property values.

Is there additional information that you would like to learn about this project?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

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What aspect of the project are you most interested in?

NOT

From your perspective, what is the most important consideration in developing this wind project?

MY PROPERTY VALUES & QUALITY OF LIFE.

Is there additional information that you would like to learn about this project?

NEED INFO - HAVE RECEIVED NOTHING.

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

ONLY HEARD BY WORD OF MOUTH.

How would you describe the nature of your interest in this project?

- Member of the General Public (including resident)
- Member of an Interest Group (Please specify: _____)
- Agency Representative (Please specify: _____)
- Other (Please specify: _____)

Do you plan on attending the second Public Open House in the Fall? (Please circle): Yes / No

Would you like to receive correspondence about this project? (Please circle): Yes / No

Additional Comments for the Study Team:

NOT HAPPY THAT THIS IS A DONE DEAL WITHOUT
US EVEN KNOWING ANY THING ABOUT IT.

Thank you for your participation. Your responses to these questions will help us to improve the design of the project.

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What aspect of the project are you most interested in?

From your perspective, what is the most important consideration in developing this wind project?

noise & vibrations on the natural
habitat - ie deer, turtles, eagles, hawks.

Is there additional information that you would like to learn about this project?

- can you GUARANTEE no loss in property value
- can you GUARANTEE no adverse affects to habitat

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

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What aspect of the project are you most interested in?

HOW WILL IT AFFECT MY PROPERTY VALUED
QUALITY OF LIFE.

From your perspective, what is the most important consideration in developing this wind project?

NOT DEVALUING OTHER PEOPLES PROPERTY
QUALITY OF LIFE

Is there additional information that you would like to learn about this project?

EVERYTHING AVAILABLE.

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

INTERESTING BUT MOSTLY SMOKE & MIRRORS.

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What aspect of the project are you most interested in?

Location

From your perspective, what is the most important consideration in developing this wind project?

Proximity to my home - don't want it in my backyard - would you?

Is there additional information that you would like to learn about this project?

Where is the location?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

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What aspect of the project are you most interested in?

From your perspective, what is the most important consideration in developing this wind project?

land values

Is there additional information that you would like to learn about this project?

effect on land values at a site other than Chatham - Kent.

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

good location
great posters.

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What aspect of the project are you most interested in?

From your perspective, what is the most important consideration in developing this wind project?

Is there additional information that you would like to learn about this project?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

How would you describe the nature of your interest in this project?

- Member of the General Public (including resident)
- Member of an Interest Group (Please specify: _____)
- Agency Representative (Please specify: _____)
- Other (Please specify: _____)

Do you plan on attending the second Public Open House in the Fall? (Please circle) Yes / No

Would you like to receive correspondence about this project? (Please circle) Yes / No

Additional Comments for the Study Team:

I AM AGAINST THIS PROJECT 100%

THERE IS NO CONSIDERATION FOR THE PEOPLE LIVING IN THIS COUNTRY ATMOSPHERE IN SEEING THESE TURBINES

I THINK THERE WOULD BE MANY OTHER LOCATION IN NORTH WHERE THERE IS NO INHABITANCE, I ALSO THINK THE COST OF THIS PROJECT WILL NEVER PAY OFF WHAT THEY ARE WORTH, ALSO I AM DISAPPOINTED THAT THERE WAS NO MP PRESENT AT MEETING TO ANSWER QUESTIONS SINCE THE TOWNSHIP HAS NO AUTHORITY.

Thank you for your participation. Your responses to these questions will help us to improve the design of the project.

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What aspect of the project are you most interested in?

- why here - big province?

From your perspective, what is the most important consideration in developing this wind project?

- decrease in my property value ^{- will I ever be able to sell?}
- health concerns - low drumming noise causing migraines

Is there additional information that you would like to learn about this project?

- why is the decision made by the province, not the municipality?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

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What aspect of the project are you most interested in?

All technical aspects

From your perspective, what is the most important consideration in developing this wind project?

- noise: How will this affect property values.

I know this is a big concern for many people in this area.

Is there additional information that you would like to learn about this project?

Please keep me informed on all aspects of this project.

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

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What aspect of the project are you most interested in?

HEALTH CONCERNS, NOISE, IMPACT ON ENVIRONMENT
NOISE, BAT KILL, ICE THROW, EVERYTHING.

From your perspective, what is the most important consideration in developing this wind project?

HEALTH + SAFETY, SET BACKS.

Is there additional information that you would like to learn about this project?

RESULTS OF NOISE STUDY @ HUB HEIGHT,
NOT 10M.

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

How would you describe the nature of your interest in this project?

- Member of the General Public (including resident)
 Member of an Interest Group (Please specify: _____)
 Agency Representative (Please specify: _____)
 Other (Please specify: _____)

Do you plan on attending the second Public Open House in the Fall? (Please circle): Yes No

Would you like to receive correspondence about this project? (Please circle): Yes No

Additional Comments for the Study Team:

WORST CASE OF NIMBY YOU HAVE EVER SEEN. I HAVE MAJOR CONCERNS WITH THE HEALTH + SAFETY IMPACTS OF WIND FARMS. IN EUROPE, SET BACKS ARE ALMOST TRIPLE DISTANCE THAN THOSE PROPOSED BY PRO. NOISE STUDIES, TO BE EFFECT, SHOULD BE CONDUCTED DAY + NIGHT, 'FROG SEASON' 'CRICKET SEASON'. IF YOU "GET MY POINT" THERE ARE MANY NIGHTS FIELDS ARE VERY QUIET, BELOW 35DBA. FASTER WIND, LOUDER NOISE. MORE TURBINES, MORE NOISE.

Thank you for your participation. Your responses to these questions will help us to improve the design of the project.

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What aspect of the project are you most interested in?

OPPOSITION OF THIS PROJECT.

From your perspective, what is the most important consideration in developing this wind project?

WHAT IS THE FEASIBILITY OF THIS PROJECT
I REALLY DOUBT THAT THERE IS ENOUGH
WIND POWER

Is there additional information that you would like to learn about this project?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

GOOD LOCATION



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What aspect of the project are you most interested in?

land leasing.

From your perspective, what is the most important consideration in developing this wind project?

Is there additional information that you would like to learn about this project?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

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From your perspective, what is the most important consideration in developing this wind project?

Is there additional information that you would like to learn about this project?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

How would you describe the nature of your interest in this project?

_____ Member of the General Public (including resident)

_____ Member of an Interest Group (Please specify: _____)

_____ Agency Representative (Please specify: _____)

_____ Other (Please specify: _____)

Do you plan on attending the second Public Open House in the Fall? (Please circle): Yes / No

Would you like to receive correspondence about this project? (Please circle): Yes / No

Additional Comments for the Study Team:

CAN I GET INFO ON ROAD
SET BACK REQUIREMENTS

Thank you for your participation. Your responses to these questions will help us to improve the design of the project.

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What aspect of the project are you most interested in?

Property Value
Health Aspects.

From your perspective, what is the most important consideration in developing this wind project?

How so that it doesn't affect peoples health and that its not located too close to property with dwellings.

Is there additional information that you would like to learn about this project?

Do you have any comments regarding this Public Open House? (i.e. location, information presented, help received on understanding the project, opportunity to ask questions)

should start later and end later



MORRISON HERSHFIELD

November 1, 2010

Smithville, Ontario L0R 2A0

**Re: HAF Wind Energy Project
Completed Public Open House Comment Form**

Dear

Thank-you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Wednesday, August 25, 2010. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We value your comments and the feedback that you have given as it helps us to improve the design of the project. Your comments also allow us to identify important local concerns and determine the additional steps that need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the local community and residents.

On your completed comment form you identified that the leasing of farmland was of interest to you and that your most important consideration in developing this wind energy project would be how the project will affect the general appearance of the countryside.

With regards to how this project will affect the appearance of the surrounding countryside, the HAF Wind Energy Project is a 9.0 megawatt wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines would be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land uses. The placement of the project's turbines will adhere to all required setbacks from surrounding residences (550 meters), natural features, and sound power levels (40dBA) at non-participating noise receptors (homes, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities are in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

We have also recently completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's turbines within the project study area. Great consideration is being given to determine the adequate placement of the turbines within the study area to ensure that the project does not significantly impact the surrounding community.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains

committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

On your completed comment form you identified that land leasing for the project was of interest to you. Land leasing agreements present a great opportunity for local landowners and farmers to receive sustainable long-term income while continuing to own and farm their land. We have notified IPC Energy of your possible interest in land leasing. If you would like more information about land leasing opportunities with IPC Energy or possible participation in the HAF Wind Energy Project please contact:

Tom Lewis
Manager, Planning & Environment, IPC Energy
Office: (905) 607-1016
Cell: (416) 710-1982
Fax: (905) 607-5995
Email: tom@ipcenergy.ca

We have added the contact information you provided to our project mailing list so that you may stay informed about the status of the project and you will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the project website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

If you require any further clarification about this project please do not hesitate to contact me, and I will do my best to address your questions or concerns.

Yours truly,



Mr. Jonathan Veale
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HAF Wind Energy Project
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MORRISON HERSHFIELD

November 1, 2010

Caistor Centre, Ontario L0R 1E0

**Re: HAF Wind Energy Project
Completed Public Open House Comment Form**

Dear

Thank-you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Wednesday, August 25, 2010. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We value your comments and the feedback that you have given as it helps us to improve the design of the project. Your comments also allow us to identify important local concerns and determine the additional steps that need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the local community and residents.

On your completed comment form you identified that having a say in the project was of interest to you and that your most important consideration in developing this wind energy project would be the potential loss of property values to surrounding residential properties.

Public consultation is a very important aspect of the HAF Wind Energy Project, as all public comments and concerns are taken seriously by the project team. Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent of the project must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the Renewable Energy Approval (REA) process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns. If the project does not demonstrate that sufficient consideration was given to public or municipal concerns then the project will not be approved, and consequently cannot be constructed. I hope that this gives you some reassurance that your opinion, along with the surrounding community does matter and is taken seriously.

With regards to potential property value loss it is understandable that you have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project and therefore no compensation will be required. Studies conducted in Canada, the United States, and Europe have found that there is no statistical evidence that a commercial wind farm within sight of a property will decrease its value. One

study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

You had also inquired about the possibility of the project's operation interfering with wireless internet connections. As part of the project's public and agency consultation we have contacted agencies such as Industry Canada's Spectrum Management and Telecommunications division and the Radio Advisory Board of Canada to consult on possible interference issues and to date no issues have been identified. Therefore at this time we do not believe that the project's operation will cause any negative interference with the community's wireless internet connections.

We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

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On your completed comment form you identified that the potential health side effects and decrease in property values was of interest to you and that your most important consideration in developing this wind energy project would be ensuring that the placement of the project's turbines follows existing regulations and setback distances. You also asked us to clarify details concerning land lease agreements.

Presently, we have recently completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Once the locations have been determined, all of the proposed turbines must adhere to the minimum setback requirements from residences (550m), natural features, and sound power (40dBA) levels at non-participating noise receptors (residences, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities is in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public at least sixty (60) days before the second Public Open House is held. Newspaper notices will be published and letters will be sent to residents advising you of how you may obtain or view copies of the project's draft reports. These reports will contain site plans and maps showing the locations of the project's turbines and results of environmental studies.

You identified that you would like to receive more information regarding potential health side effects as a result of living within close proximity to wind turbines. A May, 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of

Wind Turbines” concluded that vibration from low frequency wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health’s website. The Appendix of this document provides a large list of documents that includes books, journal articles and other literature on Wind Turbines that you can reference as well to make an informed opinion about the potential health side effects of wind turbines. I have also provided a link to the document for your convenience below:

http://www.health.gov.on.ca/en/public/publications/ministry_reports/wind_turbine/wind_turbine.pdf

Vineland Power Inc. is taking public concerns regarding potential health side effects seriously. At this time we do not believe that this project poses a health hazard to local residents. We have engaged in consultation with the Ontario Ministry of Health and notified them about the HAF Wind Energy Project proposed for West Lincoln. Currently, the Ontario Ministry of Health has identified no issues with the proposed project, but we will continue to keep them informed as the project progresses.

With regards to potential property value loss it is understandable that you have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. Studies conducted in Canada, the United States, and Europe have found that there is no statistical evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy’s Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

On your comment form you stated that you have read stories on the internet about farmers being bound to their land lease agreements, which had so called ‘gag clauses’ forbidding them to talk about experienced negative health/environmental effects of living within such a close proximity to turbines, and you asked why these people are silenced if the government says wind farms are ok. Before I attempt to answer this question I must tell you that I cannot speak to any other project where this might have happened, as I am not familiar with this or what specific projects you might have read about. I can only base my answer to this comment from my knowledge regarding the HAF Wind Energy Project and the Renewable Energy Approval (REA) process as it is in Ontario. I would also submit that articles published on the internet, while many reputable information sources exist, may be anecdotal, incomplete, and inaccurate representations. Also, please keep in mind that wind projects located in other countries, such as the United States have different approval processes, acceptable setback distances and



environmental protection and monitoring requirements in place. This requires readers to reference examples according to their relevance to the Ministry of the Environment's REA standards and regulations found here: http://www.ene.gov.on.ca/en/business/green-energy/docs/REP_Guide.pdf

Landowners who are participating in the HAF Wind Energy Project will be signing land lease agreements with Vineland Power Inc. These participating landowners would be compensated financially for the use of their land. As in any agreement, you would expect it to be mutually beneficial for both parties. In this case, landowners will be paid for the use of their land by allowing Vinland Power Inc. to install and operate the project's wind facility on their property to generate electricity. Lease agreements will ensure a more sustainable income for farmers and their families in the event that they lose their seasons cash crops to due drought, flood, disease etc. Yes, landowners will be required to uphold their lease agreements as in any other type of legal agreement a person enters in to (i.e. a mortgage, financing a car, renting an apartment etc.). Legal contracts and agreements are used to ensure that both party's interests are protected. With regards to this project, land lease agreements will ensure that landowners are paid the agreed amount for the use of their land and that the proponent's significant investments in the construction of the wind facility will be protected by having a guaranteed amount of time to operate on the land and generate profits to pay back the initial investment. I am unaware of any specific confidentiality clauses associated with this project's land lease agreements prohibiting landowners to discuss any potential negative side effects they or their livestock might experience as a result of the project's operations. Also it would be important to note that the current properties that we are looking to place turbines on do not contain any livestock.

Potential negative environmental effects associated with the operation of this facility could occur if they are not planned for in an environmentally responsible manner. For this reason extensive environmental studies are required for renewable energy projects in order to be eligible for an REA approval by the Ministry of the Environment. In addition to our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies we are required to prepare an Environmental Impact Statement and Environmental Effects Monitoring Plan. The Environmental Impact Statement will describe all of the potential effects that may occur as a result of the project and how these effects will be reduced or eliminated. The Environmental Effects Monitoring Plan will outline the specific protocols and methods that will be implemented to monitor the effectiveness of mitigation measures for all project activities associated with the HAF Wind Energy Project. We are working to ensure that no residual negative environmental effects result from this project.

We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Pubic Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.



I hope that this answer has adequately addressed all of your comments and concerns. If you require any further clarification please do not hesitate to contact me.

Yours truly,

A handwritten signature in blue ink that reads "Jonathan Veale". The signature is written in a cursive style with a large initial 'J'.

Mr. Jonathan Veale

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Smithville, Ontario L0R 2A0

**Re: HAF Wind Energy Project
Completed Public Open House Comment Form**

Dear

Thank-you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Wednesday, August 25, 2010. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We value your comments and the feedback that you have given as it helps us to improve the design of the project. Your comments also allow us to identify important local concerns and determine the additional steps that need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the local community and residents.

On your completed comment form you identified that the location of the project's facilities was of interest to you and that your most important consideration in developing this wind energy project would be the potential noise emissions, loss of property values, and visual impacts.

Presently, we have recently completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Once the locations have been determined, all of the proposed turbines must adhere to the minimum setback requirements from residences (550m), natural features, and sound power (40dBA) levels at non-participating noise receptors (residences, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities is in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public at least sixty (60) days before the second Public Open House. Newspaper notices will be published and letters will be sent to landowners advising them of how they may obtain or view copies of the project's draft reports which will contain site plans and maps showing the locations of the project's turbines and results of environmental studies.

With regards to your concerns about potential noise generated as a result of the project's operations, a Noise Assessment Study has been completed for the project and predicts the sound levels generated at noise receptors within a 1500 metre radius of each wind turbine generator. This will be available at least sixty (60) days before the next Public Open House. Overall, the project must meet all regulatory requirements for sound in order to be approved. At

distances of 550 metres (minimum setback requirement) or greater sound generated from turbines is similar to a whisper. While conditions differ, the sound emitted from modern turbines is often masked by background noise or the wind itself. The technology for wind turbines has improved significantly and current model turbines are much quieter than earlier models.

It is understandable that you may have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. Studies conducted in Canada, the United States, and Europe have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the municipality of Chatham-Kent also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

With regards to how this project will affect the appearance of the surrounding countryside and your family's quality of life, the HAF Wind Energy Project is a 9.0 megawatt wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend to overpower the existing natural landscape or current agricultural land-uses within the community. The design of the project and the layout of the facility will ensure impacts to the surrounding environment will be as minimal as possible. The turbines will be placed on a few separate private properties within the 4808 ha (48.08 km²) study area, so there is a good chance that depending on the proximity of your home to the final turbine locations that the turbines might not even be visible from your property, and will therefore have no effect on your family's daily life.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for your fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will



also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the project's website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

If you require any further clarification about this project please do not hesitate to contact me and I will do my best to address your questions or concerns.

Yours truly,

A handwritten signature in blue ink that reads "Jonathan Veale". The signature is written in a cursive style with a large initial 'J'.

Mr. Jonathan Veale
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MORRISON HERSHFIELD

November 1, 2010

Smithville, Ontario L0R 2A0

**Re: HAF Wind Energy Project
Completed Public Open House Comment Form**

Dear

Thank-you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Wednesday, August 25, 2010. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We value your comments and the feedback that you have given as it helps us to improve the design of the project. Your comments also allow us to identify important local concerns and determine the additional steps that need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the local community and residents.

On your completed comment form you identified that your most important consideration in developing this wind energy project would be how the project will affect property values and your quality of life. You also expressed your discontent about feeling that the project was a done deal without even knowing anything about it.

It is understandable that you have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. Studies conducted in Canada, the United States, and Europe have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the municipality of Chatham-Kent also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

With regards to how this project will affect the appearance of the surrounding countryside and your family's quality of life the HAF Wind Energy Project is a 9.0 megawatt wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses within the community. The design of the project and the layout of the facility will ensure impacts to the surrounding environment will be as minimal as possible. The turbines will be placed on a few separate private properties

within the 4808 ha (48.08 km²) study area, so there is a good chance that depending on the proximity of your home to the final turbine locations that the turbines might not even be visible from your property, and will therefore have no effect on your family's daily life.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only your local community, but for fellow Ontarians as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

You stated on your comment form that you are not happy that this project is a done deal without knowing anything about it. To clarify, this project has not yet received a Renewable Energy Approval (REA) by the Ministry of the Environment (MOE). Vineland Power Inc. is currently in the process of completing the required environmental studies, consultation requirements, and project reports in order to be eligible to submit an application to the MOE for evaluation in the hopes of receiving approval to construct the project. In this sense, the project has not been approved and may not yet be constructed. Also, another Public Open House must be held before an REA application can be made; therefore, there is still ample opportunity for you to become informed about this project.

Public consultation is a very important aspect of the HAF Wind Energy Project, as all public comments and concerns are taken seriously by the project team. Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent of the project must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must hold at least two (2) public open houses, document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns. If the project does not demonstrate that sufficient consideration was given to public or municipal concerns then the project will not be approved, and consequently cannot be constructed. I hope that this gives you some reassurance that your opinion, along with the surrounding community does matter and has to be taken seriously.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Pubic Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.



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On your completed comment form you identified that your most important consideration in developing this wind energy project would be the potential effects of noise and vibration emissions on the natural environment. You also inquired about the potential for the project to negatively affect local property values.

The Renewable Energy Approval (REA) process has established strict guidelines and setbacks that must be followed with regards to the protection of the natural environment and impacts to local residences and communities. Presently, we have just completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Our Natural Heritage Report includes the assessment of Species At Risk (SAR), as well as bats, birds and other wildlife. Once the locations have been determined all of the proposed turbines will adhere to the minimum setback requirements from residences (550m), natural features, and sound power levels (40dBA) at non-participating noise receptors (residences, schools, places of worship, etc...). Our Natural Heritage Report must be approved by the Ministry of Natural Resources (MNR) before the project can submit its application to the Ministry of the Environment (MOE) for an REA approval. This report will be available for your review in the coming months. You will receive notification by letter and newspaper notice before then. If the project does not demonstrate that it is in compliance with all applicable regulatory setbacks and requirements then the project will not be approved, and consequently cannot be constructed.

The location of the project's turbines and layout of the proposed facility is expected to be determined shortly and will be made available to the public a minimum of 60 days before the second Public Open House is held. Newspaper notices and letters will be sent out advising residents of how they may obtain or view copies of the project's draft reports that will contain the

site plans and maps showing the locations of the project's turbines, as well as results from environmental investigations.

On your comment form you asked if we can guarantee no adverse affects on environmental habitats. After completing our Natural Heritage Assessment of the project study area we have identified potential impacts to the environment. As part of the project's due diligence we are preparing an Environmental Impact Statement which describes all of the potential effects that may occur as a result of the project and how we will reduce or eliminate them. An Environmental Effects Monitoring Plan will also be prepared to monitor the environment during the project's construction, operation, and decommissioning phases to ensure that environmental monitoring procedures are properly carried out. These reports will also be reviewed by MNR and MOE, and will be made available to the public for review and comment. We are working to ensure that there will be no residual negative effects as a result of this project.

We understand that local residents may rightfully have concerns regarding the potential devaluation of local property values. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. We have based this response on the results of various studies conducted in Canada, the United States, and in Europe which have found that there is no statistical evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

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On your completed comment form you identified that your most important consideration in developing this wind energy project would be the potential effects on property values and quality of life.

It is understandable that you may have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. We have based this response on studies conducted in Canada, the United States, and Europe which have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the municipality of Chatham-Kent also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

With regards to how this project will affect your family's quality of life, the proposed HAF Wind Energy Project is a 9.0 megawatt wind energy facility with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses within the community. The design of the project and the layout of the facility will ensure impacts to the surrounding environment will be as minimal as possible. The turbines will be placed on a few separate private properties within the 4808 ha (48.08 km²) study

area, so there is a good chance that depending on the proximity of your home to the final turbine locations that the turbines might not even be visible from your property, and will therefore have no effect on your family's daily life.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only your local community, but for your fellow Ontarians as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Pubic Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

If you require any further clarification about this project please do not hesitate to contact me, and I will do my best to address your questions or concerns.

Yours truly,



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MORRISON HERSHFIELD

November 1, 2010

Smithville, Ontario L0R 2A0

**Re: HAF Wind Energy Project
Completed Public Open House Comment Form**

Dear

Thank-you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Wednesday, August 25, 2010. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We value your comments and the feedback that you have given as it helps us to improve the design of the project. Your comments also allow us to identify important local concerns and determine the additional steps that need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the local community and residents.

On your completed comment form you identified that the location of the project's facilities was of interest to you and that your most important consideration in developing this wind energy project would be the location of the wind turbines to surrounding homes.

We have recently completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Once the locations have been determined, all of the proposed turbines must adhere to the minimum setback requirements from residences (550m), natural features, and sound power (40dBA) levels at non-participating noise receptors (residences, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities is in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public a minimum of 60 days before the second Public Open House is held. Newspaper notices will be published and letters will be sent to residents advising them of how they may obtain or view copies of the project's draft reports which will contain site plans and maps showing the locations of the project's turbines and results of environmental studies.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

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On your completed comment form you identified that your most important consideration in developing this wind energy project would be the potential effects on property values and that you would like to receive additional information regarding property value studies at locations other than Chatham-Kent.

It is understandable that you have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. We have based this response on studies conducted in Canada, the United States, and Europe which have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. The study conducted in the municipality of Chatham-Kent found similar results to the previously mentioned study that there is no statistical data to demonstrate that wind farms negatively affect rural residential properties.

With regards to your request to receive additional information regarding property value studies, I have provided a few more names of studies that you may read which will aid you in your effort to make an informed opinion regarding wind energy facilities and their potential impact to surrounding property values. The additional studies provided were conducted in both the United States and Europe. I have provided a link to the documents for your convenience as well. As a suggestion you may also look at the referenced sources in these studies for further reading on the subject. At this time I am unable to provide you with another property value study

concerning Ontario wind energy projects other than the one conducted in Chatham-Kent because.

The additional studies that you can reference include:

“The Effect of Wind Development on Local Property Values” produced by the Renewable Energy Policy Project. http://www.repp.org/articles/static/1/binaries/wind_online_final.pdf

“Land Value Impact of Wind Farm Development: Crookwell New South Wales” prepared by Henderson & Horning Pty Ltd.
http://www.epuron.com.au/PortalData/5/Resources/02_projects/02.02_cullerin/Section_3.6_Land_values.pdf

“A real estate study of the proposed White Oak Wind Energy Centre: Mclean and Woodford Counties, Illinois” prepared by Poletti and Associates, Inc.
<http://amherstislandwindinfo.com/propertyvaluestudy.pdf>

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project’s second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

If you require any further clarification about this project or property value studies please do not hesitate to contact me, and I will do my best to address your questions or concerns.

Yours truly,



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November 1, 2010

Smithville, Ontario L0R 2A0

**Re: HAF Wind Energy Project
Completed Public Open House Comment Form**

Dear

Thank-you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Wednesday, August 25, 2010. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We value your comments and the feedback that you have given as it helps us to improve the design of the project. Your comments also allow us to identify important local concerns and determine the additional steps that need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the local community and residents.

On your completed comment form you identified that you are disappointed that no consideration is given to local residents within the community, and how the project it will impact the community's "country atmosphere." You suggested projects like this should be located in areas of northern Ontario where fewer people live.

Public consultation is a very important aspect of the HAF Wind Energy Project, as all public comments and concerns are taken seriously by project team members. Renewable Energy Project's, such as the HAF Wind Energy Project are subject to Ontario Regulation 359/09 Renewable Energy Approvals (REA) under Part V.0.1 of the Ontario Environmental Protection Act. The REA process requires proponents of renewable energy project to conduct extensive environmental investigations and meet mandatory consultation requirements before a proponent can be eligible to apply for approval. As part of the consultation requirement renewable energy projects must engage with the public, local municipalities and aboriginal communities in discussions about the project.

As part of public consultation requirement for the REA process proponents are required to hold two (2) Public Open Houses and allow for public input throughout the development phase of the project. The proponent of a renewable energy project must document how they have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns. If the project does not demonstrate that sufficient consideration was given to public or municipal concerns then the project will not be approved, and consequently cannot be constructed. I hope that this gives you some assurance that your opinion, along with the surrounding community does matter and has to be taken seriously.

With regards to how this project will affect the appearance of the surrounding countryside the HAF Wind Energy Project is a 9.0 megawatt wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines would be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. The placement of the project's turbines will adhere to all required setbacks from surrounding residences (550m), natural features, and sound power levels (40dBA) at non-participating noise receptors (residences, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities is in compliance with all applicable regulatory setbacks and regulations. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

To address your comment that wind energy projects should be located in only northern remote areas of the province, I would like to provide you with our justification as to why we feel that the Township of West Lincoln provides a suitable location for a wind energy facility. I offer this not as a means to discredit your personal opinion, but with hope that it will allow you to gain a better understanding of our decision to propose a wind energy project within your community. Successful wind energy projects have been built in various different areas of the province that are not only limited to remote locations. The majority of the province's power needs are based in southern Ontario where the majority of its residents live. Residents of West Lincoln, like almost every other person living in the province of Ontario requires access to energy resources in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (permitting that the project has adequate access to land to meet setback requirements and environmental protection measures) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the generated energy to where it is need. Remote locations would also make it more difficult to service and monitor the facility. In summary, we believe that this project serves the public interest by producing clean and renewable electricity in close proximity to where it is used by consumers.

On your completed comment form you also stated that you were disappointed that no MP was present at the Public Open House since the municipality has no authority. An invitation was sent to Mr. Dean Allison notifying him of the public meeting held on August 25, 2010. Unfortunately due to scheduling conflicts he had to decline. Mr. Allison will be notified of the project's second Public Open House and he will be invited to attend once again. As part of the Renewable Energy Approval process we are required to consult with the local municipality and local



politicians about the project's design. We are required to distribute a consultation form to the municipality so that they may comment and give feedback on matters concerning municipal services and infrastructure, and emergency management procedures/safety protocols related to the managing of the project's operation. We are also required to apply for building permits issued by the municipality under the provincial Building Code Act, 1992. We have an open and honest relationship with the Township of West Lincoln's planning staff and council members. We have met with them on a couple of occasions to introduce them to the project and how they may be in contact with project staff if they require any further information about the proposed project. We have every intention on keeping the municipality informed as the project progresses.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

If you require any further clarification about this project or the content of this letter please do not hesitate to contact me, and I will do my best to address your questions or concerns.

Yours truly,



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MORRISON HERSHFIELD

November 1, 2010

Caistor Centre, Ontario L0R 1E0

**Re: HAF Wind Energy Project
Completed Public Open House Comment Form**

Dear

Thank-you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Wednesday, August 25, 2010. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We value your comments and the feedback that you have given as it helps us to improve the design of the project. Your comments also allow us to identify important local concerns and determine the additional steps that need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the local community and residents.

On your completed comment form you identified that your most important consideration in developing this wind energy project would be the potential loss of property values and health side effects. You also inquired about why the project is being proposed in West Lincoln, and why the decision is being made by the province, and not the municipality.

It is understandable that you may have concerns regarding the protection of the value of their properties. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. Studies conducted in Canada, the United States, and Europe have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the municipality of Chatham-Kent also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

You also identified that potential health side effects of wind turbines was a concern of yours. A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from low frequency wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers

of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website. I have also provided a link to the document for your convenience below:

http://www.health.gov.on.ca/en/public/publications/ministry_reports/wind_turbine/wind_turbine.pdf

Vineland Power Inc. is taking public concerns regarding potential health side effects seriously. At this time we do not believe that this project poses a health hazard to local residents within the Township of West Lincoln. We have engaged in consultation with the Ontario Ministry of Health and notified them about the HAF Wind Energy Project proposed for West Lincoln. Currently, the Ontario Ministry of Health has identified no issues with the proposed project, but we will continue to keep them informed as the project progresses.

You asked why this project is being proposed in the Township of West Lincoln and not in other areas of Ontario. Many factors are taken into consideration when deciding upon a location for a wind energy facility. One of the most important considerations in determining a location is the availability of suitable wind conditions in order for the project to be feasible. Wind analysis for the HAF Wind Energy Project has determined that the project study area does have suitable conditions for a wind energy facility, which not all areas of the province have. Adequate land is also needed to ensure that the facility will meet all required setback distances and sound level requirements from surrounding residences and natural features. Today there is growing concern on how to meet present and future energy needs of Ontario's residents in an environmentally responsible manner. Presently, wind energy projects can be found throughout many different areas of the Province. Residents of West Lincoln, like many other Ontario residents require access to energy sources for the functioning of their day-to-day lives, therefore it is not unreasonable to suggest that this project will help meet the community's energy needs by producing a clean and renewable source of energy that will generate enough power for approximately 2,500 homes.

You also inquired about why the province has the authority to approve the project and not the local municipality. The Renewable Energy Approval (REA) process is governed by the Ministry of the Environment (MOE). The REA process came about after the passing of the Green Energy and Green Economy Act in early 2009, which promotes the development of renewable sources of energy in an effort to help reduce Ontario's reliance on fossil fuels and greenhouse gas emissions. Renewable energy projects under the REA process are no longer subject to land use planning instruments under the Planning Act, which were administered by the local municipalities (i.e. zoning by-laws and official plans). Although a municipality may no longer block a renewable energy project from being built within its jurisdiction, proponents of these types of projects are required to engage in consultation with the local municipality on design matters that concern municipal services and infrastructure, and emergency management procedures/ safety protocols related to the managing of the project's operations. The municipality will also hold the issuing of building permits under the provincial Building Code Act, 1992.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains



committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

If you require any further clarification about this project please do not hesitate to contact me, and I will do my best to address your questions or concerns.

Yours truly,

A handwritten signature in blue ink that reads "Jonathan Veale". The signature is written in a cursive style with a large initial 'J'.

Mr. Jonathan Veale
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MORRISON HERSHFIELD

November 1, 2010

Caistor Centre, Ontario L0R 1E0

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On your completed comment form you identified that all technical aspects of the project were of interest to you and that your most important consideration in developing this wind energy project would be how the project will affect surrounding property values.

We have recently completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Once the locations have been determined, all of the proposed turbines must adhere to the minimum setback requirements from residences (550m), natural features, and sound power (40dBA) levels at non-participating noise receptors (residences, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities are in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public a minimum of sixty (60) days before the second Public Open House is held. Newspaper notices will be published and letters will be sent to residents advising them of how they may obtain or view copies of the project's draft reports which will contain site plans and maps showing the locations of the project's turbines, and results from environmental studies.

It is understandable that residents have concerns regarding the protection of the value of their properties. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. We have based this response on results of studies conducted in Canada, the United States, and Europe which have found that there is no evidence that a commercial wind farm within sight of a

property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the municipality of Chatham-Kent also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

If you require any further clarification about this project please do not hesitate to contact me, and I will do my best to address your questions or concerns.

Yours truly,



Mr. Jonathan Veale

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On your completed comment form you identified that health, safety and setback distances would be your most important considerations in developing this wind energy project, and potential noise, impacts on the environment and ice throw were of interest to you. You also asked for additional information concerning the results of the noise assessment being conducted for the project.

The Renewable Energy Approval (REA) process has established strict guidelines and setbacks that must be followed with the regards to the protection of the natural environmental and to ensure the health and safety of local residences and communities. Presently, we have just completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Our Natural Heritage Report includes the assessment of Species At Risk, as well as bats, birds and other wildlife. Once these studies have been reviewed by the appropriate government ministries, these will be available for your review. Once the locations have been determined all of the proposed turbines will adhere to the setback requirements from residences (550m), natural features, and sound power levels at non-participating noise receptors (40dBA). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities are in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public a minimum of 60 days before the second Public Open House is held. Newspaper notices will be published and letters will be sent to residents advising them of how they may obtain or view copies of the project's draft reports

which will contain site plans and maps showing the locations of the project's turbines and results of environmental studies.

With regards to your concerns regarding potential impacts to the environment as a result of the projects operations (i.e. how bats are effected) we must also produce an Environmental Impact Statement and an Environmental Effects Monitoring Plan, which must describe all of the potential environmental effects that may occur as a result of the project and how we will reduce or eliminate them. The Environmental Effects Monitoring Plan (EEMP) will outline the specific protocols and methods that will be implemented to monitor the effectiveness of environmental mitigation measures for all project activities associated with the HAF Wind Energy Project. These reports must also be reviewed and approved by the Ministry of Natural Resources before the project can be eligible for a REA approval, and will be made available to the public for review and comment shortly.

Vineland Power Inc. is taking public concerns regarding potential health side effects seriously. At this time we do not believe that this project poses a health hazard to local residents within the Township of West Lincoln as long as required setbacks and sound power levels are adhered to. A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from low frequency wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy of this report online from the Ontario Ministry of Health's website. I have also provided a link to the document for your convenience below:

http://www.health.gov.on.ca/en/public/publications/ministry_reports/wind_turbine/wind_turbine.pdf

We have also engaged in consultation with the Ontario Ministry of Health and notified them about the HAF Wind Energy Project proposed for West Lincoln. Currently, the Ontario Ministry of Health has identified no issues with the proposed project, but we will continue to keep them informed as the project progresses.

You stated on your comment sheet that you would like to receive additional information regarding the results of the Noise Assessment Study being conducted for the project. This study has just recently finished and will be available to the public for review and comment shortly. The study is being used to predict the sound levels generated at noise receptors within a 1500 metre radius of each wind turbine generator and to ensure that the project will meet the established 40 dBA sound level limit. The project must meet all regulatory requirements for sound in order to be approved. Research has shown that at distances of 550 metres (minimum setback requirement) or greater sound generated from turbines is similar to a whisper. While conditions differ, the sound emitted from modern turbines is often masked by background noise or the wind itself.

On your comment form you also identified that ice throw was a potential concern of yours. Under certain conditions ice and snow can accumulate on wind turbine blades. Modern turbines

are equipped with sensors to detect this type of accumulation and will not operate if a build up occurs. The required setback distances established by the Ministry of the Environment from residences and natural features also incorporated safety precautions and potential risk of injury from ice throw and structural failure when determining appropriate setback distances.

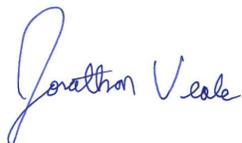
Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Pubic Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

If you require any further clarification about this project please do not hesitate to contact me, and I will do my best to address your questions or concerns.

Yours truly,



Mr. Jonathan Veale
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com



MORRISON HERSHFIELD

November 1, 2010

Smithville, Ontario L0R 2A0

**Re: HAF Wind Energy Project
Completed Public Open House Comment Form**

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On your completed comment form you inquired about the feasibility of the project and if there was actually enough wind power for the project to be profitable.

Before deciding to build a wind turbine facility or determining the exact location in which the facility should be placed research is undertaken to determine if an area has suitable conditions for the placement of wind turbines. As part of the site prospecting process a meteorological tower was installed on private property within the project study area in April, 2010 to monitor wind speed, wind direction, temperature and humidity. Presently, the data collected shows favorable conditions for the placement of a wind turbine facility. Other data resources such as the Ontario Ministry of Natural Resources Wind Atlas Maps also confirms that the projects location is suitable for wind turbine operations.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

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On your completed comment form you identified that land leasing for the project was of interest to you. Land leasing agreements present a great opportunity for local landowners and farmers to receive sustainable long-term income while continuing to own and farm your land. We have notified IPC Energy of your possible interest in land leasing. If you would like more information about land leasing opportunities with IPC Energy or possible participation in the HAF Wind Energy Project please contact:

Tom Lewis
Manager, Planning & Environment
IPC Energy
Office: (905) 607-1016
Cell: (416) 710-1982
Fax: (905) 607-5995
Email: tom@ipcenergy.ca

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the project's website, which will be updated regularly at:

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On your completed comment form you identified that you would like to receive information regarding road setback requirements.

The current minimum setback requirement from roadways for wind facilities such as the HAF Wind Energy Project is the length of the turbine blade plus 10 metres from the boundary of the right-of-way. For example if a turbine blade was 45 metres long then the turbine would have to be located a minimum of 55 metres from the roadway boundary. There is no exception to this setback distance and in order for the project to be approved the layout of the project's facility must demonstrate compliance with this setback. If you would like further information regarding setback requirements for Wind Turbines I have provided a link to a Technical Bulletin prepared by the Ministry of the Environment for Renewable Energy Approval projects detailing turbine setback requirements at:

http://www.ene.gov.on.ca/envision/env_reg/er/documents/2010/Bulletin6.pdf

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

Thank-you again for your comments. We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the project's website, which will be updated regularly at:

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If you require any further clarification about this project or setback requirements please do not hesitate to contact me, and I will do my best to address your questions or concerns.

Yours truly,

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On your completed comment form you identified that property values and health aspects was of interest to you and that your most important consideration in developing this wind energy project would be the location of the wind turbines to surrounding homes.

We have recently completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Once the locations have been determined, all of the proposed turbines must adhere to the minimum setback requirements from residences (550m), natural features, and sound power (40dBA) levels at non-participating noise receptors (residences, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities is in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public a minimum of 60 days before the second Public Open House is held. Newspaper notices will be published and letters will be sent to residents advising them of how they may obtain or view copies of the project's draft reports which will contain site plans and maps showing the locations of the project's turbines and results of environmental studies.

With regards to potential property value loss it is understandable that you have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. We have based this response on evidence from studies conducted in Canada, the United States, and Europe which have found that there is no

statistical evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

You also identified that potential health side effects of wind turbines was important to you. A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from low frequency wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

Vineland Power Inc. is taking public concerns regarding potential health side effects seriously. At this time we do not believe that this project poses a health hazard to local residents within the Township of West Lincoln. We have engaged in consultation with the Ontario Ministry of Health and notified them about the HAF Wind Energy Project proposed for West Lincoln. Currently, the Ontario Ministry of Health has identified no issues with the proposed project, but we will continue to keep them informed as the project progresses.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

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Appendix C: Public Meeting #2 Display Boards, Sign-In Sheets, Comment Sheets

Welcome To The 2nd Public Open House For The HAF Wind Energy Project



We are here to:

- Describe the Renewable Energy Approval Process
- Present an overview of the HAF Wind Energy Project
- Share results of project studies and reports
- Answer your questions
- Receive your feedback about the project



ABOUT VINELAND POWER INC. AND IPC ENERGY

Vineland Power Inc. Project Proponent (Est. 2009)

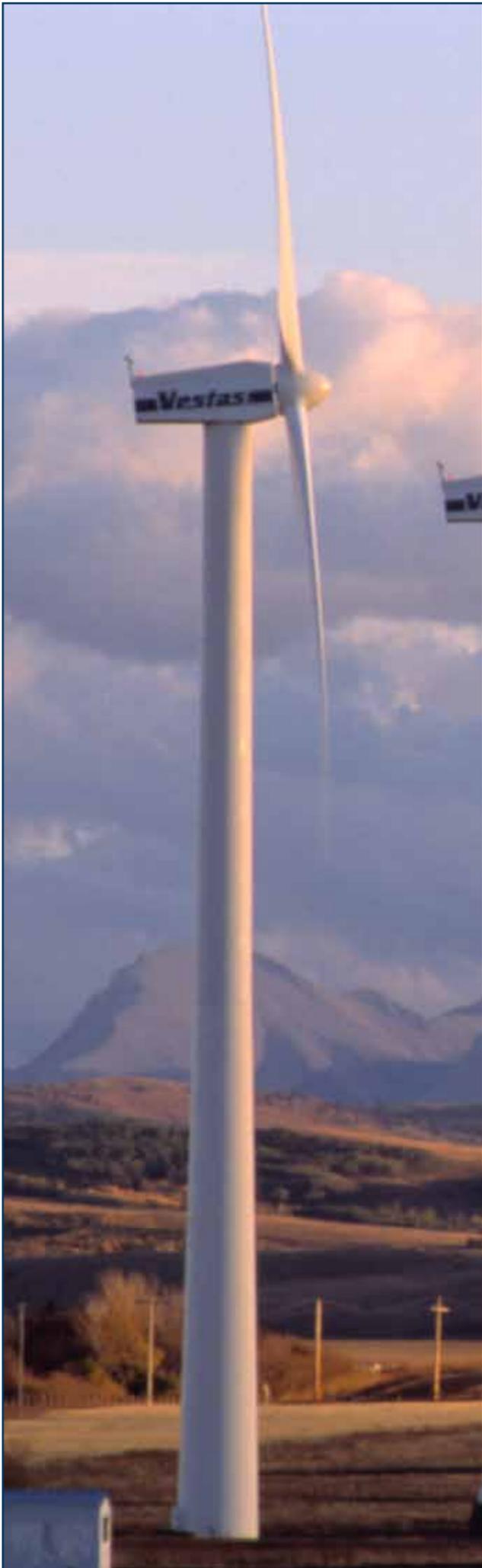
- Focused on developing renewable and environmentally friendly sources of energy, including wind energy.
- The company was sold in the fall of 2011 to a consortium with extensive agricultural, construction, and development knowledge and expertise, as well as a local perspective.
- **Loeffen Farms** (Est. 1950's): With strong roots in agriculture in Wainfleet, Ontario, the Loeffen family is showing how renewable power can be a valuable tool in keeping Ontario's farms in production with a negligible footprint on the land.
- **Rankin Construction Inc.** (Est. 1978): A heavy civil contractor based out of St. Catharines Ontario, Rankin is well known by their many satisfied clients and brings to the project extensive wind power construction expertise.
- **IPC Energy:** See below.

IPC Energy (IPC), Project Developer (Est. 2005)

- IPC Energy works closely with landowners, municipalities and other parties to develop, build and operate wind energy projects across Canada and internationally.



MAKING ONTARIO A GLOBAL LEADER IN RENEWABLE ENERGY



Ontario's Green Energy and Green Economy Act

- Passed in May 2009, to promote the development of a sustainable energy economy and to regulate the Province's renewable energy practices.
- Strategy seeks to phase out coal-fired generation by 2014 and assist the province with meeting its greenhouse gas reduction targets.

Feed In Tariff (FIT) Program

- Administered by the Ontario Power Authority (OPA), who issue contracts to purchase power at guaranteed rates over 20 years from wind, solar, and bio-energy facilities.
- North America's first comprehensive guaranteed pricing structure for renewable energy, encouraging investment and economic development in Ontario.
- The program requires developers to have a certain percentage of their project costs and labour come from Ontario.

Fact

Ontario now has more than 1,500 MW of wind generation capacity connected to the grid. In addition, over 600MW are expected to be added by the summer of 2013 under the FIT Program.

THE RENEWABLE ENERGY APPROVAL PROCESS

- The *Renewable Energy Approval* (REA) process, is outlined in Ontario Regulation 359/09.
- The REA is a streamlined government approvals process which provides service guarantees for renewable energy projects.
- The REA process has mandatory set-back, environmental study and consultation components that must be adhered to.
- The proponent will submit an REA application to the Ministry of the Environment (MOE) for this project.
- MOE will assess the application for completeness and decide whether to issue an approval.
- Other agencies, including the Ministry of Natural Resources (MNR), and the Ministry of Tourism, Culture and Sport (MTCS), also review project reports for approval.
- After the application has been accepted, MOE will post it on the Environmental Registry for a 30-day public comment period.



THE RENEWABLE ENERGY APPROVAL PROCESS



Stakeholder consultation has been ongoing throughout the entire Renewable Energy Approval (REA) process.

ROLE OF CONSULTATION

Consultation with stakeholders is taking place to identify, assess, and mitigate any potential negative environmental effects.

Consultation with the public, local municipality, and aboriginal groups is an essential tool in establishing a two-way exchange of information.

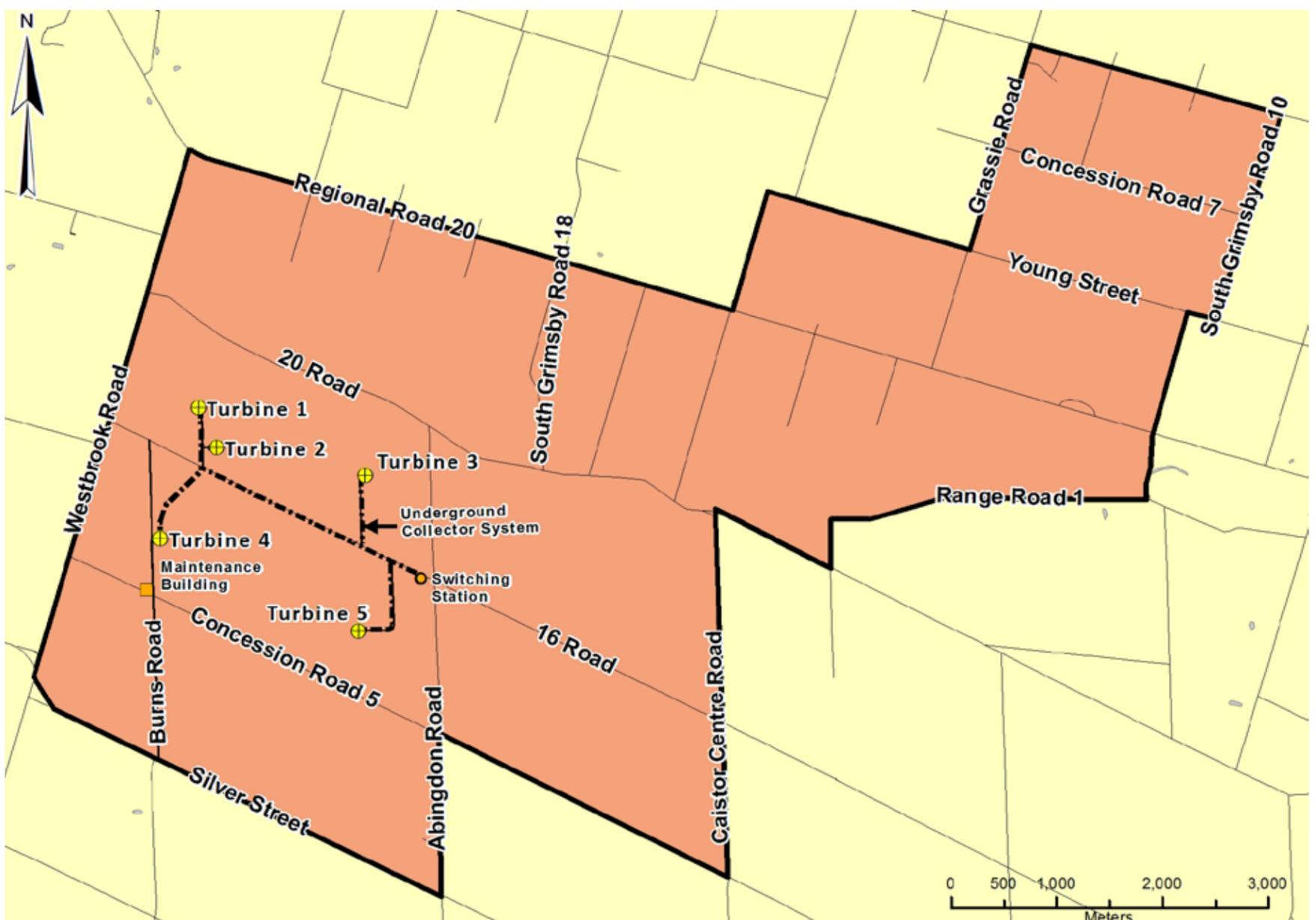


Consultation will:

- Provide a better understanding of the project and REA process.
- Allow the Project Team to obtain and use local knowledge in the project's designs and assessment of potential effects or concerns.
- Establish an ongoing dialog with all stakeholders that will be carried forward to the operational phase of the project.

PROJECT OVERVIEW

- Vineland Power Inc. is proposing to develop a Class 4 Wind Energy Facility with a total nameplate capacity of 9 Megawatts (MW), with five (5) wind turbines proposed.
- The project will be located on privately-owned agricultural lots in the Township of West Lincoln, in Niagara Region.



BENEFITS OF WIND POWER

Wind power is a great energy option because:

- Wind is an endless resource.
- Wind turbines are quick to install and low maintenance once operational.
- Wind power compliments agricultural operations.
- Wind power projects allow for local ownership keeping more money in Ontario.
- Renewable Energy Projects are only paid for the power they generate, which is paid for by consumers.
- Wind power produces energy with stable production costs, compared to other energy sources with volatile fuel markets (i.e. oil and gas).
- Wind power is one of the lowest new build cost options, saving considerable money in the long run.
- Local content requirements ensure rates being paid for renewable energy result in jobs, economic development and energy diversification in Ontario.



COMMUNITY AND ENVIRONMENTAL BENEFITS

Community Benefits

- It will power the equivalent of 2,500 homes (i.e. more than half of the total private dwellings in West Lincoln).
- It will create economic benefits for the local economy by purchasing goods and services during construction and operation.
- It will create job opportunities during construction, operation, and decommissioning phases.
- Generates tax revenue for the Township, Region, and School Board.
- Limited/no increased demand on local services (i.e. garbage collection and water/wastewater service).
- Land lease agreements with landowners will provide additional income for farmers.

Environmental Benefits

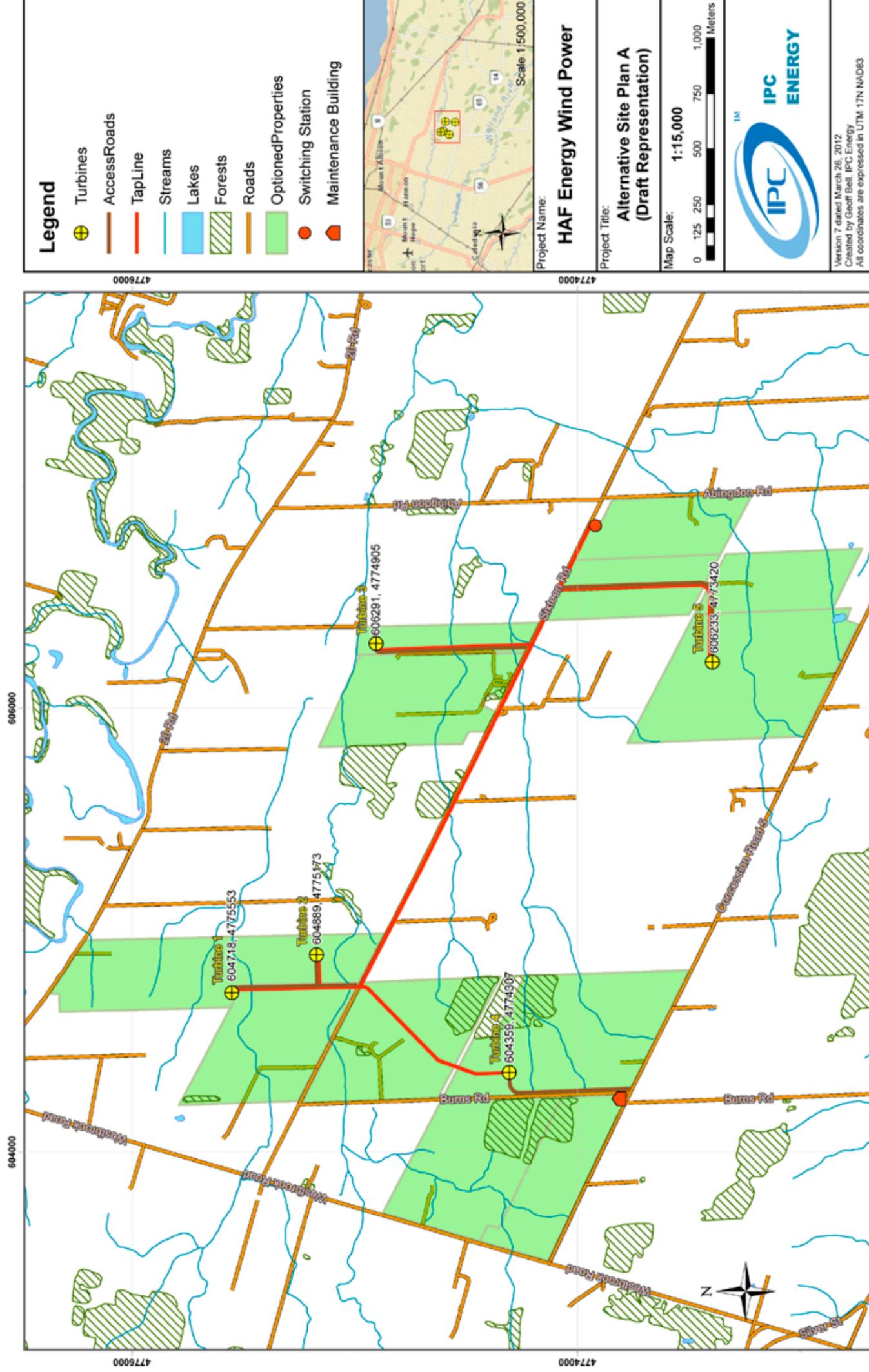
- It will provide a sustainable source of energy for future generations that does not produce greenhouse gas (GHG) emissions.
- The project is estimated to reduce greenhouse gas emissions by 14,000 tons per year.
- Low environmental impact associated with construction and operation.
- Does not use water or produce hazardous or toxic waste.
- Creates healthier living conditions by reducing air emissions including mercury, sulfur, and nitrogen oxides.

Facts

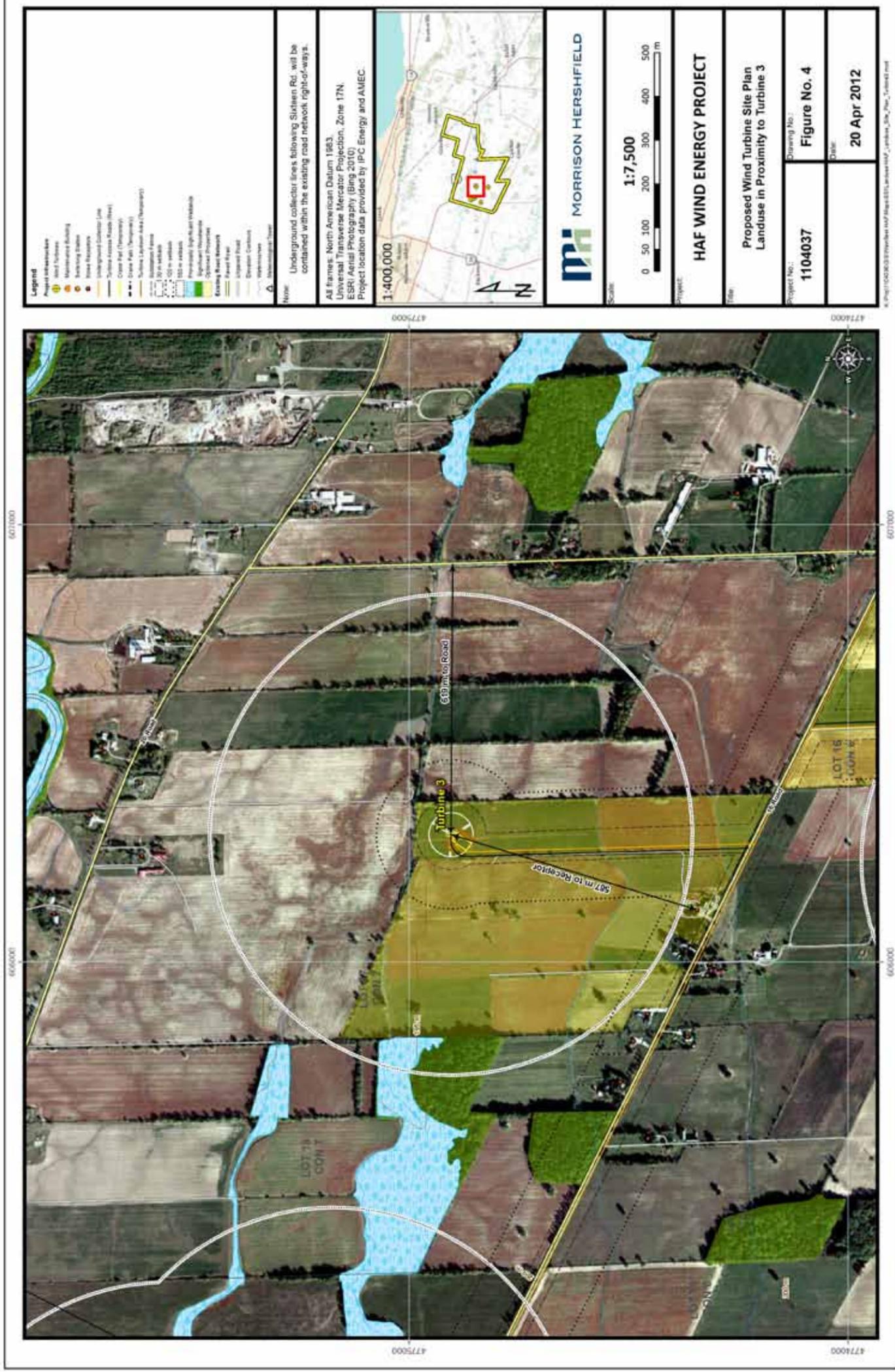
- Fossil fuels impose costs on the economy in the form of health and environmental damage.
- The Canadian Medical Association estimates air pollution costs Ontario more than \$220 million in health care.
- The Ontario Medical Association's 2005 estimate for premature deaths in Ontario due to air pollution is 5,800 people per year.



SITE PLAN



SITE PLAN - TURBINE 3



TURBINE SPECIFICATIONS

Vestas V100 1.8 MW Wind Turbine Model

Turbine Blades

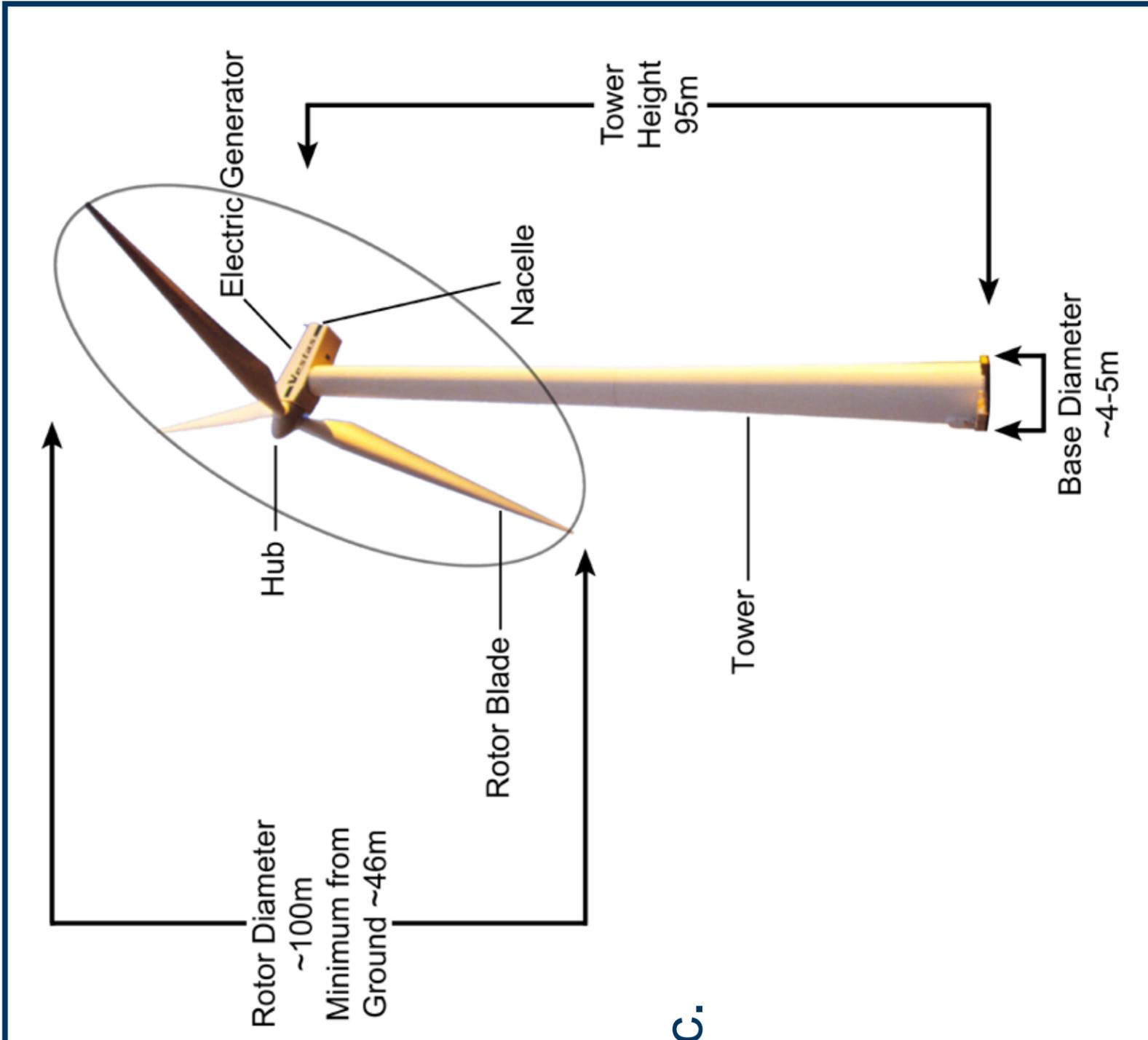
- Blade length of 49 m
- Rotor diameter of 100 m
- Swept area of 7850 m²

Nacelle

- Houses gearbox, generator, bearings, etc.
- Height 5.4 m
- Width 3.4 m
- Length 10.4 m

Tower

- Tubular Steel Tower
- Height 95 m



WIND ENERGY - HOW THE TECHNOLOGY WORKS

- A computer turns the rotor to face the wind.
- The blades begin to rotate when wind speeds reach approximately 8 km/h.
- Inside the nacelle, the blades propel a shaft that drives a generator through a gearbox and converts the mechanical power to electrical power.
- The electricity is carried down the cables inside the tower.
- Underground collector lines carry the power to the switching station, where it feeds directly into the electrical grid via the Hydro One distribution system.



KEY COMPONENTS OF A TURBINE



PROJECT FACILITIES, EQUIPMENT AND TECHNOLOGY



The major components of the project are as follows:

- Five (5) Wind Turbines
- Underground Collector System (27.6kV)
- Turbine Access Roads
- Switching Station
- Small Maintenance Building
- Meteorological Tower
- Temporary Crane Pad and Staging Areas Required for Construction

CONSTRUCTION PLAN

Site Preparation

- Survey land and stake turbine locations, access roads, underground collector system, and switching station
- Land clearing and preparation of construction staging areas

Construction of Facility

- Access road construction and modification (approx. 7 m wide)
- Foundation construction (approx. 20 m² and 3 m deep)
- Installation of underground collector system (direct buried and directional drilling)
- Delivery of equipment
- Tower and turbine assembly and installation
- Switching station construction (approx. 7 x 8 m)
- Testing and commissioning



Site Clean Up and Restoration

- Disturbed areas will be remediated
- Any waste or debris will be removed
- Excavated top-soil will be replaced/reapplied
- Re-vegetation and re-seeding
- Environmental monitoring

Traffic and Roads

- Only designated transportation routes for the delivery of equipment will be used
- Use of municipal roads during construction will be subject to municipal design and operating restrictions
- Any project related road damages will be repaired

APPROXIMATE CONSTRUCTION SCHEDULE	
ACTIVITY	DATE
Surveying and Geotechnical	March, 2013
Building Permit	March, 2013
Access Road Construction and Modification	April, 2013
Foundation Construction	April, 2013
Electrical Tapline Construction	May, 2013
Delivery of Turbines	May, 2013
Tower and Turbine Assembly and Installation	June, 2013
Switching Station Construction	June, 2013
Interconnection of Turbines to Switching Station	July, 2013
Turbine Testing and Commissioning	August, 2013
Site Restoration and Clean-Up	September, 2013

DESIGN AND OPERATIONS

The project will produce electricity for 20 years beginning in 2013 and will include:

- Employing 2-3 full-time workers
- Supervision control and data acquisition (SCADA)
- Remote monitoring of weather conditions
- Regularly scheduled maintenance activities
- Storm and lightning protection
- Emergency response and communications plan
- Environmental effects monitoring, including birds and bats



DECOMMISSIONING PLAN

The Proponent has a FIT contract with the Ontario Power Authority guaranteeing that power generated at the facility will be purchased until 2033.

Each turbine has an approximate lifecycle of 25 years. Following this time, it is possible to extend the lifecycle of the facility by upgrading and replacing old components. Decommissioning of the facility and all associated costs, will be the responsibility of the Proponent.

Decommissioning activities will include removing:

- Turbines
- Foundations
- Underground collector system
- Switching station
- Meteorological tower



All waste generated from decommissioning will be reused or recycled, where possible.

Restoration activities will include:

- Decompacting soil
- Re-grading
- Restoring soil nutrient content
- Re-vegetation and re-seeding

Decommissioning of the facility will comply with all applicable legislation in effect at that time.

ARCHAEOLOGY

Archaeological Assessments are undertaken to determine if a project may have an effect on archaeological resources. Two stages of archaeological assessments were undertaken by A.M. Archaeological Associates for this project. The studies concluded the following:

Stage 1: August 2010

- Provides a description and evaluation of all features with archaeological potential in the project study area.
- Archaeological potential was determined by proximity to several factors including: registered sites; historic transportation routes; historic structures; water sources; and modern development.
- The assessment determined that the entire study area containing the five proposed wind turbine locations has archaeological potential. A Stage 2 Archaeological Property Assessment was recommended.



Stage 2: September 2010 - March 2012

- Studies assessed the locations of the five proposed turbines, underground collector system, access roads, switching station, and maintenance building.
- Based on low artifact densities and negative test results, no further archaeological work is required.

The Archaeological Assessment Reports have been reviewed by the Ministry of Tourism, Culture and Sport.

CULTURAL HERITAGE

Cultural Heritage Assessments are undertaken to determine if a project may have an effect on built heritage resources and cultural heritage landscapes. Unterman McPhail Associates completed the assessment for this project.

The historical summary of the study area showed some potential for cultural heritage resources of value and interest due to the agricultural development of the land in the 19th and 20th centuries. However, a review of the historical background, site surveys and municipal consultation information determined the potential heritage value and interest of the five (5) wind turbine sites was low. The study concluded the following:

Built Heritage

- There will be no direct impacts to built heritage resources.

Cultural Heritage Landscapes

- Each of the 5 turbine locations are situated on agricultural land, which has been identified as a cultural heritage landscape.
- The sites will be affected by limited change in the viewshed in regard to the setting and character of the identified cultural heritage landscape.



The Cultural Heritage Assessment has been reviewed by the Ministry of Tourism, Culture and Sport.

NATURAL HERITAGE

A Natural Heritage Assessment Report was prepared to identify significant natural features within 120 m of the project location. Natural features were identified through a records review and site investigation.

All identified natural features were evaluated for significance using Ministry of Natural Resources (MNR) criteria. A total of 6 significant natural features were identified within 120 m of the project location.

Results included:

- 1 provincially significant wetland
- 2 significant woodlands
- 1 bat maternity colony
- 1 woodland raptor nesting habitat
- 1 terrestrial crayfish habitat



Potential impacts include:

- Temporary disturbance to wildlife due to noise and dust
- Impacts to wildlife from entering the construction area
- Erosion/siltation
- Accidental spills
- Establishment of invasive and disturbance tolerant non-native species near the natural feature

Mitigation measures include:

- Fencing around the perimeter of construction areas
- Install and maintain sediment and erosion control measures
- No equipment storage or refueling within natural features
- Post-construction monitoring of birds and bats in accordance with MNR requirements and procedures. Should mortality exceed specified thresholds, additional mitigation measures will be implemented in consultation with the Ministry of Natural Resources.

For more details please see the Natural Heritage Assessment, Environmental Impact Study, and Environmental Effects Monitoring Plan for Birds and Bats

The Natural Heritage Assessment and Environmental Impact Study has been reviewed by the Ministry of Natural Resources.

WATER BODIES

A Water Assessment and Impact Report has been prepared for this project to:

- Identify water bodies within 120 m of the project location
- Assess potential negative environmental effects
- Provide mitigation and monitoring requirements

Water bodies were identified using:

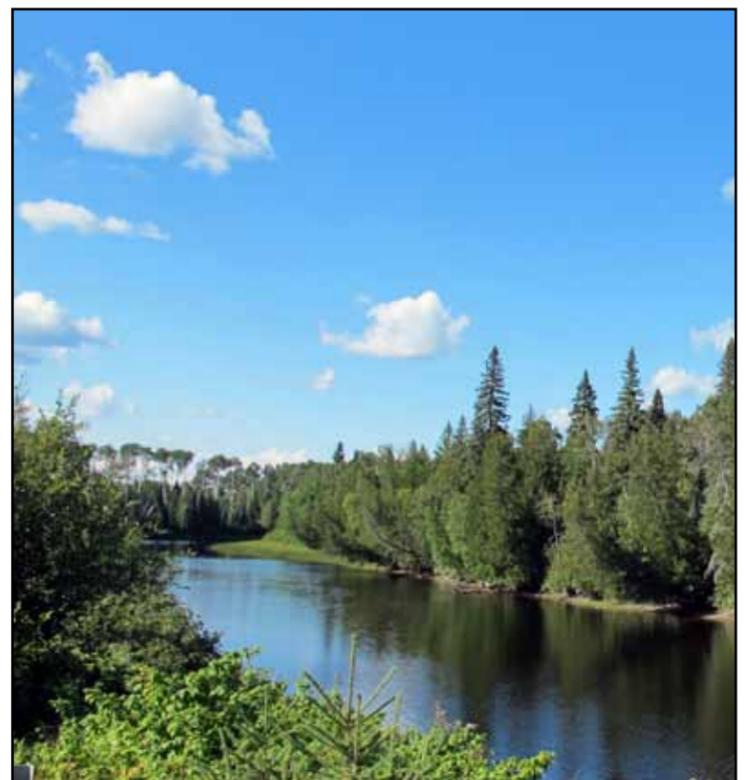
- Ministry of Natural Resources data
- Niagara Peninsula Conservation Authority mapping and data
- Township and Niagara Region mapping
- Geographic Information Systems (GIS) mapping
- Field investigations (December 2009, April 2010)

Potential impacts include:

- Temporary change in surface water runoff patterns
- Erosion and sedimentation
- Vegetation removal
- Contamination from accidental spills

Mitigation measures include:

- Timely revegetation of exposed soils
- Installation of silt fencing and sediment traps
- Proper storage and transportation of materials
- Follow Department of Fisheries and Oceans Operational Statements



The project will require water crossings for access roads at selected locations. All applicable permits will be obtained from the Niagara Peninsula Conservation Authority.

For more details please see the Water Assessment and Impacts Report

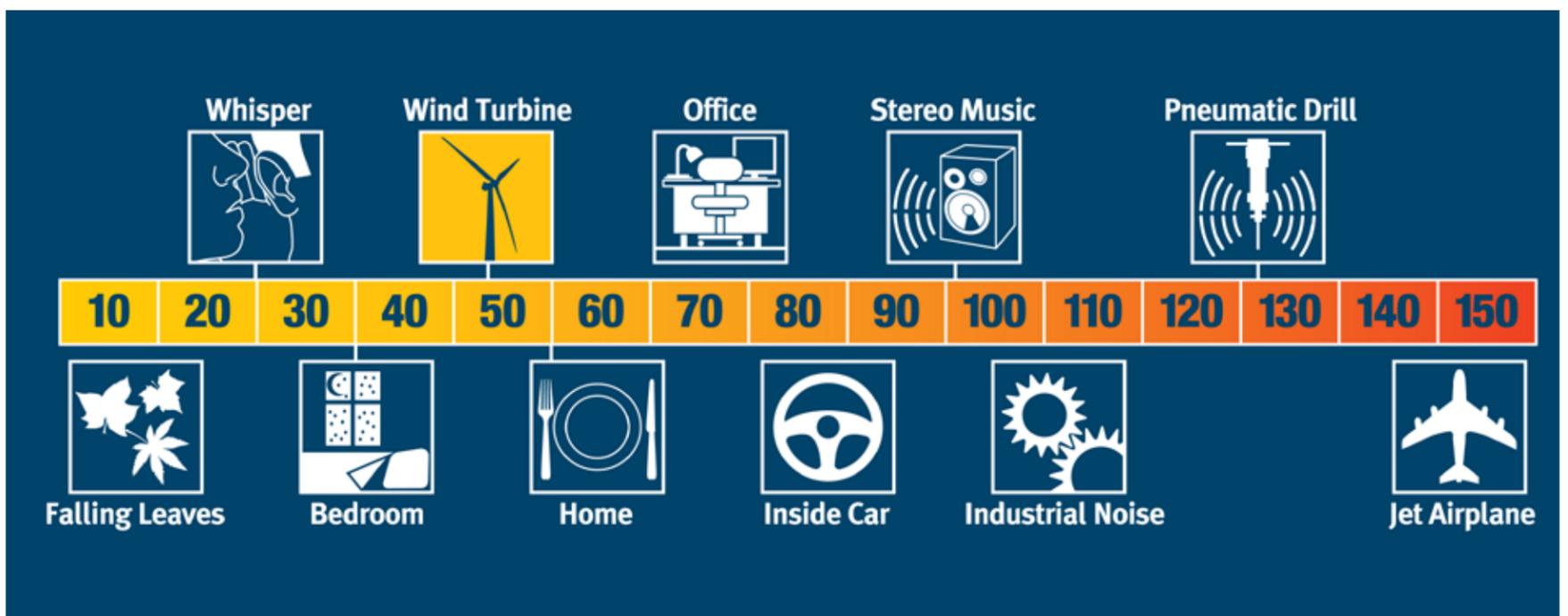
NOISE ASSESSMENT

A Noise Assessment was undertaken by HGC Engineering to assess the acoustic impact of the project at nearby noise receptors.

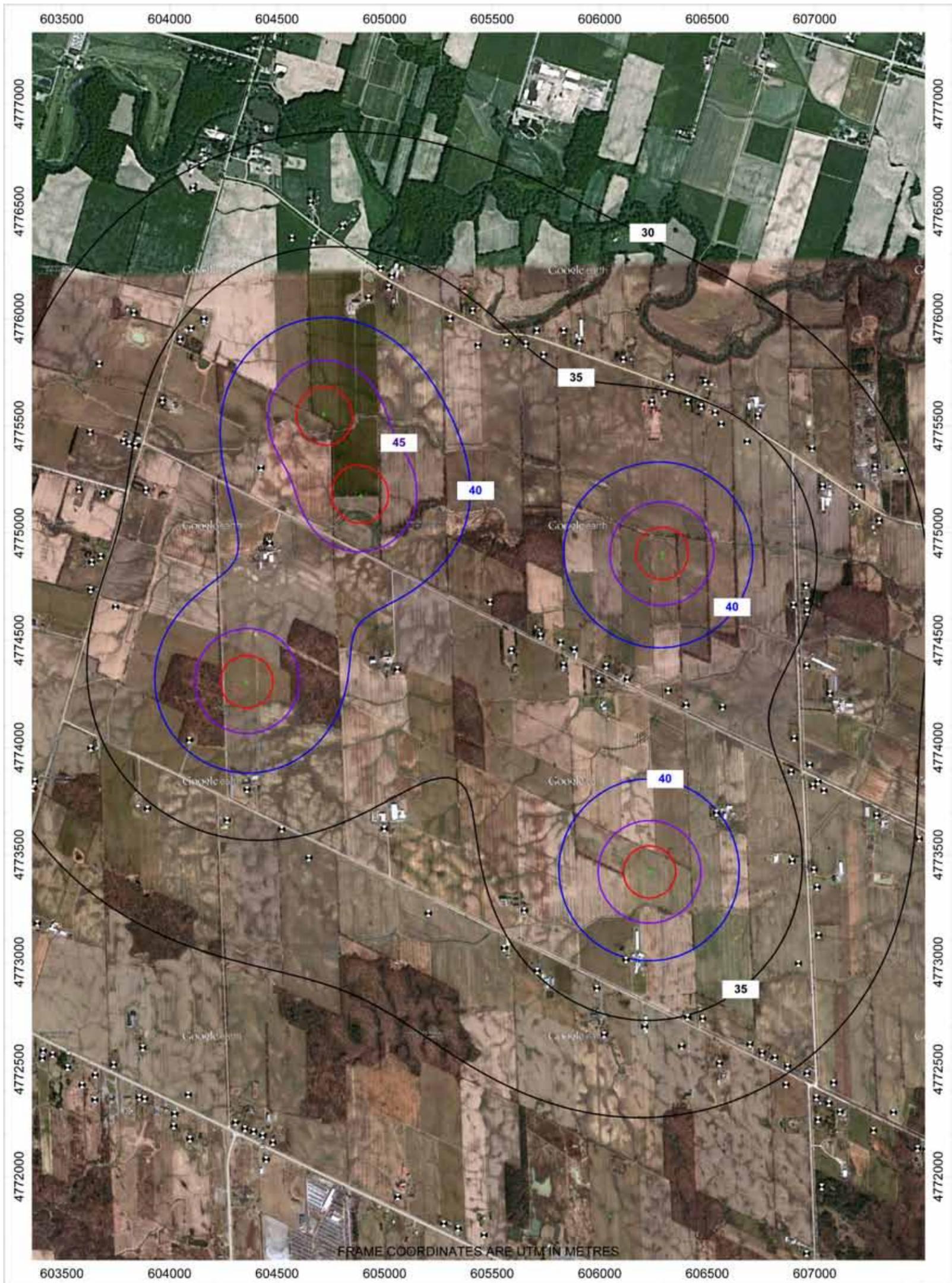
Sound power data for the selected wind turbine generator model was obtained from Vestas. The data was used in a computer model to predict the sound level impact at the closest residential receptors.

The results demonstrate compliance with MOE Sound Level Limits for all non-participating noise receptors when all five turbines are operating over their entire speed range.

All regulations have been met by ensuring noise levels do not exceed specified levels (40 dBA) and siting wind turbines a minimum of 550 m from any non-participating point of reception.



NOISE ASSESSMENT MAP



HEALTH AND SAFETY

Wind energy is a safe and reliable source of energy, which has been in use for decades.

All project facilities and components will be maintained and operated in accordance with all applicable codes and regulations.

Public safety measures are being incorporated into all phases of the project, which include the preparation of an Emergency Response Plan.

A 2010 report, prepared by the Chief Medical Officer of Health for Ontario, titled “The Potential Health Impact of Wind Turbines” concluded that:

- While some people living nearby wind turbines report symptoms such as dizziness, headaches, and sleep disturbance, available scientific evidence to date does not demonstrate a direct causal link between turbine noise and adverse health effects.
- The sound level from wind turbines at common residential setbacks is not sufficient to cause hearing impairment or other direct adverse health effects, but it may annoy some people.

“According to the scientific evidence, there isn’t any direct causal link between wind turbine noise and adverse health effects.”

Dr. Arlene King, Ontario’s Chief Medical Officer of Health

A 2009 study titled, “Wind Turbine Sound and Health Effects: An Expert Panel Review” concluded:

- There is nothing unique about the sound and vibrations emitted by wind turbines.
- The body of accumulated knowledge about sound and health is substantial.
- The body of accumulated knowledge provides no evidence that the audible or subaudible sounds emitted by wind turbines have any direct adverse physiological effects.

Facts:

- MOE’s 550 m setback from the nearest noise receptor is the largest legislated setback in all of North America.
- Setbacks were established based on the most up-to-date, peer-reviewed science.
- MOE’s noise limit of 40 dBA has been in place for over 30 years and meets the World Health Organization’s standards.



PROPERTY VALUES

A 2010 study titled, “Wind Energy Study-Effect on Real Estate Values in the Municipality of Chatham-Kent” stated:

In the study area, where wind farms were clearly visible, there was no empirical evidence to indicate that rural residential properties realized lower sale prices than similar residential properties within the same area that were outside of the viewshed of a wind turbine.

The U.S Department of Energy’s Lawrence Berkeley National Laboratory Study titled, “The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis” concluded:

- There is no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities.
- Neither the view of the wind facilities nor the distance of the home to those facilities is found to have any consistent, measureable, and statistically significant effect on home sale prices.

Fact:

The Municipal Property Assessment Corporation (MPAC) is not reducing property assessments as a result of wind energy projects because there is not enough evidence to warrant a negative adjustment.



WIND ENERGY MYTHS AND MISCONCEPTIONS

MYTH: Wind turbines are noisy.

FACT: Wind turbine technology over the past decade has rendered mechanical noise from turbines almost undetectable with the main sound being the aerodynamic swoosh of the blades passing the tower. There are strict guidelines on wind turbines and noise emissions to ensure the protection of residential amenity.

MYTH: Wind turbines are inefficient; they are only operational 30% of the time.

FACT: A modern wind turbine produces electricity 70-85% of the time, but it generates different outputs dependent on wind speed. Variations in the output from wind turbines can be predicted and balanced by grid operators using complementary energy sources.

MYTH: Wind energy needs back up to work.

FACT: All forms of power generation require back up and no energy technology can be relied on 100%. Variations in the output from wind farms are barely noticeable over and above the normal fluctuation in supply and demand.

MYTH: Building a wind farm takes more energy than it ever makes.

FACT: A wind turbine produces enough clean electricity in 3 to 5 months to offset all of the greenhouse gas emissions emitted in its manufacture. A modern wind turbine is designed to operate for more than 20 years and at the end of its working life, the area can be restored at low financial and environmental costs.

MYTH: Wind turbines cause significant bird mortality.

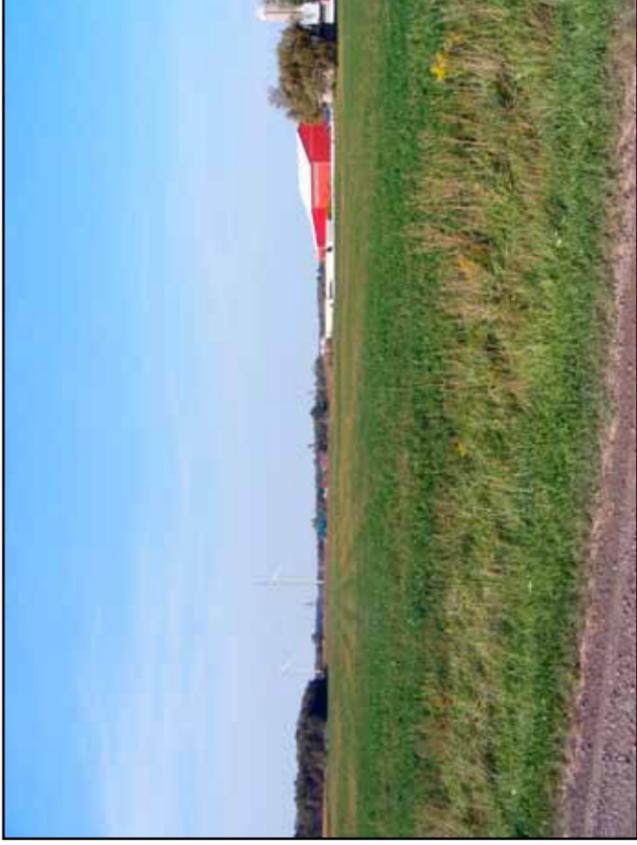
FACT: Post construction mortality reports for wind power projects across Ontario have shown that approximately 2.5 birds per year are killed by individual turbines compared to the 10,000 birds killed per year in Toronto due to collisions with office towers.

MYTH: Wind turbines are ugly.

FACT: Beauty is in the eye of the beholder, and whether you think a wind turbine is attractive or not will always be your personal opinion.



VISUALIZATIONS

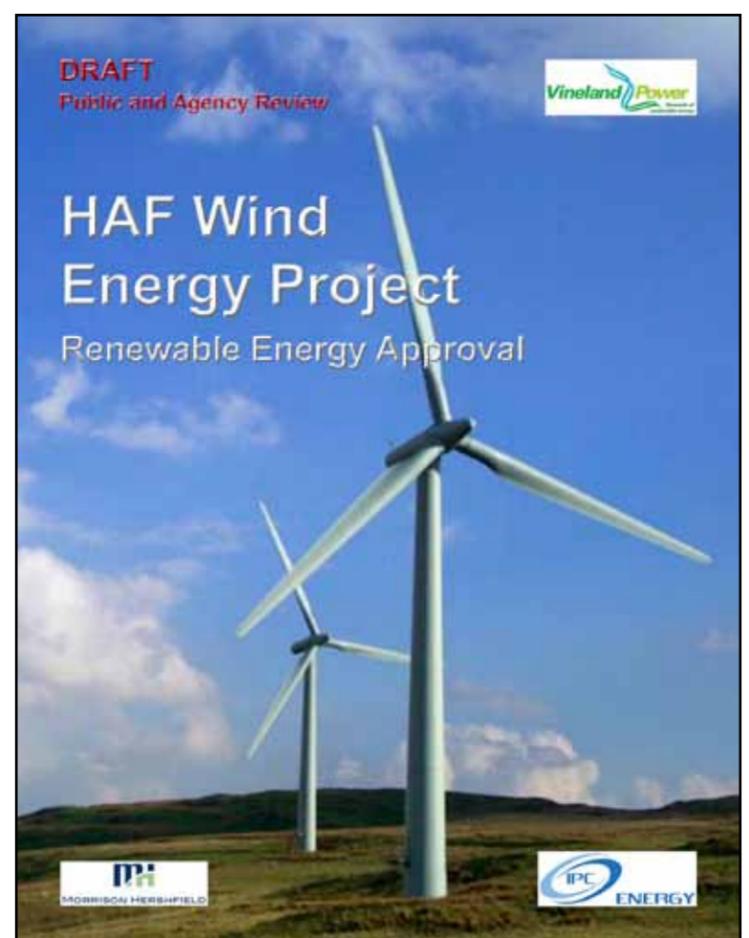


DRAFT REPORTS AVAILABLE FOR PUBLIC REVIEW

- Project Description Report
- Wind Turbine Specifications Report
- Construction Plan Report
- Design and Operations Report
- Decommissioning Plan Report
- Cultural Heritage Assessment Report
- Stage 1 & 2 Archaeology Assessment Reports
- Noise Assessment Report
- Natural Heritage Assessment Report
- Environmental Impact Study Report
- Environmental Effects Monitoring Plan for Birds and Bats
- Water Assessment and Impact Report
- Study Area Map
- Site Plan
- Land-Use Mapping

Copies of these reports are available tonight for your review. Please ask a Project Team representative for assistance. Project reports and updates are also available on the project's website at:

www.hafwindenergy.ca



NEXT STEPS

- Continue consultation with stakeholders and incorporate feedback
- Submit REA application to the Ministry of the Environment
- Continue consultation with the local Township
- Start construction in Spring 2013*
- Commercial operation date - August 2013

*Subject to receiving final REA





PROJECT FEEDBACK

Your input is a valued part of the HAF Wind Energy Project. We encourage you to share your comments with us by completing a Comment Form.

Please deposit Comment Forms in the Comment Box provided.

To learn more about this project, please visit the project's website at www.hafwindenergy.ca or contact:

Mr. Tom Lewis
Project Manager

OR

Ms. Britney Pringle
Environmental Planner

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Fax: (416) 499-9658
Email: bpringle@morrisonhershfield.com



THANK YOU

**Thank you for attending this
Public Open House.**

**If you have any questions,
please speak to any Project
Team representative in
attendance.**

**We also encourage you to fill
out a Comment Form.**



SIGN-IN SHEET

FOR THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
TERRY FELVUS	3235 Grassie Rd		LOR1M0	905 945	
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DOUB HARVEY	9658 SILVER ST	CAISTOR CTR	LOR1E0	905 957-2343	
CATHERINE MITCHELL	6822 Elcho Rd.	Wellandport	LOR2J0	905-386-6500 -	
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GREGORY MASI	RR2 BOX 9 CANFIELD	CASTORVILLE	N0A1C0	905 692 3521	
Josephine Parvettini	3235 GRASSIE	GRASSIE	LOR1M0	905-945-4589	
	3819 Old L.S.	Fairview	L0S1W0		
		Wellandport		890 -0612	
Mel + Carol Olivier	6160 Berry Rd. Burton	Burton	LOR1C0	905-692-4513	
BONNIETUSON	5876 CONC. 4	RR2 SMITHVILLE	LOR2A0	386-7522	
Michael Gill	3605 Conc. 4	Fennich	L0S1C0	905-3240269	mgj117@Yahoo.com

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TED CATHERWOOD	7616 Mud St.	GRASSIE	L0R-1M0	905-945-5372	Ted@TASKPerformance.ca
Nancy Taylor	25 Residing St	Grimsby	L3m-5S1	905-	nancy.taylor@cogeco.ca
+ Ron Hewitt	"	"	L3m-5S1	309-9818	foodgprs@vaxxine.com
Nelle DeHaan	6505 16 Rd	Smithville	L0R2A0	905957-3832	decanhane@gmail.com
CHARL BROT	8299 Conc 2 Rd	Caistor	L0R1E0	9059570842	cbbroad@hotmail.com
Via LANGDON	8200 SIXTEEN Rd	CAISTON	L0R1E0	9059577985	com
Sue Langdon	"	"	"	"	langdonsuel@gmail.com
KITHIOMWANZIA	181 James Street	St. Cath	L2R5C4	9056842362	Policy@gncc.ca
Judy D'Illario	9581 Twenty Rd	Smithville	L0R2A0	9059570984	
ED ENGEL	Too Close to the turbine				
DAVID KING	8821 SILVER ST.	CAISTON CENTRE	L0R1E0	9059576468	dave@daveking.ca
Wendy Rizzo	9541 Twenty Rd	Smithville	L0R2A0	905-957-3567	W.Rizzo
ANDREW KWAN	2086 CAISTOR CENTRE	CAISTOR CENTRE	L0R1E0	9059572908	
Beverly Henson	9579 Silver St. C	Caistor Centre	L0R1E0	905-957-3346	B. Henson

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Zenon Kazienko	6914 CONCESSION 4 RD	Smithville	L0R 2A0	905-730-8074	zenon@zenurc.ca
Carol Barker	4141 Carborough Rd.	Windsorport	L0R 2J0	905-386-1297	windsor.homes@gmail.com
A PAUL HITCHEN	4093 Elcote RD	Willandpt	L0R 2J0	905 386 6896	
DOUGLAS JOYNER	44 LAS RD	SMITHVILLE	L0R 2A0	905 957 4926	djoyner@westlincoln.ca
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Paul Weir	1794 PENN/LANE	CAISTOR CENTRE	L0R 1E0	905 957 5463	
Lise He Hitchings	8747 Silver St	Caistor Centre	L0R 1E0	905-957-1554	
Steve Hitchings	8747 Silver St	"	"	"	stehitchings@aol.com
Steve Anni Kar.	8244 Twenty Rd.	Smithville	L0R 2H0	905 957-3423	
Maria Branco-Thoms	2160 Westbrock	Binbrook	L0R 1C0	905 692 9777	mrs.hemilover@shaw.ca
Ross Bush	2245 Abingdon Rd	Caistor Centre	L0R 1E0	905-957-3460	
Joan Sanders	6841 Young St RR#3	SMITHVILLE	L0R 2A0	905 957 7190	
NEIL SWITZER	2721 Reg. Rd #6 RR#1	SMITHVILLE	L0R 2A0	905-957-2163	switzer@295.ca
Bob Sanders	6841 Young St	Smithville	L0R 2A0	905-957-7190	

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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
Pete DeHaan	6505 Sixteen Rd	Smithville	LOR2A0	957-3832	
ROBIN JONES	2108 WESTBROOK	BIRCHROCK	LOR1C0	905-517-103	robin@jrjones-electric.com
MARIO RIZZO	9541 TWENTY Rd	SMITHVILLE	LOR2A0	905-957-3567	
MIKE TROTTER	20 RIVERSIDE CIRCLE	SMITHVILLE	LOR2A0	—	—
Harmon Brunsma	Twenty Rd	Smithville	LOR2A0	—	—
Richard Lee	9016 Silver St	Caistor Cent	LOR1E0	905-957-7693	
Dennis Carvey	9579 Rg. Rd. #65	Caistor Centre	LOR1E0	905-957-3846	
SUSAN WINDICKER	7683 YOUNG ST.	WEST LINCOLN		905-309-5947	
Mr. Simpson 4/E.	Caistor				
Samantha McCaffrey	9245 Concession 5	Caistor	LOR1E0		
DONNA MASI	674 Seneca St Box #9	Canfield	N0A1C0	905-642-3521	
Al Kravcik	6692 Vaughan Rd	ST. ANNIS	LOR1Y0	905-386-159	
Barb Gerry ^{Blagdon}	1533 Pt Davidson Rd	ST. ANNIS	LOR1Y0	905-957-3533	
Melodie Dysart	7642 Twenty Rd Smithville	Smithville	LOR2A0	905-957-8630	

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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
Dev Way	Caistor Centre		LOR1E0	905 957 3222	
KEN WAY	"		"	"	KWAY@HOTMAIL.CA
Rob May	2812 West Brimby Rd	Smithville	LOR2A0	905 643 2085	
BERT ALLESNAS	RA #1 CAISTOR CENTRE		LOR1E0	905 957 7587	
Gary Glaser	Westbrook	B. Brook	LOR1C0	905 692-5253	
Zlota Zoretic	9470 Twenty Road R.R.1 Smithville ON		LOR2A0	905-957-3504	
Ivan Zoretic	"	Smithville	"	"	
Clifford TRAVIS	6038 16 Road	Smithville	LOR2A0	905 957 7446	
JACK/GAIL SHEPHERD	WESTBROOK RD	SMITHVILLE	LOR2A0		
CAM PRITCHARD	8119 SIXTEEN RD	CAISTOR CENTRE	LOR1E0		PRITCHARD.CAM@GMAIL.COM
Jack Hintjema	8973 Twenty Rd	Smithville	LOR2A0		controllogixman@gmail.com
Donna Terionel		Caistor Centre			
BILL BYLSMA	1788 PENNY LANE	CAISTOR C.	LOR1E0		
Cam Lynn	RA #1 Smithville	Smithville	LOR2A0	905 957-3500	

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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
Jessie Lester	6662 Vaughan	St. Anns	L0R1Y0	905-386-6378	js1067@hotmail.com
Ann Fairfield	9379 Sixteen Rd	Caistor Ctr	L0R1E0	957-2268	no notice rec'd
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MIKE SPOTTS	7738 Hwy #20 RR#1	SMITHVILLE	L0R2A0	957-4725	
HELEN KSZAN	4687 UNDAULD	"	L0R1Y0	386-6170	#
R. MAKKEN	225 MAIN ST. W	GRIMSBY	L3M1S5	⁴¹⁶ 566-9754	rmakken@tecanalytics.com
ANDY WIRTH	2412 TOBER RD	SMITHVILLE	L0B0A0	957-3826	
FRANK DEFLAPIS	9024 TWENTY RD	SMITHVILLE	L0R2A0	957-0412	
ADRIAN BRUSSE	5072 CAMBOROUGH RD	WELLANDPORT	L0R2J0	386-1173	
NAOMI BRUSSE	5072 CAMBOROUGH RD	WELLANDPORT	L0R2J0	386-1173	adrian.brusse@sympatico.ca
KEN & CAROL HAYNES	4511 SIXTEEN RD	ST ANNS	L0R1Y0	905-957-7519	
Andy Torkelson	2377 Westbrook Rd	Smithville	L0K2A0	905-692-4112	
FRED BROAD	8299 CONC #2	CAISTOR CENTRE	L0R1E0	905 957 0842	
D. Bouslogh	CONC #4			905 323 5188	

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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
Eric Leith	8957 Silver St. Hwy 65	Caistor Centre	L0R1E0	903.957.9555	eric.leith@live.ca
No Body	None				
J. Goodram		CAISTOR CENTRE			
Cathy Gylf					
Concerned Citizen		Smithville			
NANCY HAMILTON	8244 TWENTY RD	R.R.#1 SMITHVILLE	L0R2A0	905-3423	
DAVID THOMAS	2160 WESTBROOK RD	Binbrook	L0R1C0	905 692 9777	
Carol Smith					
Pauline Ruber	9016 Silver St. C.C.	Caistor Cnt.	L0R1E0	957-7893	
Jana Skarecky	2466 Westbrook Rd.	Binbrook	L0R1C0		skarecky@gmail.com
WAYNE KING		CAISTOR CENTRE			
Jacqueline Hitchings	8747 Silver Street	Caistor Centre	L0R1E0	957	
SHAF KHAN	5829 - Concession 4 Rd	Smithville	L0R2A0		

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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
ARNOLD FELKER	6687 VAUGHAN RD	RR2 STANLEY	LOR 1Y0	905 386 1324	
George & Dorothea van Ravenswaay	6708 Hwy 3 Canfield		NOA 1C0	905 774-3400	
John van Ravenswaay	Caistor	Caistor			
John van Ravenswaay	Caistor	Caistor			
HAYK BOCH	2416 Shervia Rd	Caistor	LOR 2A0	905 957-3187	skown63@hotmail.com
TOE R. 270	9541 Timms Rd	SMITHVILLE	LOR 2A0	905 957-3567	
Costy Petropoulos	3530 S. Gamsky Rd 12	Grassie	LOR 1M0	905 309 5854	
NOAH SPENCE	1525 Westbrooke Rd	BINDROBE	LOR 1C0	905 692 3253	yfuen@
Jim Cornish	8650 Concession #2	Caistor Centre	LOR 1E0	905 957 2674	blue stone - j@hot mail .ca
Rodney Ron	2001 Cresta-Memora	Smithville	LOR 2A0	905-957-7277	
CHRIS HADLER	2060 PORT DAN. DR. RD	SMITHVILLE	LOR 2A0	905-957-2293	chadler@ca.wsl.com
CORY VAN DER MAER	7156 16vd.	West Lincoln		905 828 2066	CORY@GAIL RESTORATION.COM
Alex Zamboni					
M. DaSilva	9337 sixteen Rd	Caistor Centre	LOR 1E0	905-957-4491	michelledasilva2005@yahoo.ca

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FOR THE HAF WIND ENERGY PROJECT

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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
Carole Kaufhold	9333 Sixteen Rd	Caistor Centre	L0R 1E0	905 957 4535 #	
Robert Rizzo	9541 Twenty Rd	Smithville	L0R 2A0	905-957-3567	
Kim Kim Smith	9217 Concession 5	Caistor Centre	L0R 1E0	905-957-9069	
Neil Murphy	9217 Concession 5	Caistor Centre	L0R 1E0	905-957-9069	
John H. H. H.	1603 Echo	Welland	L0R 2A0	905 326 1576	
Jill Smith		Caistor Centre	L0R 1E0		
ANDY & BARR EICHSTAETTER	1603 CAISTOR CENTRE RD.	CAISTOR CENTRE	L0R 1E0	905-957-0268	
Ralph Severino	138 Rock St. Smithville		L0R 2A0	905 957-6100	
Leo D. LEJARD	142 Rock St "		"	957-8435	
JIM EYBEL	9055 N. CHAMPAIN RD	CAISTOR CENTRE	L0R 1E0	957-2037	
Josephine Smith	9999 Con. 4	C.C.	L0R 1E0	n/a	
Dilio Almonte	9572 Twenty RD	Smithville	L0R 2A0	N/A.	
Michael DiIorio	9581 Twenty RD	Smithville	L0R 2A0	—	
Ffrie Vanderkolk	9382 Con. 5	Caistor Centre	L0R 1E0	905-957-3404	

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FOR THE HAF WIND ENERGY PROJECT

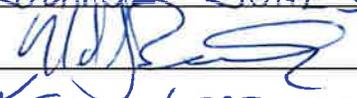
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NAME	ADDRESS	CITY	POSTAL CODE	TELEPHONE	EMAIL
Krist Schaub	11660 CAISTOR CRTK	CAISTOR CRTK	LOR 1E0		
Yngve Schaub	V V	V V	V V		
JANET KAMMERMAYER	9248 TWENTY RD	SMITHVILLE	LOR 2A0		jmkammermayer@gmail.com
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	31 Corbett Ave	St. Catharines			
KEVIN HERBERT	9281 CONC 5 RD	CAISTOR CNT.	LOR 1E0		
Sue Atkins	4810 Vaughan Rd	St. Anns	LOR 1Y0	905 386 7669	
Vinny Severino	146 Rock St Box 782	Smithville	LOR 2A0	905 981 3503	vinny@catalinafuels.com
Wendy Veldman	9374 Twenty Rd. Smithville		LOR 2A0	905 957-7874	_____
CHARLES & BONNIE WARD	CAISTOR CENTRE RR#2		LOR 1E0	905-957-7401	
Katie & Mike Gill	3605 Conc. 4 RR4	Fenwick	LOS 1C0	905 329 0205	mgill7@yahoo.com
Ed BERGSHOFF	585 HALDIMAND RD A	GANFIELD	NOA 1C0	416 896-0498	BERGSHOFF@LOOK.CA
SHERYL BOWSLAY	CON 4 Road	Fenwick	LOS 1L0		sdbowslay@gmail.com
Tommy White	7795 GOODALE RD.	CAISTOR CENTRE	LOR-1E0	905-692-9674	_____

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

Thank you for attending the second Public Open House for the HAF Wind Energy Project. Please take a minute to complete this brief comment sheet. You are welcome to comment on any aspect of the project which you consider to be important. All comments will be carefully considered. Once complete, please drop your comment sheet in the box provided.

1. How did you hear about the public meeting? (Circle all that apply)

- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

3. What questions or concerns did you have regarding this project?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

Thank you for attending the second Public Open House for the HAF Wind Energy Project. Please take a minute to complete this brief comment sheet. You are welcome to comment on any aspect of the project which you consider to be important. All comments will be carefully considered. Once complete, please drop your comment sheet in the box provided.

1. How did you hear about the public meeting? (Circle all that apply)

- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

general information

3. What questions or concerns did you have regarding this project?

how and where it connects to the grid

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

yes

5. From your perspective, what should be the most important consideration in developing this wind energy project?

noise!
Have you considered gearless turbines?

COMMENT SHEET

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

concern about health

3. What questions or concerns did you have regarding this project?

- loss of ~~water~~ dietary values

- health effects

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

not really,

5. From your perspective, what should be the most important consideration in developing this wind energy project?

public wants, not putting these things near homes.

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: RRL

2. What is your main reason for attending?

To Get Better INFORMATION

3. What questions or concerns did you have regarding this project?

Not any - Full Support

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

Yes

5. From your perspective, what should be the most important consideration in developing this wind energy project?

HAVE MORE SITES

7. How could we have improved this Public Open House?

Nothing IT WAS GREAT

6. Additional Comments for the Project Team:

Keep up the good work

7. Would you like to receive any future correspondence about this project? (Please circle: Yes / No)

PLEASE PRINT CLEARLY

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c) Word of mouth

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e) Other, please specify: _____

2. What is your main reason for attending?

OBJECTION TO THE TURBINES

3. What questions or concerns did you have regarding this project?

PROPERTY VALUE

HEALTH ISSUES

ANIMALS / BIRDS

~~A~~

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO!

YOU DON'T LISTEN TO US! WE
DON'T WANT THEM HERE!

5. From your perspective, what should be the most important consideration in developing this wind energy project?

STOP IT!

GUARANTEE PROPERTY VALUE

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- d) Project Website
- e) Other, please specify: WEST

2. What is your main reason for attending?

SEE HOW THINGS ARE PROGRESSING.

3. What questions or concerns did you have regarding this project?

WHEN WILL IT FINALLY GET UNDERWAY

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

YES

5. From your perspective, what should be the most important consideration in developing this wind energy project?

CLEAN ENERGY

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b) Letter

c) Word of mouth

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e) Other, please specify: _____

2. What is your main reason for attending?

to offer input to improve the quality of life for
me and my loved ones (neighbour) for today & future.

3. What questions or concerns did you have regarding this project?

Environmental, Medical (Quality of Life)
Property Assessments.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No - all answers were stereotyped - nobody
(pro wind mills) actually lived in
proximity to windmills.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Health and quality of life Consideration for
now and for future yrs. Also with all of the
hype concerning saving of our environment -
This is a step backwards.

7. How could we have improved this Public Open House?

Have a fair biased presentation

6. Additional Comments for the Project Team:

We do not want it

Put it in your backyard!

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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No - All answers were stereotyped - Nobody (pro windmills)
actually lived in proximity to windmills.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Health & quality of life considerations for now and
for future years. Also with all of the hype concerning
Saving of our environment - This is a step backwards.

7. How could we have improved this Public Open House?

Have a fair biased presentation

6. Additional Comments for the Project Team:

*We are opposed to windmills in this area
or any area in the Niagara area.*

- Put one up in Halton's Ministry's backyard 1st

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

only if it isn't biased

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2. What is your main reason for attending?

To put forth my strong concerns that the IWT are being pushed through without the citizens of West Lincoln's concerns being heard or even Cared about. "Political Bullying"

3. What questions or concerns did you have regarding this project?

Not if, but how much does my property value go Down with one of these in my backyard? How sick, not if I get sick, will it make my family + neighbors. What is the long term affect on the environment in our community?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

XD - I have worked in sales and recognize practiced answers.

I truly hope that "All Comments will be carefully considered."

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Respecting the wishes of the local West Lincoln Council, 79 other municipal governments, the Ontario Federation of Agriculture, the Christian Farmers Federation, the Wind Action Groups across Ontario in the call for an Immediate Moratorium on the construction of any new, or expansion of any existing IWT until a comprehensive independent, peer reviewed health and environmental study has been completed.

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- d) Project Website
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2. What is your main reason for attending?

to get my concerns of windmill push at us with out any thought to the people of west Lincoln. to oppose so I may

3. What questions or concerns did you have regarding this project?

property value loss to My family / long term affect on family health, lack of sleep. affect on environment

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

see no real doctors or that say yes Great! ~~make~~ no one know the real Lose of my value of My Home.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

That the government does Not Hear the farm an rubber familys

Psalm 33:6

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- d) Project Website
- e) Other, please specify: email.

2. What is your main reason for attending?

Not happy about being so close to
turbines.

3. What questions or concerns did you have regarding this project?

Health concern - suffer extreme anxiety and
fear of losing on our property when
time to sell.

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

No. - I found that they tried, but
talked over me - not sure if anyone
really cared.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

People's health, drilled wells, being
stirred with vibration, and house
values.

7. How could we have improved this Public Open House?

M.O.E should have been here, along with someone from Dip Health or Human Rights.

6. Additional Comments for the Project Team:

I suffer extreme anxiety and feel with these turbines being erected close to my home, my health will fail.

Anxiety will escalate not only with the function of the turbine, but with the stress that goes along with losing house value, water, etc.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

To learn as much as I can ~

3. What questions or concerns did you have regarding this project?

- Property values
- cost of operation / maintenance
- actual costs of power production over the long term.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

Not really, you need to have an independent auditor to answer these concerns - not people that derive \$ from this project.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

A guarantee that IPC will still be around 5 to 10 years from now!

7. How could we have improved this Public Open House?

- For this type of format, you did OK.

6. Additional Comments for the Project Team:

- I really would like to see what the actual ~~business~~ business plan is for the project 2 yr, 5 year, 10 year & 20 yr duration.

7. Would you like to receive any future correspondence about this project? (Please circle) Yes / No

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COPY SENT TO
MOLE
JAMES
BRADLEY

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

Document my strong opposition to turbines
in West Lincoln

3. What questions or concerns did you have regarding this project?

how will wind turbines affect my
health, property value wildlife
birds

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

no didn't know have to ask
someone else

5. From your perspective, what should be the most important consideration in developing this wind energy project?

respect wishes of the people
who live in West Lincoln - we
do not want wind turbines!!

7. How could we have improved this Public Open House?

cancel project - we need
conclusive results of the Independent
health and environment studies

6. Additional Comments for the Project Team:

Project team - do you have
turbines where you live
Nurses & doctors support turbines
I want to meet them

airport nearby

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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COPY SENT TO
MOE

JIM BRADLEY
(JAMES)

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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

TO DOCUMENT MY STRONG OPPOSITION TO
TURBINES IN WEST LINCOLN

3. What questions or concerns did you have regarding this project?

HOW WILL TURBINES AFFECT MY HEALTH,
PROPERTY VALUE, WILDLIFE
BIRDS

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No

5. From your perspective, what should be the most important consideration in developing this wind energy project?

RESPECT WISHES OF THE PEOPLE WHO LIVE IN WEST
LINCOLN - WE DON'T WANT TURBINES!! LEAVE!!

7. How could we have improved this Public Open House?

CANCEL PROJECT UNTIL WE HAVE CONCLUSIVE RESULTS OF THE INDEPENDENT HEALTH AND ENVIRONMENT STUDIES

6. Additional Comments for the Project Team:

DOCTORS & NURSES SUPPORT TURBINES? I WANT TO MEET THEM

PROJECT TEAM- DO YOU HAVE TURBINES WHERE YOU LIVE?

AIRPORT IN AREA

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

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2. What is your main reason for attending?

To LET YOU KNOW THAT I THINK INDUSTRIAL WIND
TURBINES IN WEST LINCOLN IS THE WRONG PLACE.
* MY PROPERTY VALUE WILL DROP !!

3. What questions or concerns did you have regarding this project?

PROPERTY VALUE & DON'T INSULT ME BY SAYING
IT WON'T BE AFFECTED !!

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

~~_____~~
~~_____~~
~~_____~~
~~_____~~

5. From your perspective, what should be the most important consideration in developing this wind energy project?

NOT IN
WEST LINCOLN - TOO
POPULATED

7. How could we have improved this Public Open House?

ARE YOU KIDDING?

6. Additional Comments for the Project Team:

I AM REALLY ANGRY THAT THE PROVINCIAL GOVERNMENT HAS ALLOWED THIS AND HOW YOU GOT NAVIGATION CANADA TO SELL YOU A RADAR BLACK OUT.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

NAME: _____

ADDRESS: _____

CITY: _____ POSTAL CODE: _____

TELEPHONE: () _____ EMAIL: _____

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- e) Other, please specify: _____

2. What is your main reason for attending?

I have significant concerns about wind turbines that I do not feel are being ~~xxx~~ addressed

3. What questions or concerns did you have regarding this project?

- property values are a concern. Literature provided says studies showed no "consistent, measurable and statistically significant" effect on home values. Those words give me even more cause for concern. They are vague and can mean a very negative impact will result. Why not provide actual data?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No! I feel you're "fudging" the info. How were the survey questions asked and what were demographics?

5. From your perspective, what should be the most important consideration in developing this wind energy project?

- Health
- Truth and honesty, rather than presenting info to work to advantage of turbines.

7. How could we have improved this Public Open House?

I would like to have seen the raw data rather than the "massaged" data presented in text format written by you.

6. Additional Comments for the Project Team:

I do not feel you are being honest with us or do I feel residents have the same amount of consideration given to them that the project and its investors get.

Will the comment box disappear this time?

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

PLEASE PRINT CLEARLY

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To learn more about this project, or to send a completed comment sheet please contact:

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or

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Fax: (416) 499-9658
Email: BPringle@morrisonhershfield.com

CARBON COPY
C.C.M.O.E.

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre

9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

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1. How did you hear about the public meeting? (Circle all that apply)

- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: C

2. What is your main reason for attending?

TO DOCUMENT MY STRONGEST
OPPOSITION TO THE CONSTRUCTION OF
INDUSTRIAL WIND TURBINES IN WEST
TO PROTECT MY SELF & FAMILY FROM AND GLAM BROS
THE BAD EFFECTS OF WIND MILLS TURBINES
AND KEEP THEM 2 KILOMETERS AWAY FROM HOUSES

3. What questions or concerns did you have regarding this project?

THE DEVALUATION OF MY PROPTY
THE HEALTH PROBLEMS
THE VISUAL PROBLEMS

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO THEY WERE NOT

5. From your perspective, what should be the most important consideration in developing this wind energy project?

DO NOT BUILD THESE WIND MILLS TURBINES
WITH IN 2 ~~KM~~ KS KILOMETERS OF A
HOUSE

7. How could we have improved this Public Open House?

TO CANCELLED THE OPEN HOUSE AND ABANDON THIS PROJECT

6. Additional Comments for the Project Team:

I AM OPPOSED TO THIS PROJECT BEING BUILT IN WEST LINCOLN AND GLANBROOK

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

To support any program that reduces greenhouse emissions, creates jobs, creates a more stable price point for energy consumed in ontario, created in ontario.

3. What questions or concerns did you have regarding this project?

No questions, no concerns, literature provided is very well presented and answers any questions people may have.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

The end consumers enjoy a stable price point for energy that is reliable as well

7. How could we have improved this Public Open House?

No suggestions, very well done, very informative.

6. Additional Comments for the Project Team:

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No
PLEASE PRINT CLEARLY

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

would like to stop wind turbines
My strongest opposition to construction of IWT
in West Lincoln

3. What questions or concerns did you have regarding this project?

- need 2 km setback minimum

- noise
- health concerns
- property value
- effect on wildlife
- cost of IWT's putting ontarians further in debt
- higher energy costs causing manufacturing to leave ontario

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No, IPC in my opinion is not being honest

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Respect wishes of West Lincoln Council and 79 other
municipal governments, the OFA, the christian farmers
federation, 57 wind concerns ontario groups and WLWAG
call for moratorium on IWT until indep. health study done,
and modify Green Energy Act.

7. How could we have improved this Public Open House?

To cancel open house + abandon project until independent health study done, or at least have decency to defer until moratorium issue is resolved

6. Additional Comments for the Project Team:

To cancel open house + abandon project until independent health study done, or at least have decency to defer till moratorium issue is resolved

From what I have learned over the past few years, most of what the wind industry says, is untrue, TWT's are not green, they don't produce jobs, in fact for every green energy job created 2 or 3 other jobs are lost, because of higher energy costs, TWT's are very expensive putting ontario further in debt. The best way to solve energy issues is to conserve. There are health problems

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: LOCAL NEWSPAPER (WEEKLY)

2. What is your main reason for attending?

INFORMATION ~ IN WHICH TO OBTAIN OBJECTIVE PERSPECTIVE

3. What questions or concerns did you have regarding this project?

① THE FIRST CONCERN - PAYING OUT VAST AMOUNTS FOR ENERGY PRODUCED
IN COMPARISON TO \$ REC'D ISN'T MAKING SENSE, ESPECIALLY IN VIEW THAT
THE LIFE EXPECTANCY IS 20 TO 25 YEARS. SECONDLY, WHEN DONALD CHANT
WANTED TO PLACE THE OWINC TOXIC WASTE FACILITY IN THIS AREA, AMONGST

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

MANY PERTINANT NEGATIVES WERE NUMEROUS TIMES WE EXPERIANCE
INVERSIONS IN THIS AREA, LARGELY DUE TO OUR UNIQUE POSITIONING
BETWEEN LAKES ERIE & ONTARIO. THE SAME HOLDS TRUE FOR WIND
TURBINES ③ NOISE - WE HAVE BEEN A NUMBER OF AREAS WHERE THERE

5. From your perspective, what should be the most important consideration in developing this wind energy project?

ARE TURBINES. THE CLOSEST ONES ARE IN THE COTTAM-LEAMINGTON
AREA, AND THERE IS A LOW RUMBLING GEAR/AIR NOISE FROM THE
ONES CLOSEST TO OUR SON'S RESIDENCE - THE LONG WAVE TONAL
EFFECT IS DISTURBING - I PERSONALLY AM HEARING IMPAIRED AND IT
IS DISTURBING TO ME. THESE MANY UNITS AND THE ONE NEAR THEIR HOME

WILL BE CAUSING LONG RANGE HEALTH PROBLEMS BECAUSE OF DISTURBED SLEEP PATTERNS.

7. How could we have improved this Public Open House?

WE ALSO HAVE TRAVELLED ACROSS A NUMBER OF AREAS IN THE U.S. THEY AT LEAST HAVE THE COMMON SENSE TO BUILD THESE LARGE WIND FARMS IN LONG (MILES LONG!) ROWS WHERE THERE IS A MINIMAL IMPACT ON HUMANS & HOMES, WHERE NOISE OR WHATEVER IS OF

6. Additional Comments for the Project Team:

MINIMAL CONCERN.

④ I BELIEVE THAT A 20-25 YEAR LIFE EXPECTANCY IS NOT REALLY A GOOD INVESTMENT FOR THE \$ SPENT. ONE WOULD HOPE THAT DESIGN IMPROVEMENTS COULD BOTH REDUCE THOSE COSTS SO THAT ULTIMATELY THE WOULD BE A BIGGER BANG FOR THE BUCK. AT THIS TIME, I READ WITH DISMAY THAT HYDRO ONE IS LITERALLY GIVING POWER AWAY TO OUR NEIGHBOURS, WHILE OUR RATES KEEP RISING. I FEEL THAT IN I COULD MAKE DIRECT USE OF ENERGY PRODUCED AT MY HOME, IT WOULD BE MONEY WELL SPENT!

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: B, C, & D

2. What is your main reason for attending?

I'm very frustrated with the lack of concern about communities and families. I have raised my family & expected to sell my house ⁱⁿ retire this year.

3. What questions or concerns did you have regarding this project?

What have you done to my future?

No one here is from the government to tell me if the value of my house will be guaranteed after this industrial installation is done.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No! The government of Ontario - NOT having any input from West Lincoln - has rammed these unhealthy eye sores in my backyard.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

No input from the local government (West Lincoln) and the lack of compensation.

7. How could we have improved this Public Open House?

Have a government official present to ~~answer~~ answer my questions, not a bunch of paid salespeople.

6. Additional Comments for the Project Team:

Why is there no concerns about people & communities? This type of attitude is disgusting. Under the ~~egg~~ cover of "green" they plot along. The hydro is more expensive to produce and is therefore economically "folly". There's a feeling of hopelessness and a great financial loss. Being a senior citizen, you have completely ruined my financial and mental future. I hope McGuinty is voted out and changes can be made.

7. Would you like to receive any future correspondence about this project? (Please circle Yes / No)

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To oppose the construction of wind turbines - before adequate health studies have been done.

3. What questions or concerns did you have regarding this project?

Where can I find proof that the turbines will not affect the health of my horses - the wildlife - flight paths of the Canada geese & swans?

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

No - all quoted lies.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

It should be moved to an area where there are no residences - farms etc: that can be affected in any way from 1 WT's

7. How could we have improved this Public Open House?

It & W.T. are so wonderful how come not one representative at this open house lives anywhere near them ???

6. Additional Comments for the Project Team:

- *What is the procedure if our animals are effected in any way? - what if our well is effected & we have no water for our horses? What if we feel health effects?*
- *What if the contractors decide to sell to foreign companies & they go bankrupt - what happens to the wind turbines who decomissions them?*
- *The Niagara Regional council meeting on June 14th was a total farce I have never witnessed a more blatent display of organized crime - the greed - the lies - the lack of respect & compassion for the rural communities being invaded by these monsters*

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

PLEASE PRINT CLEARLY

NAME: _____

ADDRESS: _____

CITY: _____ POSTAL CODE: _____

TELEPHONE: () _____ EMAIL: _____

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

to find out what I can do to stop them from being built near my house

3. What questions or concerns did you have regarding this project?

I just bought my house, now the value will drop, will not be able to sell for what I paid even considering all my renovations. they will affect my well being

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

I will be satisfied when they are constructed far from residential

5. From your perspective, what should be the most important consideration in developing this wind energy project?

far from homes

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

I would like to know where I can sign
a petition to stop it from happening, IF this
~~is~~ nightmare happens I should never have to
pay property taxes again since it no longer
will have value

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: Mail drop

2. What is your main reason for attending?

DO NOT WANT TURBINES -

3. What questions or concerns did you have regarding this project?

PROPERTY DECLINE, NATURAL HABITAT
DISRUPTED, HEALTH CONDITIONS.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

REFUSE TO LISTEN TO US PAYING TAX
PAYERS, WHERE IS OUR DEMOCRACY.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

HEALTH CONDITION, PROPERTY DEVALUATION.

7. How could we have improved this Public Open House?

BY GIVING US THE RIGHT TO VOTE
AND OUR VOICES ARE HEARD, THEREFORE
THEY WOULD BE TURNED DOWN.

6. Additional Comments for the Project Team:

OUR VOICES HAVE BEEN TAKEN AWAY
FROM US AND THIS IS A BIRTH
RIGHT. THIS COUNTRY (CANADA IS A
DEMOCRACY COUNTRY)

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

TO TRY TO STOP THIS MADNESS!

3. What questions or concerns did you have regarding this project?

WHY DO YOU THINK YOU CAN USE THE
TAXPAYER'S MONEY, RUIN THE VALUE OF OUR
PROPERTY, SPOIL THE ENVIRONMENT AND
EXPECT THAT WE'LL THINK IT A BRILLIANT IDEA.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO → THIS IS TAXATION WITHOUT REPRESENTATION!
WE, ONTARIO, DOES NOT NEED THE ELECTRICITY

5. From your perspective, what should be the most important consideration in developing this wind energy project?

STOP IT!!!

7. How could we have improved this Public Open House?

~~ANSWERED~~

IF YOU WOULD ONLY LISTEN TO THE PEOPLE
(REMEMBER WE'RE THE ONES NOT FEEDING FROM THE PUBLIC TROUGH)

6. Additional Comments for the Project Team:

YOU WOULDN'T NEED AN OPEN HOUSE

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

Yes / No

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c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

TOTALLY AGAINST THE
WINDMILLS. What can I do to
stop this from happening in our area?

3. What questions or concerns did you have regarding this project?

How there going to affect mine
my husbands health. Were trying
to have children and I dont want
to have a miscarriage b/c of the windmills.
Will the value of my house drop b/c of these?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

I will be satisfied. when they
are put somewhere away from
my backyard!

5. From your perspective, what should be the most important consideration in developing this wind energy project?

That they should be constructed
Somewhere els NOT in West Lincoln!

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

"Pathetic" that you made those
against it wait outside!!!
I will sign a petition against
these windmills.
Wow if you put these windmills
in our neighbourhood our property
tax will go down. This is not right.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

PLEASE PRINT CLEARLY

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Fax: (905) 607-5995
Email: Tom@ipcenergy.ca

or

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COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

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9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

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1. How did you hear about the public meeting? (Circle all that apply)

- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

VERY UPSET WITH THE WHOLE PROCESS, IT IS DESTROYING
OUR BEAUTIFUL FARM LAND, AND ITS LANDSCAPE, THESE DO NOT
BEING IN RURAL COMMUNITIES

3. What questions or concerns did you have regarding this project?

WHO CAN WE ~~SUE~~ SUE WHEN OUR PROPERTY VALUES
DECREASE, OR HEALTH EFFECTS, WHO IS RESPONSIBLE
LANDOWNER, IPE, OR GOVERNMENT.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO

5. From your perspective, what should be the most important consideration in developing this wind energy project?

THEY SHOULD NOT HAPPEN WE DON'T WANT
THEM IN OUR AREA.

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: JUST HAPPEN TO PICK UP A PAPER.

2. What is your main reason for attending?

① NO INFORMATION WAS MAILED TO MY RESIDENCE WHEN MY PROPERTY WAS IN THE STUDY ZONE.

② FIND OUT MORE INFORMATION.

3. What questions or concerns did you have regarding this project?

① HOW DOES THIS EFFECT WELLS (WATER)

② HOW DOES THIS EFFECT THE STABILITY OF THE LAND.

③ " " " " RESTATE.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

THE COMMUNITY'S SUPPORT, IF THEY DO NOT WANT IT, THAN MOVE IT ELSEWHERE.

7. How could we have improved this Public Open House?

- BE MORE OPEN (CONTRACTS BETWEEN LAND OWNER'S BE REVIEWED)
- WHERE IS A GOVERNMENT REPRESENTATIVE.?
- THE WHOLE MEETING SEEMED AS A SALES PITCH.

6. Additional Comments for the Project Team:

SCRAP THE PLAN.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To understand why a turbine is going in my backyard, because it's fine and so pretty the way it is.

3. What questions or concerns did you have regarding this project?

-will it affect my health

-Will it make me have to move

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO, because it doesn't matter how hard we try your going to put them up anyway.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Whats best for the community, and mine my sisters and other peoples health.

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

Do you have any turbines in your backyard? ~~If you do~~ If you do are there kids around my age (11), are you worried about them or their health.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

CONCERNS FOR HEALTH & PROPERTY VALUE

3. What questions or concerns did you have regarding this project?

AT 120 m I BELIEVE IT WILL AFFECT THE USE OF MY PROPERTY AND THE NEGATIVE AFFECT OF PROPERTY VALUE, WILDLIFE EFFECTS FROM SOUND, VIBRATION ETC (NATURE AS WELL)

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No, THIS ISN'T THE INFORMATION THAT IS AVAILABLE FROM AN EXISTING PROJECTS AND I WOULD LIKE GOVERNMENT TO ~~BE~~ A WARRANTY BEFORE APPROVING.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

THERE ISN'T ONE THING THERE ARE MANY

7. How could we have improved this Public Open House?

BRING IN EXPERTS NOT INVOLVED WITH
YOUR PROJECT

6. Additional Comments for the Project Team:

I BOUGHT PROPERTY AND BUILT A HOUSE
TWO YEARS AGO TO GET OUT IN THE
COUNTRY. THIS WILL DESTROY IT FOR
ME AND I HOPE WHEN THE CLASS ACTION
LAW SUITE GOES AHEAD THE LAND OWNERS
ARE NAMED TOO.

7. Would you like to receive any future correspondence about this project? (Please circle) Yes / No

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- d) Project Website
- e) Other, please specify: MAIL

2. What is your main reason for attending?

I DONT WANT TURBINES IN MY AREA
I MOVED AND BUILT MY FARM BECAUSE I
LIVED THE COUNTRY QUIET & SCENERY

3. What questions or concerns did you have regarding this project?

REDUCTION IN PROPERTY VALUES, LIVESTOCK
WILD LIFE, NOISE FOR STARTERS

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO OF COURSE

5. From your perspective, what should be the most important consideration in developing this wind energy project?

WILD LIFE, QUALITY OF LIFE FOR THE
PEOPLE OF THE AREA WHO HAVE LIVED HERE
FOR YEARS, THIS IS DICTATORSHIP NOT A
CHOICE.

7. How could we have improved this Public Open House?

HAD SOMEONE HERE WHO IS ANTI
WIND MILLS

6. Additional Comments for the Project Team:

IT SEEMS FUNNY I CANT GET SEVERENCES
(WHICH WILL NEVER HAPPEN NOW THANKS TO
WINDMILLS, WHO WANTS TO MOVE TO COUNTRY
TO RAISE LIVESTOCK TO FEED THE PEOPLE
PUTTING UP THOSE WINDMILLS) NO ONE
WANTS TO BUILD NEXT TO A WINDMILL
SEVERENCES WOULD BRING JOBS TAXES
AND PEOPLE TO AREA (NOT NOW) YET THEY
CAN GET LAND FOR THIS (GOOD FARM
LAND) ITS A SHAME AS A CANADIAN
(MAYBE IN CUBA)

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

To be more informed about this project.

3. What questions or concerns did you have regarding this project?

I live in this agricultural community by choice. I did not choose to have this industry in my community.

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

They were answered but I am not satisfied.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

The wishes of the community taxpayers/local residents should trump this project.

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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

To learn more about wind

3. What questions or concerns did you have regarding this project?

Main concern is the impact on IPC
Wind turbines on the standard of
flight safety for the public
living within the flight path for Hamilton
Airport

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

Jan Andrews did answer questions regarding
Neo Canada. He promised that
he would contact Hamilton City Councillors
to address public safety

5. From your perspective, what should be the most important consideration in developing this wind energy project?

As discussed with Terry of IPC he said
that the provincial Government went about
wind projects the wrong way with the
Rural Public. Many people ^{found} out about this
project after the deals were complete. Agree.

7. How could we have improved this Public Open House?

I think it would have been better to have a public form of questions and answers so that the public hears the same answers

6. Additional Comments for the Project Team:

and the same questions. Before going forward, please address the health issues. I am still very concerned about the people who will be living close to this project.

There are young families who may potentially have difficulty renewing their mortgages because of the health stigma of health issues that some people have had in the past. If people chose to move away from this project, but cannot sell their homes they will be trapped. ~~They have senior~~ Citizens who want to sell to finance their retirement will also have a problem.

7. Would you like to receive any future correspondence about this project? (Please circle) Yes / No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

Just want more information + clarification about possible health issues, set back issues

3. What questions or concerns did you have regarding this project?

I live in another project area but I need information to be comfortable with what is happening at my home

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No, because other project is for only 3 turbines. I am threatened with 77

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Peoples health (+ financial - (insurance values).

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

I am worried about the health issues, especially for myself as I have Vertigo.
I will be living in a wind project in West Humber and I do not like being in the middle of a

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: Friend

2. What is your main reason for attending?

Info.

3. What questions or concerns did you have regarding this project?

Flight Safety
Health effects
Property values (decrease)

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

Yes, the issues were thoroughly discussed - they still remain what I feel are valid concerns

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Ensuring that any negative repercussions are immediately addressed to the "victims" satisfaction

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

This project has already divided the community. It is unfortunate that the people directly affected did not have any say from the onset. I understand & appreciate the fact that you believe wind is "good"; perhaps putting your next project further away from people & their homes would result in a far more positive reaction from the community.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

against project: • TOO MUCH RURAL/RESIDENTIAL
• Neighbours not heard
• concerns ^{regarding} the contract between region/
RANKIN.

3. What questions or concerns did you have regarding this project?

• are the mills really the most efficient?
• where are the wind maps
• Remediation once mills removed
• HOLLAND pictures show mills in yard →

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

house/farm is owner +
beneficiary of mill

5. From your perspective, what should be the most important consideration in developing this wind energy project?

— away from people → industrial parks/
harbours i.e. NANTICOKE
PORT MAITLAND

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- e) Other, please specify: _____

2. What is your main reason for attending?

Health

3. What questions or concerns did you have regarding this project?

they are too close to homes.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

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c) Word of mouth

d) Project Website

e) Other, please specify: FLYER from WLWAG

2. What is your main reason for attending?

TO LEARN MORE ABOUT THE HAF WIND ENERGY PROJECT
AND POSSIBLY THE TURBINES THAT ARE TO BE
BUILT AROUND WELLPONDPORT.

3. What questions or concerns did you have regarding this project?

I FEEL THAT THE INFORMATION WAS VERY BIASED IN
FAVOUR OF THE TURBINES. ALL OF THE CONS WERE
TOTALLY DISCOUNTED.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO. I FIND IT HARD TO BELIEVE THAT THE IMPACT
ON THE NATURAL, CULTURAL, ENVIRONMENT WILL
BE MINIMAL, & PROPERTY VALUES WON'T BE AFFECTED
AT ALL.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

THE FEELINGS OF ALL THOSE WHO LIVE IN THE
COMMUNITY, NOT JUST THE BUSINESS COMMUNITY
AND THOSE WITH A FINANCIAL INTEREST.

7. How could we have improved this Public Open House?

ALLOW SPEAKERS, BOTH FOR AND AGAINST.

6. Additional Comments for the Project Team:

WE CAME TO WEST LINCOLN TO GET AWAY FROM UGLY MEGA DEVELOPMENT PROJECTS THAT WERE RAILROADED THROUGH DESPITE PROTESTS FROM LOCAL RESIDENTS. DEJA VUE.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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d) Project Website

e) Other, please specify: POSTING TOWN HALL

2. What is your main reason for attending?

CONCERNS ON HEALTH, PROPERTY VALUE EFFECT

3. What questions or concerns did you have regarding this project?

HEALTH ISSUES, PROPERTY VALUE ISSUES

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

YES TO SOME DEGREE

5. From your perspective, what should be the most important consideration in developing this wind energy project?

THE DISTANCE OF TURBINES TO HOMES

7. How could we have improved this Public Open House?

PRESENTATION WAS CLEAR

6. Additional Comments for the Project Team:

I FEEL THE 550 METRE CLEARANCE TO HOMES IS TOO CLOSE. MORE STUDIES NEED TO BE COMPLETED. CAN PROPERTY VALUES BE EVALUATED AS PER BEFORE + AFTER CONSTRUCTION - AND IF SO IS THE COMPANY WILLING TO ADJUST OR COMPENSATE)

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

NAME: _____

ADDRESS: _____

CITY: _____ POSTAL CODE: _____

TELEPHONE: () _____ EMAIL: _____

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or

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COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

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1. How did you hear about the public meeting? (Circle all that apply)

a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To make my feelings on this project known.

3. What questions or concerns did you have regarding this project?

The value decrease of my house.

The noise, health issues.

The impact on the wild life.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No. Not one person came to talk to me.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Placing the windmills in the lake, where they were suppose to go

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

Move this project to a unpopulated area.
Should have taken this project to a vote.
Let the residents of the area make the
decision. What happened to our rights?

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

I am in the area of these Turbines.

They will be visible from my back yard.

I am opposed to this.

3. What questions or concerns did you have regarding this project?

property value, health, noise, wildlife

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

was not approached by anyone

5. From your perspective, what should be the most important consideration in developing this wind energy project?

putting them ~~in~~ in areas where they wanted.

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a) Newspaper Advertisement

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c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To show my negative response to your project.

3. What questions or concerns did you have regarding this project?

Who will be responsible to care for me when I become ill due to tennis, annoyance, mental health issues. Wind turbine projects proposed for lakes have been halted due to concerns for the fish. What about me.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No, you still can't explain or answer who will pay the difference in the value of my home. When the value decreases because of your project.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Stop it now. The residence of this community, humanity, neighbourhoods getting along & living in harmony, ~~the~~ mankind, should be your most important consideration.

7. How could we have improved this Public Open House?

Try answering my questions instead of pussyfooting around.

6. Additional Comments for the Project Team:

How dare you come into my community with this project. You have turned neighbours against each other & with your project will drastically reduce the value of my home. The animals, the wetlands, my well water supply will suffer because of your project. All in the name of the almighty dollar?
Just because the ~~#~~-regulated setback is ~~500~~⁵⁵⁰m doesn't mean you have to observe that. Setback should be further back - try 1000 m and keep the peace.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

NAME: _____

ADDRESS: _____

CITY: _____ POSTAL CODE: _____

TELEPHONE: () _____ EMAIL: _____

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c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

Do not want windmill in my
back yard

3. What questions or concerns did you have regarding this project?

We do not want them, why are
we being forced down our throats.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No. Very one here is being payed
to lie

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Stop the project the people do
not want it.

7. How could we have improved this Public Open House?

Let us vote on what is going on in our back yard.

6. Additional Comments for the Project Team:

Get out of our homes.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

TO OBJECT TO THE INSTALLATION OF
THE WIND TURBINES.

3. What questions or concerns did you have regarding this project?

WHY THE TURBINES ARE ONLY 550 METRES FROM
HOMES WHEN STUDIES SHOW 2 KM IS A SAFE
DISTANCE FROM RESIDENCES.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

DIDN'T TALK TO ANYONE, JUST READ THE
INFORMATION DISPLAYED.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

DISTANCE FROM RESIDENCES VERSUS HEALTH
STUDIES, I AM NOT CONVINCED THAT
THERE ARE NO HEALTH PROBLEMS

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c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

My extreme concern that this first phase of wind turbines will affect My CHILDREN + the value of my property.

3. What questions or concerns did you have regarding this project?

- property value? decline
- Health effects not done long term on children

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

I believe your "presentation Boards" are more marketing than FACTUAL.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

- Keep it away from residences!!!!

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

How is it possible to get this project approved without the consent or even "knowing" of the majority of the community, ...???

what process/^{procedure} was followed?

7. Would you like to receive any future correspondence about this project? (Please circle) Yes / No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: Mail Drop

2. What is your main reason for attending?

To Defend My rights

3. What questions or concerns did you have regarding this project?

Why Do I Not Have The Right To Say No?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No, No One Could Tell Me why My Rights
were Taken Away.

Why Does No One Here Live In The Area,
Why Dont They Put Them In Their Back Yard If They
want Them?

5. From your perspective, what should be the most important consideration in developing this wind energy project?

The People who Live In The Area You want
to Put Them In.

7. How could we have improved this Public Open House?

*How About more Research / And If You want Them
You Keep Them!*

6. Additional Comments for the Project Team:

*I would Like To Know why My Right To
Say No Has Been Ignored.
I would Like To Know why They Don't Put
Them Away From People & Their Homes,
I would Like To Know who Is Going To Off Set
The Decline In Property Value!*

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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2. What is your main reason for attending?

to learn more about the effects of the turbines
+ see what stage of the process you're at

3. What questions or concerns did you have regarding this project?

property values
long term health concerns.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

they were answered although I may
may not have agreed with all the answers

5. From your perspective, what should be the most important consideration in developing this wind energy project?

the entire community view on this as I
feel this project divides a community.

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

I am concerned any negative effects on my property value or health will be noted too late - I feel I have no choice on having a turbine very close to my house as my nearby farmer has made that decision for me.

Even though many of our community concerns have been strongly voiced, the project continues on - despite the numerous assurances consultation is always sought.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- e) Other, please specify: _____

2. What is your main reason for attending?

ANGER THAT THIS PROJECT IS
EVEN BEING CONSIDERED.
ALL SMOKE & MIRRORS TRYING TO SACK

3. What questions or concerns did you have regarding this project?

PEOPLE INTO
THINKING IT IS OK

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

SHOULD NOT HAPPEN UNDER ANY
CIRCUMSTANCES!

7. How could we have improved this Public Open House?

LEAVE US ALONE.

6. Additional Comments for the Project Team:

WE DON'T WANT THIS IN OUR COMMUNITY.

IT SHOULD NOT BE ALLOWED. TAXPAYERS ARE BEING TARGETED.

ENERGY PROJECT PEOPLE ARE THE ONLY ONES WHO WILL BENEFIT.

ALL ABOUT MONEY & YOU KNOW IT. MCGINTY IS MISTAKEN ON THIS ONE.

YOU SHOULD BE ASHAMED OF YOURSELVES. DON'T KNOW HOW YOU SLEEP AT NIGHT.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

NAME: _____

ADDRESS: _____

CITY: _____

POSTAL CODE: _____

TELEPHONE: () _____

EMAIL: _____

MUST BE THE \$ (DOLLAR) SIGNS.

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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

To show my disapproove

3. What questions or concerns did you have regarding this project?

That it is not beneficial in my life time

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

I have been to enough wasted time

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Better select "WIND" locations

7. How could we have improved this Public Open House?

By not having it.

6. Additional Comments for the Project Team:

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To get information on wind power

3. What questions or concerns did you have regarding this project?

(1) Health issues

(2) Location

(3) Property devaluation

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

(1) Higher set backs

(2) More studies on health.

(3) More studies on property devaluation

7. How could we have improved this Public Open House?

By being more open about location
and being more open about project

6. Additional Comments for the Project Team:

- 1) Flight safety
- 2) Environmental impacts
- 3) health issues
- 4) Property evaluation

7. Would you like to receive any future correspondence about this project? (Please circle Yes No)

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e) Other, please specify: _____

2. What is your main reason for attending?

I am strong opposition of the IWT'S
in West Lincoln, health issues

3. What questions or concerns did you have regarding this project?

Why don't IPC provide warrants & quantities
to safety & health

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

A question was put to the developer's staff:
Would you and your family live by a wind turbine?
The answer was NO

Why is it ok for some families to live here

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Having the powers restored to local
municipalities not the provincial government,

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To voice my concerns about 1) the waste of taxpayer money on unproven. 2) the health concerns associated with wind farms - Danish setbacks are now 2/kw

3. What questions or concerns did you have regarding this project?

Distance from homes, health, visual disfigurement, disfigurement of landscape + property value depreciation. Also the cost of paying landowner per kw while you only recoup a fraction from grid

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

no was a line of propoganda. There are studies which are being ignored

5. From your perspective, what should be the most important consideration in developing this wind energy project?

health and increased setbacks from receptors

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

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1. How did you hear about the public meeting? (Circle all that apply)

- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

to make a point that the citizens are not in favour of the windmill movement - to add numbers to the people against windmills in our area.

3. What questions or concerns did you have regarding this project?

- ~~the~~ The health of the citizens - sleeping patterns of people - property depreciation - problems dealing with dead wildlife (i.e. birds/bats) - constant background noise. - ~~proper~~ airplane concerns.

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

Yes, many information boards & people that were well informed on the issue.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

The health of citizens as well as the property depreciation.

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To oppose the construction of Industrial Wind Turbines in West Lincoln.
To protect my family rights as a citizen of Canada

3. What questions or concerns did you have regarding this project?

Concerned for family's Health, Property value. No one has knocked on my door to answer my questions. Why such a secret? contracts were signed years before community knowledge.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No. Could not answer question regarding noise levels. "If noise levels exceed 40 db, what happens?" all other answers were ridiculous!

5. From your perspective, what should be the most important consideration in developing this wind energy project?

The family's that will be affected. How can one farmer & a million dollar company change the face of a community!

7. How could we have improved this Public Open House?

Have it available during the weekend. I work during the week and find it difficult to attend. But that is probably your plan!

6. Additional Comments for the Project Team:

How much money will you Profit from this Project! How much will i loose if i decided to Sell my Home?

Do you really Care!

Who will read This!

Where is Mr. McGinty?

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

NAME: _____

ADDRESS: _____

CITY: _____ POSTAL CODE: _____

TELEPHONE: () _____ EMAIL: _____

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

Opposition to the project - the construction of industrial wind turbines in West Lincoln.

3. What questions or concerns did you have regarding this project?

Why will you not agree to provide a property value protection agreement when you openly state that prop. values will not decrease due to the turbines even though studies show a 20-40% loss with some properties not even saleable at any price.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Consider the rights of citizens who do not support this project.

7. How could we have improved this Public Open House?

Cancel or Defer

6. Additional Comments for the Project Team:

How can you guarantee the health of myself or my family if we start feeling ill effects from noise, vibrations causing loss of sleep, headaches, depression.

Guarantee prop values if as you say no problems exist.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

to document my strongest opposition to the construction
of industrial wind turbines in West Lincoln.

3. What questions or concerns did you have regarding this project?

If property values are supposedly not affected why not
cover the difference if a house is sold for less than it's
appraised value i.e. assessments made by certified appraisers who would
determine the value if not for existence of turbines.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No. Overheard rude responses by one of your "people"
This poor lady was elderly and this was
totally unacceptable for you are invited and unwanted "guests"
in our community.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Respecting the wishes of the local West Lincoln Council, 79 other
municipal governments, the Out Redeptige, the Christian Women's Fed,
the 57 Wind Concerns (Palara com. groups) and the W. Lin. Glou Brook Wind
action group in their call for an immediate moratorium on the construction
of any new industrial wind turbines until a comprehensive independent

Health & environmental study has been completed and the Green Energy Act. modified in accordance with the findings.

7. How could we have improved this Public Open House?

Respecting the wishes of the local West Linn Council and the people. Cancel or defer

6. Additional Comments for the Project Team:

The peace and tranquility of my property is very important to me. How will you compensate me for that? What studies can you provide that family pets and/or livestock will not be impacted by noise or stray voltage

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

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2. What is your main reason for attending?

To show my opposition to the construction of the industrial wind turbines.

3. What questions or concerns did you have regarding this project?

Concern over my family's health - How will ~~can~~ the company guarantee we will not be affected. What will the complaint process be? How will ~~we~~ we be protected from ~~the~~ negative effects on our health?

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

No. The answers ~~are~~ are ridiculous. Stop saying that there is no evidence. You are hiding ~~behind~~ yourselves from reality so you can make money.

From your perspective, what should be the most important consideration in developing this wind energy project?

Impacts to the community, its families, their homes, the wildlife and livestock around us.

7. How could we have improved this Public Open House?

Announced that the project is being cancelled.

6. Additional Comments for the Project Team:

Where is the emergency response and communications plan?
Why will the companies making money on this project stand behind its claims that our property value will not be negatively affected and establish a property value protection program/plan?

How can a company engage in activities that destroy communities and have the audacity to state in the media that the local community supports the project?

~~How~~ what consideration is there for my children's health and financial future?

How on earth can you say we will not be affected negatively?
You are lying to yourselves to make money on other people's hardship.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To get you to back off until
further study

3. What questions or concerns did you have regarding this project?

So close to my home, and you guys
are turning this community into a
war zone, family members fighting etc.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

These wind turbines produce 24%
something you have not told us. They
base 1-2% a year. They are too expensive. We
just don't need etc.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

We do not need any wind energy.
use solar. quite sending electricity

7. How could we have improved this Public Open House?

Close the door & go home.

6. Additional Comments for the Project Team:

This is against our human rights when turbines make people sick, that's a violation. Further more, there are doctors on record that are on record to this effect. Also the land where turbines go are designated, agri. cult. land, and I don't care what Milgrom says.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: A

2. What is your main reason for attending?

To see more studies

3. What questions or concerns did you have regarding this project?

WHAT Do you Do where you Don't
Have wind

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No

5. From your perspective, what should be the most important consideration in developing this wind energy project?

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

Don't WANT THEM in
WEST LINCOLN

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- e) Other, please specify: _____

2. What is your main reason for attending?

Learn more about the project and raise awareness to other local community members.

3. What questions or concerns did you have regarding this project?

- How much will property value decrease?
- What are possible health affects?
- Where are turbines going to be located?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

Yes.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Health and lifestyle of the population surrounding the turbines.

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: member of WLWAG - received a notice via email

2. What is your main reason for attending?

So that my strong opposition to
WT development ~~is~~ is documented &
acknowledged.

3. What questions or concerns did you have regarding this project?

Who can the people of this community turn to when
it is realized by all the immense ~~violation~~ ^{violation}
social ^{& environmental} justice that has occurred?

4. ^{Were} ~~Where~~ your questions or concerns answered to your satisfaction? If no, please explain.

NO

5. From your perspective, what should be the most important consideration in developing this wind energy project?

- the inherent rights to the environment, &
utmost assurance that the natural environment
is protected, conserved, & preserved.
- Social justice should be taken to ensure it is acquired & maintained

7. How could we have improved this Public Open House?

By taking your filthy mega-corporation
elsewhere!

6. Additional Comments for the Project Team:

If these turbines are so
wonderful put them in your
own fucking backyard!

And please start truly
listening to those in opposition.

7. Would you like to receive any future correspondence about this project? (Please circle) Yes / No

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c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

to find out the truth about wind power - but it will be many years before we will know

3. What questions or concerns did you have regarding this project?

like television ads a company promoting a certain product like cigarettes, we find out later that it has cost taxpayers billions

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

I didn't talk to any of the promoters but I did talk to some of the visitors to find out what they thought

5. From your perspective, what should be the most important consideration in developing this wind energy project?

That Mr. Henty did not think this wind turbine project properly e.g. I cents/kwh we pay 5 cents

7. How could we have improved this Public Open House?

*Have it in different form.
as a film*

6. Additional Comments for the Project Team:

*To have it as a movie would
have been much better.
With all the noise of people
talking - you couldn't think
when a movie is shown usually
people are quiet. Also I know
perhaps township inside out, the
map of the 5 turbines are not
consistent, all of the roads should
have been marked.*

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

PLEASE PRINT CLEARLY

*The newspapers + TV
are more accurate for info*

NAME: _____

ADDRESS: _____

CITY: _____

POSTAL CODE: _____

TELEPHONE: () _____

EMAIL: _____

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: C

2. What is your main reason for attending?

To stop the wind turbines, having a moratorium
on all new wind turbines until a independent
study on health & environmental effects is done

3. What questions or concerns did you have regarding this project?

The health effects stated by people who live near the turbines
The cost to the taxpayer for something that will not
eliminate nuclear or coal energy. Wind turbines
are an unreliable energy. No one will go to live in a
community with turbines thus our properties go down by 20-40%

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No, they were rude (Tom Lewis).
Don't believe them, will do anything in order
to push their agenda.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Independent studies done on health & environmental
effects. The people have a right to know. The
government has an obligation to the people

7. How could we have improved this Public Open House?

Place a moratorium for independent studies to take place to satisfy the people by reliable information

6. Additional Comments for the Project Team:

I feel my rights as a Canadian citizen has been compromised and I no longer have a say in my community, about the health of my family. No company, no government in a democracy should be able to do what is happening across South Ontario. Shame to the people who are doing this.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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d) Project Website

e) Other, please specify: from meeting @ sh offices

2. What is your main reason for attending?

To be better informed on the winds project.
To basically find out which side is misinformed.

3. What questions or concerns did you have regarding this project?

Health Issue. - Re: other areas in Ont. have had
turbines installed & consequently suffered health problems
eg. Kincaidine, Orangerville, etc.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No - the representatives are bias - their pay cheque
requires them to be here. I want someone I respect who
isn't being paid money to push the wind project.
Someone to explain without prejudice the true story.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

The people who are affected by the turbines should be
considered with respect & prog should be given as to
health studies, property evaluations -

7. How could we have improved this Public Open House?

Have representative who are less ignorant or rude. Better informed @ with proper manners

6. Additional Comments for the Project Team:

When doing the studies on sound, wind evaluations etc. consider the whole issue. Not just (how much) money, power etc. Remember, you are dealing with human being - who live in the areas & this is home to them & their livelihood & families. To bring forth such a difficult & potentially dangerous project - don't expect them to lie down & just accept this.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

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Project Manager
IPC Energy
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Mississauga, Ontario L5N 5R1
Tel.: (905) 607-1016
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Email: Tom@ipcenergy.ca

or

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COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

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9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

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1. How did you hear about the public meeting? (Circle all that apply)

a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To vehemently oppose the construction of these industrial wind turbines.

3. What questions or concerns did you have regarding this project?

I would like to know how you can oppose/object a moratorium when the Ontario Environmental review tribunal ~~board~~ has already accepted the evidence that wind turbines negatively affect human health.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

Absolutely not. Cannot receive a straight answer as to what would happen when health issues arise when property values drop, when farms are negatively affected.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

The health of humans, the strong opposition.

7. How could we have improved this Public Open House?

Do not have one, Memorandum first. Get the facts. Scientific, real estate etc.

6. Additional Comments for the Project Team:

- 1) How + how often will low frequency + infrasound measurements be taken + on what frequency will recordings be taken + what access will I have
- 2) How can you guarantee we will not be affected in terms of our health, our children + animal
- 3) Why are you ignoring / dismissing New Canada's better of concerns.
- 4) 50 other jurisdictions in North America have greater setbacks requirements why not us

Tom Lewis - extremely rude to many elderly people who asked hard questions

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

TO understand how to stop the development of wind turbines
in my Province

3. What questions or concerns did you have regarding this project?

Wind Turbines being placed so close to residences will
destroy property values, put human lives and wildlife health in
jeopardy, cost way too much money to erect for little benefit

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Property values, health concerns, impact on families

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

I have just one question for anyone who supports the development of wind turbines. Would you choose to live within 1 km of a turbine if you had a choice?.. The answer would be NO! It's the NIMBY EFFECT. It's all good as long as it's not in my backyard!
The negatives way out-weigh the benefits

7. Would you like to receive any future correspondence about this project? (Please circle): Yes No

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- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: WLWAG

2. What is your main reason for attending?

TO EXPRESS OUR EXTREME OBJECTION TO THIS PROJECT!

3. What questions or concerns did you have regarding this project?

- HEALTH ISSUES + DECIMATION OF "WILDLIFE".

- DEPRECIATED PROPERTY VALUE

- EXTREME COST TO BUILD + OPERATE (WE CAN'T AFFORD IT!)

- UGLINESS ON THE ^{RURAL} LANDSCAPE (THAT WE KNOW + LOVE)

4. ^{were} ~~Were~~ your questions or concerns answered to your satisfaction? If no, please explain.

- CONSULTANTS "SEEM" TO BE "PRE-PROGRAMMED".

5. From your perspective, what should be the most important consideration in developing this wind energy project?

- THE PEOPLE WHO LIVE HERE!!

TO THIS END - CANCEL THIS PROJECT!

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c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

BECAUSE I WOULD LIKE FOR IPC ENERGY TO UNDERSTAND HOW OPPOSED WE ARE TO HAVING THIS PROJECT INVAD OUR PEACEFUL RURAL LIFESTYLE.

3. What questions or concerns did you have regarding this project?

- WHY SO CLOSE TO SO MANY HOMES & LIVES?
- WHO WILL COMPENSATE MY DAUGHTER & I FOR THE FINACIAL LOSE WE WILL UNDOUBTABLY FACE IN OUR PROPERTY VALUE ONCE THIS PROJECT IS APPROVED?
I am a single mom. My home is all I have to fall back on.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO. WHY ARE WE NOT GIVEN ANY WRITTEN GAURATEES FROM THE PROPONENT SHOULD OUR CONCERNS BECOME REALITY, IF THEY ARE SO CERTAIN THERE WILL NOT BE ANY PROBLEMS?

5. From your perspective, what should be the most important consideration in developing this wind energy project?

CANCELING THE PROJECT. IT IS NOT WELCOME. LET US CONTINUE TO ENJOY OUR HOMES & LIVES WITHOUT FORCING AND INDUSTRIAL SETTING DOWN OUR THROATS. LEAVE US ALONE, PLEASE.

7. How could we have improved this Public Open House?

BY NOT BEING HERE. WE DO NOT WANT THIS PROJECT IN OUR COMMUNITY.

6. Additional Comments for the Project Team:

- WHO DO WE CONTACT SHOULD THE TURBINES CAUSE SLEEP DISTURBANCE, SHADOW FLICKER, SICKNESS, ~~ANNOYANCE~~ OR ANY OTHER HEALTH CONCERNS?
 - WILL IPC TAKE ANY ACTIONS TO PROTECT US FROM ~~THE~~ LOSS OF PROPERTY VALUE, SICKNESS OR ANNOYANCE.
 - WHEN WILL THEY BE COMING DOWN?
 - WHO WILL REMOVE THE TURBINES?
- PROJECT NOT WELCOME IN THIS COMMUNITY.
PLEASE RECONSIDER.

* THE LAST YEAR AND A HALF HAVE CAUSED US A GREAT DEAL OF STRESS, PAIN + UNCERTAINTY. WE DON'T KNOW IF WE ARE

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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COMING OR GOING. IT'S VERY UNSETTLING, DISTURBING AND DISHEARTENING. AND IN THE END, IF THIS GETS APPROVED, THE ONLY BENEFIT WILL BE TO THE PROPONENT, AND THE HOSTS, WHILE WE CONTINUE TO DEAL WITH THE NEGATIVE OUTCOME OF THE PROJECT. WE DON'T DESERVE THIS.

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- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

I am concerned about the well being of my family and the value of my home decreasing. That is my reason for attending. I want to exactly see where the turbines are going.

3. What questions or concerns did you have regarding this project?

The environment is another concern. This area along Twenty Mile creek is a huge home to a variety of birds and wildlife. Will they be harmed. Will these turbines ruin the environment.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Take into consideration the people in this area. You people are dividing a community. You are turning neighbor on neighbor.

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

I attended a community meeting at South Lincoln High School last year. You people could not answer the ~~the~~ public's questions. Your real estate people could not answer. Your so called doctor or local nurse was not professional. You treated us like we were stupid. Like we did not know what we were talking about. When it comes to our family's and property's I don't think you could ask for a better person ~~than~~ ~~to~~ to represent and know the facts than the people who live in this area.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: Flyer in Mail Box

2. What is your main reason for attending?

To register my disapproval of the
wind project

3. What questions or concerns did you have regarding this project?

Property Values
Higher Hydro costs
unsightly Structures.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Respecting the rights, health and well being
of all residents in the area. and a freedom
to have a say (majority rule)

7. How could we have improved this Public Open House?

Cancelled it

6. Additional Comments for the Project Team:

what happens to these towers when the contract and life span is over who is responsible

7. Would you like to receive any future correspondence about this project? (Please circle): Yes () No ()

PLEASE PRINT CLEARLY

NAME: _____

ADDRESS: _____

CITY: _____ POSTAL CODE: _____

TELEPHONE: () _____ EMAIL: _____

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- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

I wish to voice my objection to this absurd project. We have enough electricity. We are paying the USA & Quebec to take our 'extra' electricity.

3. What questions or concerns did you have regarding this project?

- (1) *With all the objections why would you wish to continue this project that embitters neighbours and pits people against each other* (2) *We are very concerned about our property value. We hope to sell within the next few years.* (3) *How can we be assured that our health will not be impacted?*

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No one can guarantee us anything. We seem to be left at the mercy of the Liberal govt.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

The health, ^{safety} and well being of the people living in the area. Respecting the wishes of the local W. Lincoln Council, the farmer's organizations and many other groups.

7. How could we have improved this Public Open House?

it would have been better to abandon this project.

6. Additional Comments for the Project Team:

*Why are you not listening to people's concerns? Why all the secrecy surrounding all of this 5 years ago to the present?
What about airplane flights through this area?
What will you do if we feel ill effects from this project?
Can you guarantee us a good price for our farm when we wish to sell and no one wants to buy it?*

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

not good for the environment
no personal property value.

3. What questions or concerns did you have regarding this project?

not necessary - too expensive
tax money should not be used!
Hydro rates are too high and
will get higher!

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

- whether the community wants them or not; seems like they don't!

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

- *monsters destroying the scenery*
- *farm land, property values*
- *noise - constant*
- *shadows*
- *not the output they claim*
- *other countries regret what we are just starting*
- *communities should decide - majority should rule*
- *More investigating should have been done before we were burdened with this*

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

I have come here to record my opposition to construction of ANY wind turbines in rural areas. The energy demand is primarily urban - develop energy supplies for urban ^{eco-urbanites}

3. What questions or concerns did you have regarding this project?

- 1) why will you not give us a property value guarantee? The Danish gov't ^{does!!}
- 2) why will you not provide an-lve 24/7 noise info on each turbine?
- 3) why will you not provide any guarantee against health concerns?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO There is a serious disconnect between who provided input & who answered. We know of numerous instances of totally opposing statements. We see on-going issues of serious conflict of interest - violation of basic ethical principles in favour guaranteed return on investment for a select few.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Respect the wishes the views of the majority of rural inhabitants. If you honestly believe people want them, let us VOTE that is Democracy. We now live in a political vacuum!

7. How could we have improved this Public Open House?

why bother? You are satisfying minimal requirements of REA process. You will get your wishes, we will be victims. In the end this will be a court case that lawyers will win.

6. Additional Comments for the Project Team:

what will you do anything for majority of people w West Lincoln?

To date you have done NOTHING FOR WEST LINCOLN
Allocate community vibrancy fund to ~~past~~ communities that are affected.

How do you address auditors general comments that this is a colossal waste of money!!

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

I am here to formally record my opposition to the construction of any new wind turbines before the completion of independent & objective scientific research. I am concerned & worried about human health; health safety on animals - domestic, agricultural & wild, agricultural animal productivity, birds & bats, property devaluation, noise & set back allowance adequacy.

3. What questions or concerns did you have regarding this project?

Why will you not give us a Property Value Guarantee if as you claim there is no devaluation? Will there be 24hr/7 day week access to report extreme noise & other "nuisances"? Will turbines be monitored for cumulative noise? Will you shut down turbines that are causing health problems - human & animal - direct & indirect?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No. There is a serious disconnect between info provided in print & spoken by wind energy consultants & the genuine concerns of local residents. This is not consultation. It is propaganda pushing which only exacerbates the frustration & anger of local residents. Tom Lewis was just overheard making rude comments - this is totally inappropriate & unprofessional.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Respect the moratorium of 19 municipalities, the OFA, the Christian Farmers Federation, Ontario's Auditor General & recently, David Suzuki. Hold the OFA in accordance with the independent scientific studies & restore decision making to municipal governments!

7. How could we have improved this Public Open House?

Why bother? Nothing was accomplished. You will proceed with REA. We will be victims. The only recourse will be legal action against you & participating farmers. The lawyers will win. But you will lose too!

6. Additional Comments for the Project Team:

① How will low frequency & infrasound measurements be taken and on what frequency will recordings be taken & what access will we have to data?

② Will there be a decrease in flight safety? Will your liability insurance cover any claims for flight accidents? for ion throw or "structural liberation" for the injury or death of domestic or agricultural animals? Drug and/or medical costs of affected neighbours including wages for "sick time" off work?

③ how will you combat & compensate for neighbouring damages from fires of wind turbines?

④ how do you explain criticisms contained in Ontario's Auditor General's 2011 Report?

⑤ allocate community vibrancy funds only to the communities in immediate area of wind turbines and/or to neighbouring landowners.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes/No

PLEASE PRINT CLEARLY

⑥ We are victims - not "recipients" - how interesting!

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To learn more about this project, or to send a completed comment sheet please contact:

Tom Lewis
Project Manager
IPC Energy
2550 Argentia Road, Suite 105
Mississauga, Ontario L5N 5R1
Tel.: (905) 607-1016
Fax: (905) 607-5995
Email: Tom@ipcenergy.ca

or

Britney Pringle
Environmental Planner
Morrison Hershfield
235 Yorkland Boulevard, Suite 600
Toronto, Ontario M2J 1T1
Tel.: (416) 499-3110
Fax: (416) 499-9658
Email: BPringle@morrisonhershfield.com

Please copy to Denis Dumais & Nevein Santos, 910E.

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

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1. How did you hear about the public meeting? (Circle all that apply)

a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To air my concerns over the turbines and to believe that you really give a damn, but obviously you don't!!!

3. What questions or concerns did you have regarding this project?

property devaluations, health effects, noise vibrations etc uglier than Sin

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

ALL SMOKE & MIRRORS, you reps did a good job dancing around the issues

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Don't put them in, use the money to improve healthcare & emission controls on coal fired plants

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

Hopefully when my property values fall due to your wind turbines you'll have enough money to buy it, when I'm ready to sell, or you'll pay for my health problems

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

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a) Newspaper Advertisement

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c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To voice my concerns over the turbines & the problems they may bring to my rural neighborhood.

3. What questions or concerns did you have regarding this project?

- Property DEVALUATION - Bird Survival.
- HEALTH CONCERN
- NOIS & FLICKER EFFECTS
- NO BENEFIT TO DIRECT RESIDENTS of W. Lincoln

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

* No Your Energy Rep DANCED AROUND ALL my QUESTIONS. YOU TRAIN THEM WELL!!

5. From your perspective, what should be the most important consideration in developing this wind energy project?

THE HEALTH STUDIES with "Prof"
THEY DON'T HARM OUR HEALTH

7. How could we have improved this Public Open House?

LISTEN TO OUR CONCERNS.
WE DON'T WANT TURBINES

6. Additional Comments for the Project Team:

STOP Wind Turbines & put money
IN TO OUR "Hospital" and other

hospital care in Niagra.

With all the side effects
from these WE ARE going to NEED
Lots of MEDICAL Facilities !!

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

No

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a) Newspaper Advertisement

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d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

Stick this project in your backyard/frontyard.
Or on Parliament Hill or 24 Sussex Drive

3. What questions or concerns did you have regarding this project?

Water table being disturbed, wild life leaving our area.
Noise that will be constant, Our well being,
If water table is tainted with your project, who will compensate us.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

Absolutely Not - I'm informed, they could ^{not} answer the question regarding my area. They kept telling me about other areas they were involved with. I'm only interested in this project.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

To place this project in a less populated area.
The outskirts of Smithville & Binbrook is not an ideal place.
We have expensive homes in this area, we came to the rural area to leave the noise of the city. Who will compensate us of our property value.

7. How could we have improved this Public Open House?

The open house doesn't need improvement. because it is all B.S.
The project needs to be relocated in an unpopulated area.

6. Additional Comments for the Project Team:

They were informative to a small degree, but were not fully informed.
Not one of them knows the impact of all the permittees.
That will be detrimental to people/animals

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To voice my complaint

3. What questions or concerns did you have regarding this project?

Health

Property value going down.

Putting neighbour against neighbour.

This is not Democratic we have no rights.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Do we need more Hydro.

Put these turbine on a thousand acre piece of land

Put them in nanticoke the lines are there,
and the money you can save build hospitals.

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

This project is all a done deal.
you are not listening to complains
it is all based on greed. and when
you go to the grave you can enjoy it
and knowing how many people you have
hurt.

7. Would you like to receive any future correspondence about this project? (Please circle) Yes/ No

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1. How did you hear about the public meeting? (Circle all that apply)

a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To ensure and promote the highest degree
and consideration for the quality of life

3. What questions or concerns did you have regarding this project?

environmental, Medical (Quality of life)
Property Assessments

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No - all answers were stereotypes -
nobody (who read mills).
Actually lived in proximity
to wind mills.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Health & quality of life Consideration for
now and for future years. Also with all
of the hype concerning saving our
environment - This is a Step Backwards.

7. How could we have improved this Public Open House?

Have a fair biased presentation

6. Additional Comments for the Project Team:

We are apposed to windmills in this area of any in the Niagara area.

Put one up in Salton's back yard first

See how He like it?

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COMMENT SHEET

THE WAINFLEET WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 19, 2012

Township of Wainfleet, Firefighters Memorial Hall
31907 Park Street, Wainfleet, Ontario

Thank you for attending the second Public Open House for the Wainfleet Wind Energy Project. Please take a minute to complete this brief comment sheet. You are welcome to comment on any aspect of the project which you consider to be important. All comments will be carefully considered. Once complete, please drop your comment sheet in the box provided.

1. How did you hear about the public meeting? (Circle all that apply)

a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To document my strongest opposition to the construction of industrial turbines in West Lincoln

3. What questions or concerns did you have regarding this project?

no property value protection - I was planning to buy a property on Lake Erie but not with these promised turbines - people I know have had to abandon their homes because of numerous health issues

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

no because its big bucks in all your pockets to have these turbines foisted on us & no interest in what we think or our health that of the animals & our devalued properties

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Respecting the wishes of the local West Lin Council & 19 other municipal governments, Ont. Fed. of Agriculture, the Christian Farmers Federation, the 57 Wind Concerns Ont Community groups & West Lin / 6 Lanark Wind Act group in their call for a moratorium (ended) on construction of new wind turbines until

7. How could we have improved this Public Open House?

To tell the real reason you are pushing these
Turbines - To make yourselves rich at the Country
folks expense. - Tell us you will defer this project
until conclusive results of health & environment studies
are completed

6. Additional Comments for the Project Team:

- All electricity bills will go up & up
- The health of the people near turbine will go down
- The Cost of health to the Government will go up, up, up
- The animals will suffer from the noise of the turbine.
- The stress on animals for food consumption will cause suffering to them & if value for our health.
- The flickering of the blades (Strobe light) will cause anxiety to humans & animals alike
- They are not being allowed where marine life would be affected so you think its ok for people but not for fish.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

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COMMENT SHEET

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PUBLIC OPEN HOUSE #2

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1. How did you hear about the public meeting? (Circle all that apply)

a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

- to express my concern + opposition to this project
+ to get you to see that you should stop it!

3. What questions or concerns did you have regarding this project?

- Health hazard to people living in proximity. 550 m is not a large enough setback! Disruption of sleep, noise, flicker, vibrations that disturb sense of balance, etc. - all the things people who live close to turbines have complained about!

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

NO - concerns are still there

5. From your perspective, what should be the most important consideration in developing this wind energy project?

- respecting the call for a moratorium on this project + those like it until proper health studies are done! - listening to the West Lincoln Council + the people who would be affected by putting the turbines where you want to put them, that they don't want them here.

7. How could we have improved this Public Open House?

- by not having it + instead cancelling the project
or at the very least putting it on hold till the
proper studies are done!

6. Additional Comments for the Project Team:

There have been many problems documented by people
who live near wind turbines. Ignoring them makes no
sense. If you put up the turbines + then realize what
damage they are doing, a huge amount of money will
be wasted by putting them up + then taking them down
again. It is better to do the research + health
studies + environmental studies first. In Europe where
they've had these much longer, they have a 2 km setback
+ in Denmark are only building them in the water now - have
the people who decided 550m is enough lived 550m away
from one??? Shouldn't you learn from those with more
experience? Not to mention the damage to birds + the inefficiency of
this form of energy...

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

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COMMENT SHEET

THE WAINFLEET WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

To express deep concern about the safety + advisability
of this project + my opposition to it

3. What questions or concerns did you have regarding this project?

550m. is not far enough to ensure health + safety of
people living in the area. It is irresponsible to put people
at risk when health studies have not been done - not to
mention risks to the environment, migrating birds, etc.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No Still many UNANSWERED Questions Re
MIGRATION EFFECTS

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Listening to people when they tell you they don't want it
here. If you must put it somewhere (and it is doubtful that
this form of energy is efficient), surely the province is big enough
that the wind turbines can be a lot further than 550m from
where people live.

7. How could we have improved this Public Open House?

By waiting until the proper studies are done
before initiating anything like this

6. Additional Comments for the Project Team:

You should listen to the community. The West Lincoln Council has called for a moratorium on this until a comprehensive independent study of the effects on human health + on the environment has been done. Other local governments have called for the same — as have the Ontario Federation of Agriculture and many other groups. The Green Energy Act needs to be modified with the results of such studies in mind before wind turbines are put anywhere — especially anywhere near people. I believe that a 2 km setback is a far better recommendation than 550m.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

Environmental Impacts

1. What studies can you provide that the health of family pets and \ or livestock will not be impacted by noise or stray voltage? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non participating neighbours.
2km set back Max 32 decib noise potentials.*

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2. What is your main reason for attending?

opposition to the project

3. What questions or concerns did you have regarding this project?

- 2. How can IPC continue to state that Ontario has the largest setbacks in North America when some fifty other jurisdictions in North America have greater setback requirements not to mention numerous larger setbacks established throughout the world. Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee of property value for non-participating neighbours
2 km safe set back distance
maximum 32 decibel noise pollution level

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opposition to this project

3. What questions or concerns did you have regarding this project?

4. Are the financial backers of this project willing to co-sign guarantees for any financial losses or liabilities with their other corporate assets or is IPC potentially just a shell company that will fold and leave victims and taxpayers on the hook? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property values for non-participating neighbours - 2km set back Max 32 dec noise pollution

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2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- Health Issues _____
- 1. How can IPC object to a moratorium when the Ontario Environmental Review Tribunal has already in a 2011 decision already accepted the evidence that wind turbines can cause harm to humans if placed too close and "the debate has now evolved to one of degree"? Cc to MOE _____
- _____
- _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non
participating neighbours
2 km safe set back distance
Maximum 32 decibel noise pollution level*

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2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

6. What plans do you have in place if our health is affected? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

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2km set back. Max 32 db noise pollution.*

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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- _____
5. How many endangered species are you planning to "harm, harass or kill"? Cc to _____
- MOE _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee of property value for non-participating neighbours.
2 km safe set back distance
maximum 32 decibel noise pollution level*

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

7. How will you protect neighbours or participating leaseholders from the dangers of ice throw or equipment failure? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property values for non participating neighbours.
2km set back ✓ Max 32 dec noise pollution*

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

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- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

Opposition to this project

3. What questions or concerns did you have regarding this project?

3. How does IPC explain the numerous studies from around the world that show that show that for every green job created some 2-4 jobs will be lost due to higher cost of energy as acknowledged in the Ontario Auditor General's 2011 Annual Report.
Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value to non-participating neighbours.

2km setback Max 30 db noise pollution

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

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- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

-
- 2. How will you guarantee that the health of myself or my family will not be affected by your turbines? Cc to MOE
-

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

- 100% guarantee of property value for non-participating neighbours
- 2 km safe set back distance
- maximum 32 decibel noise pollution level

COMMENT SHEET

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- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

2. What is your plan if the turbine begins leaking toxic fluid into the environment? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non-participating neighbours
2km bet lease Max 32db noise pollution.*

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

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- b) Letter
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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to the project

3. What questions or concerns did you have regarding this project?

8. How will I be compensated for the loss of the peace and tranquility of my rural neighbourhood and the tragic depopulation of birds, bats and various species of wildlife to which we now enjoy? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for owner
perhaps the neighbours
2km setback! Max 32 db noise pollution*

COMMENT SHEET

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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

3. What is the procedure to notify you and \ or the Province if we start feeling the ill effects from excessive noise or vibrations causing sleep deprivation, headaches, vertigo, ear pressure, fatigue , high blood pressure, etc. etc? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guaranteed property values for non participatory neighbours
2km setback. Max 32 db noise potential.*

COMMENT SHEET

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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

6. With the loss of our local bat population will I as a farmer be compensated for the additional cost of the increased pesticide use that I will be forced to apply to compensate the loss of our native insect eating bat population? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee of property value for non participating neighbours

2 km safe set back

maximum 32 decibel noise level limit

COMMENT SHEET

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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- 4. How will you monitor bird and bat kills when scavengers (coyotes, fox etc.) quickly clean up any evidence before monitoring/collection staffs make their scheduled carcass pick-up rounds? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non-participating neighbours.

2 km setback Max 32 db noise pollution

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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- 1. Will you guarantee that the cost to decommission the wind turbines will be adequate with verification by independent sources and how will the decommissioning security funds be setup to not lapse or disappear? Cc to MOE _____
- _____
- _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non-participating neighbours

2km setback Max 32 db noise pollution

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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

-
- 3. If the noise level periodically exceeds the provincial regulated level at what point will the turbines be shut down and how will this be monitored and reported? Cc to MOE
-

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee of property value for non-participating neighbours.

2 km safe set back distance

maximum 32 decibel noise pollution level

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2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- 4. In the event that there is a flight accident caused by the presence of these IWTs, which could result in millions of dollars in claims, does the wind company's commercial liability insurance cover such liabilities or will the government or taxpayer be stuck with the bill? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non-participating neighbours.
I know set back Max. 32 dB noise pollution.*

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2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

2. Will the NavCanada radar blackout mean that residents will not have access to the air ambulance? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non-participating neighbours

2km set back Max 32 dBA noise pollution

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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

9. What consideration has been given to special health care needs of children or people with autisms, attention deficit disorder, obsessive compulsive disorder, bipolar, migraine sufferers, hearing impaired, sleep disorders, or even the special needs of the elderly? Cc to MOE
-
-
-

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non-participating neighbours.
2 Km set back Max 32 db noise pollution*

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- b) Letter
- c) Word of mouth
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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- 5. What protection is IPC providing to the participating landowners to protect them from loss of their normal comprehensive liability insurance coverage or against class action lawsuits? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee of property value for non participating neighbours.
2 km safe set back distance
maximum 32 decibel noise pollution level*

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e) Other, please specify: _____

2. What is your main reason for attending?

opposition to the project

3. What questions or concerns did you have regarding this project?

- 10. How can you continue to justify the installation of industrial wind turbines as a means of reducing CO2 emissions and associated health problems when the majority of Ontario's air pollution comes from the United States and furthermore the respected Bentik study has shown minimal reduction in CO2 emissions as wind needs conventional fossil fuel back-up generating capacity? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value to non-participating neighbour

2 km set back

32 decibel noise pollution limit - maximum

COMMENT SHEET

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- c) Word of mouth
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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project.

3. What questions or concerns did you have regarding this project?

- _____
- 8. What if there is an emergency during the construction phase and your components are blocking ambulance access? Cc to MOE _____
- _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non participating neighbours.
2km setback! Max 32 db noise pollution*

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

10. Should the Dr Philip Bigelo University of Waterloo Health study show that the current setbacks from residents are inadequate does IPC accept the financial risk of proceeding at this time and risk potential turbine(s) shutdown at no cost to the Province or taxpayers? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non participating neighbours
2 km setback Max 32 db noise potential.

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d) Project Website

e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

1. Will there in be a decrease in the standard of flight safety? Nav Canada was specific in their letter of November 2011 addressed to IPC. The IWTs negative effect on air traffic control, i.e., the radar interference on air navigation services, can only be "mitigated" by certain proposed technical adjustments. "Mitigated" does not mean such adjustments will "eliminate" the compromise of flight safety; it only "makes it less dangerous". Why has NavCanada used this terminology? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non-participating neighbours.
2km set back Max 32 dbe noise potential.*

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- 3. As the barometric pressure differentials created by turbines will rupture a bat's lungs and drown them in their own blood will not neighbours suffer more migraine headaches together with similar impacts on all living creatures? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non
participatory neighbours
2 km set back Max 32 db noise pollution.*

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- 7. How can any amount of money provided into a "Community Vibrancy Fund" compensate the growing social rift and strife created within our community when neighbours/friends or even family members are no longer on speaking terms or where lawsuit will have to be launched in order to regain some form of economic compensation for their losses Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee of property value for non-participating neighbours
2 km safe set back distance
maximum 32 decibel noise pollution level*

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

strong opposition to this project

3. What questions or concerns did you have regarding this project?

- 2. What procedure will be put in place to accept claims of farm production losses on neighbouring or leaseholder farms relating to reduced milk production, increased stillbirths, reduced conception rates or other negative agricultural losses from stray voltage or other turbine impacts? Cc to MOE _____
- _____
- 3. _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

bad grammar

5. From your perspective, what should be the most important consideration in developing this wind energy project?

- 100% guarantee of property value for non-participating neighbors*
- *2 km set back*
- *32 db decibel noise pollution level - maximum*

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2. What is your main reason for attending?

opposed to this project

3. What questions or concerns did you have regarding this project?

-
- 5. If in an emergency neighbours need to evacuate or are prevented from returning or leaving their home, will compensation be provided? Cc to MOE
-

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non-participating neighbours.
2km set back / Max 32 db noise pollution*

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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

oppositem to this project

3. What questions or concerns did you have regarding this project?

- 9. How many studies have been conducted to verify that groundwater and local water supplies will not be affected? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non-participating neighbours

2 km set back Max 32 db noise pollution.

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2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

4. Why will IPC not permit a leaseholder to cancel his lease now that the leaseholder may be more fully informed of the consequences and impacts of industrial wind turbines? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee of property value for non-participating neighbours
2 km safe set back distance
maximum 32 decibel noise pollution level

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

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1. How did you hear about the public meeting? (Circle all that apply)

- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- 2. Has NAV Canada implemented the proposed technical changes? If not, is there any
- kind of guarantee that these changes will be implemented prior to any IWT being
- erected so we at least have some protection? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property values for non-participating neighbours.

2 Km set back 32 dba noise ^{maximum} pollution level!

COMMENT SHEET

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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

3. In their letter of March 24, 2012, NavCanada took the time to indicate that their land use evaluation is only valid for a 12-month period. In the event, a year from erection of these IWTs, NavCanada determines that they no longer believe their location is "safe", what guarantee do we have that the turbine operation will immediately cease?
Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guaranteed property value for non-participatory neighbours.
2 Km set back max 37 db noise reduction*

COMMENT SHEET

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- 7. How many raptors and birds of prey are you planning to kill or injure annually? Cc to MOE -

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non participating neighbours

2km set back. 32db maximum noise pollution level

COMMENT SHEET

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

— Communications: _____

- 1. What recourse do I have when my television, satellite or cell phone reception is degraded from industrial wind turbine interference? Cc to MOE _____
- _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee of property value to non-participating neighbours.
- 2 km set back
- 32 db maximum noise pollution level

COMMENT SHEET

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- b) Letter
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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

7. What is your plan for removing the turbines at the end of their life cycle and what securities will be provided by your company and what guaranteed will such be available in the likely event of the sale of IPC? Cc to MOE
-
-
-
-

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee property value for non-participating neighbours.
2km set back 32 ddb max noise pollution*

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project.

3. What questions or concerns did you have regarding this project?

- 6. How do you propose to combat a turbine fire and how are neighbours notified and protected? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non-participating neighbours

2 Km set back max 32 db noise pollution

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- e) Other, please specify: _____

2. What is your main reason for attending?

opportunity to hear project.

3. What questions or concerns did you have regarding this project?

2. What is your transportation plan for moving the turbines components during construction when residents will also be using the roads? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non-participating neighbours.

1km setback / Max 32 db noise protection

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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to project

3. What questions or concerns did you have regarding this project?

- 4. In an emergency, is someone available 24 hours a day to notify in order to get the —
- turbines turned off? What conditions would warrant a shut down under IPC standard —
- operating practices? Cc to MOE —

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee of property value for non-participating neighbours

2 km set back

32 decibel noise level maximum

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 e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- _____
6. How many more nuisance insects and bites can I expect to incur once the local bat population is decimated? Cc to MOE _____
- _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% To guarantee property value for non-participating neighbours
- 2 km set back 32 dec Max noise potential*

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- b) Letter
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- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

5. How can we have confidence in any noise readings when the Ministry of the Environment is not even able to determine at this time if operating noise is out of compliance for those victims already suffering from invasive turbine noise in this province? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee of property values for non participating neighbours
2km set back Max 32 db noise pollution*

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

- 4. How will low frequency and infrasound measurements be taken and on what frequency will recordings be taken and what access will we have to this data? _____
- Cc to MOE _____
- _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non participating neighbours.

2km set back. Max 32 db noise pollution

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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

1. Why will you not agree to provide a property value protection agreement when you openly state that property values will not decrease due to the turbines even though studies show a 20-40% loss with some properties not even unsaleable at any price? Cc to MOE

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

100% guarantee property value for non participating neighbours.

- 2 km set back

- 32 decibel noise level limit - maximum

COMMENT SHEET

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- e) Other, please specify: _____

2. What is your main reason for attending?

opposition to this project

3. What questions or concerns did you have regarding this project?

Social Justice/Conscience

1. How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies which the Ontario Attorney General has reported the FIT renewable energy program will burden energy consumers with approximately \$2.7 billion more in electricity costs than the market price by 2014. Cc to MOE

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*100% guarantee of property value for non-participating neighbours.
2 km safe set back distance
maximum 32 decibel noise pollution level*

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2. What is your main reason for attending?

3. What questions or concerns did you have regarding this project?

What liabilities will you provide for non participating landowners in regards to negative impacts to their animals ,milk production ,water quality and supply?Our horses are especially sensitive to acoustic noise so what compensation will you provide us? _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Having health study done to ensure no health impacts occur from placement of turbines. Is this such a unfair question? Are we being unrealistic in wanting to protect our life's assets?

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

The monies that you provide through the Vibrancy Fund will never compensate the broken family and neighbour relationships. What good is money when communities are ripped apart for your project?

How will you address decibel levels of sound when they exceed the allowable limits?

Will the infrasound be monitored within the home and not just the outdoors? Will there be third party access to this data?

How will you compensate for the loss of our bat population and there is an increase in bug infestation and use of more pesticide is needed ? Will this not be more damaging to the environment ?

There are over 50 jurisdictions in North America with stricter setback guidelines and greater worldwide so how can IPC continue still state that they have the strictest?

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

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To learn more about this project, or to send a completed comment sheet please contact:

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IPC Energy
2550 Argentia Road, Suite 105
Mississauga, Ontario L5N 5R1
Tel.: (905) 607-1016
Fax: (905) 607-5995
Email: Tom@ipcenergy.ca

or

Britney Pringle
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Morrison Hershfield
235 Yorkland Boulevard, Suite 600
Toronto, Ontario M2J 1T1
Tel.: (416) 499-3110
Fax: (416) 499-9658
Email: BPringle@morrisonhershfield.com

CC, MOE

COMMENT SHEET

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2. What is your main reason for attending?

3. What questions or concerns did you have regarding this project?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

Why will not IPC agree to wait until health studies are done to verify that there will be no negative health impacts?

When your turbines decrease yearly in capacity factor output will you abandon them after a 10 year period when your profit margin is no longer acceptable?

Golden Eagles have been spotted in our area .What guarantee will we have that they will not be destroyed?

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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CC: MOE

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a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: E. Mail

2. What is your main reason for attending?

To give documentation to my strongest opposition of the construction of IWT's in West Lincoln without health studies being done first.

3. What questions or concerns did you have regarding this project?

Why does IPC not provide warranties or guarantees as to the safety to non participating residents.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

The question has been put to a developers staff, "Would you and your children live beside a turbine?" The answer was, "NO". That question was answered to my satisfaction.

Then why is it okay for me and my family to live near one?

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Having the powers restored to the local municipalities and putting the onus on the health and safety of the people before the profits to huge developers.

100% indemnification to my property values and a 3 KM setback from the nearest turbine, CC: MOE

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

This initiative is flawed from the onset . It's very foundation is built on an earthquake zone.

Since when has it become acceptable to have people become "Wind Farm Refugees"

for huge profits without warranties or guarantees to the people, animals and environment ?

Why has due diligence and the Precautionary Principle not ever been applied?

Why proceed with a project when you know you are putting people's *health*

health and environment in harms' way? The answer to me is simple .If adequate safe setbacks were allowed then projects such as yours would not be allowed within this dense population. You cannot deceive 100 % of the people all of the time only the sleeping population and the greedy who have no social conscience.

You state that the property values will not decrease even though real estate studies within the boundaries of turbines prove that they do and some homes unsaleable ,so if you believe what you preach then why will you not provide property value protection for non participating residents?

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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C.C. MOE.

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2. What is your main reason for attending?

3. What questions or concerns did you have regarding this project?

How will you accurately count the raptor and kestrel and other avian life when coyotes first have access to the dead? Will we then have a coyote increase population to place our own pets at risk?

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

7. How could we have improved this Public Open House?

Communication is more dependent then ever on satellite systems. Family emergencies requiring ambulance services are dependent on immediate communication. If the reception is interrupted due to turbine , how will this factor be addressed?

6. Additional Comments for the Project Team:

What guarantee will you provide for me and my family should we experience health impacts such as heart palpitations,hyperthyroidism,headaches, tinnitus, anxiety, vertigo, nausea, hypertension, and sleeplessness? We know that the children and the elderly are the most vulnerable . Will you relocate these family members?Will you provide alternate housing for the family members that already are health challenged with autism, bi polar disorder etc?

- Have you done any studies to prove that pets, horses, dairy cows ,pigs,sheep, goats ,laying hens and other poultry will not be impacted? It worries me that other turbines placed within inadequate setbacks near laying hen barns the hens are laying eggs without yolks.
- How might this impact pregnant women?

We know that noise levels exceed allowable limits as has happened elsewhere .What will your procedure be to shut down the turbine and how will you monitor and report this?

What action will you take when your turbine is out of compliance with the noise limits?

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

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CC MOE

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- e) Other, please specify: _____

2. What is your main reason for attending?

3. What questions or concerns did you have regarding this project?

Should IPC sell to a multinational what securities will be provided
in the removal of the turbines at the end of their life cycle? _____

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

How many hours has the IPC staff spent on researching the scientific ,economic,health and social aspect from worldwide information scorches to feel that this project is necessary to proceed with? Would this commitment still exist if the huge profit margin were removed?

Do you have a guarantee in place to adequately cover the cost of decommissioning ? Is there an independent source set up so that the security funds do not disappear or lapse?

Is IPC a good corporate citizen? Were it not for the Green Energy Act we would have more democratic rights which were stripped away from local municipalities and the benefits are heavily weighted in favour of IPC and to a lesser degree the host farmer . How can negotiations transpire without active participation from potential impact residents ? How is this in any sense of the word SOCIAL JUSTICE ?

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

Thank you for your participation. Comments will be maintained on file and will be included in project documentation. All personal information and comments provided will become part of the public record. Comments from the public on this project are welcome at any time; however, only comments received on or before July 4th, 2012 will be included in the Consultation Report submitted to the Ministry of the Environment.

To learn more about this project, or to send a completed comment sheet please contact:

Tom Lewis
Project Manager
IPC Energy
2550 Argentia Road, Suite 105
Mississauga, Ontario L5N 5R1
Tel.: (905) 607-1016
Fax: (905) 607-5995
Email: Tom@ipcenergy.ca

or

Britney Pringle
Environmental Planner
Morrison Hershfield
235 Yorkland Boulevard, Suite 600
Toronto, Ontario M2J 1T1
Tel.: (416) 499-3110
Fax: (416) 499-9658
Email: BPringle@morrisonhershfield.com

CC: MOE

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario

Thank you for attending the second Public Open House for the HAF Wind Energy Project. Please take a minute to complete this brief comment sheet. You are welcome to comment on any aspect of the project which you consider to be important. All comments will be carefully considered. Once complete, please drop your comment sheet in the box provided.

1. How did you hear about the public meeting? (Circle all that apply)

a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify: WIND CONCERNS ONTARIO WEBSITE.

2. What is your main reason for attending?

TO PROTEST THE INSTALLATION OF INDUSTRIAL WIND TURBINES IN
WEST LINCOLN, AND ALL OF ONTARIO, DUE TO CLOSE TO
RECEPTORS (RESIDENTS HOMES, PUBLIC BUILDINGS, LIVESTOCK ETC.

3. What questions or concerns did you have regarding this project?

I HAVE ATTACHED MY 4 PAGES OF QUESTIONS & CONCERNS TO
THIS COMMENT SHEET. I WILL ALSO BE SENDING THEM TO
DORIS DOMAIS (MOE) ENVIRONMENTAL REGISTRY AS I HOPE YOU
WILL DO ALSO.

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

I WILL READ MY QUESTIONS & CONCERNS ANSWERS ON
YOUR REPORT TO THE (MOE) ENVIRONMENTAL REGISTRY. AT
THAT TIME I WILL COMMENT ON MY SATISFACTION.
CAN YOU SEND ANSWERS TO MY EMAIL.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

THE RESIDENTS OF WEST LINCOLN, AND SURROUNDING
MUNICIPALITIES SHOULD BE GIVEN THEIR DEMOCRATIC
RIGHT ON WHETHER OR NOT THE TURBINES ARE
TO BE INSTALLED.

7. How could we have improved this Public Open House?

BY NOT HAVING A PUBLIC OPEN HOUSE BUT
HAVING AN OPEN PUBLIC DEBATE WITH
OUR COMMUNITY.

6. Additional Comments for the Project Team:

I HAVE ATTACHED TO THIS COMMENT
FORM SHEET 4 PAGES OF QUESTIONS AND
CONCERNS FOR YOUR TEAM TO REVIEW
AND SUBMIT. CAN YOU EMAIL YOUR
RESULTS TO ME THANK YOU.

7. Would you like to receive any future correspondence about this project? (Please circle): Yes / No

PLEASE PRINT CLEARLY

Thank you for your participation. Comments will be maintained on file and will be included in project documentation. All personal information and comments provided will become part of the public record. Comments from the public on this project are welcome at any time; however, only comments received on or before July 4th, 2012 will be included in the Consultation Report submitted to the Ministry of the Environment.

To learn more about this project, or to send a completed comment sheet please contact:

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Project Manager
IPC Energy
2550 Argenta Road, Suite 105
Mississauga, Ontario L5N 5R1
Tel.: (905) 607-1016
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Email: Tom@ipcenergy.ca

or

Britney Pringle
Environmental Planner
Morrison Hershfield
235 Yorkland Boulevard, Suite 600
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Fax: (416) 499-9658
Email: BPringle@morrisonhershfield.com

MY QUESTIONS & CONCERNS (4 PAGES)



Economics/Property Values:

1. Why will you not agree to provide a property value protection agreement when you openly state that property values will not decrease due to the turbines, even though studies show there is a 20-40% loss with some properties not even saleable at any price?
2. What procedure will be put in place to accept claims of farm production losses on neighbouring or leaseholder farms relating to reduced milk production, increased stillbirths, reduced conception rates or other negative agricultural losses from stray voltage or other turbine impacts?
3. Are the financial backers of this project willing to co-sign guarantees for any financial losses or liabilities with their other corporate assets or is IPC potentially just a shell company that will fold and leave victims and taxpayers on the hook?
4. What protection is IPC providing to the participating landowners to protect them from loss of their normal comprehensive liability insurance coverage or against class action lawsuits?
5. With the loss of our local bat population will I as a farmer be compensated for the additional cost of the increased pesticide use that I will be forced to apply to compensate the loss of our native insect eating bat population?
6. How can any amount of money provided into a "Community Vibrancy Fund" compensate the growing social rift and strife created within our community when neighbours/friends or even family members are no longer on speaking terms or where lawsuit will have to be launched in order to regain some form of economic compensation for their losses

Health Issues

1. How can IPC object to a moratorium when the Ontario Environmental Review Tribunal has already in a 2011 decision already accepted the evidence that wind turbines can cause harm to humans if placed too close and "the debate has now evolved to one of degree"?
2. How will you guarantee that the health of myself or my family will not be affected by your turbines?
3. What is the procedure to notify you and \ or the Province if we start feeling the ill effects from excessive noise or vibrations causing sleep deprivation, headaches, vertigo, ear pressure, fatigue , high blood pressure, etc. etc?
4. How will low frequency and infrasound measurements be taken and on what frequency will recordings be taken and what access will we have to this data?
5. How can we have confidence in any noise readings when the Ministry of the Environment is not even able to determine at this time if operating noise is out of compliance for those victims already suffering from invasive turbine noise in this province?
6. What plans do you have in place if we are affected?
7. How will you protect neighbours or participating leaseholders from the dangers of ice throw or equipment failure?
8. What if there is an emergency during the construction phase and your components are blocking ambulance access?
9. What consideration has been given to special health care needs of children or people with autisms, attention deficit disorder, obsessive compulsive disorder, bipolar, migraine sufferers, hearing impaired, sleep disorders, or even the special needs of the elderly?
10. Should the Dr Philip Bigelo University of Waterloo Health study show that the current setbacks from residents are inadequate does IPC accept the financial risk of proceeding at this time and risk potential turbine(s) shutdown at no cost to the Province or taxpayers?
11. Dr. Philip Bigelo has also been asked to do a study on the Barometric pressure changes created by the turbines. Will you post his finding and report on your website for public viewing?

②

Airline Flight Safety:

1. Will there be a decrease in the standard of flight safety? Nav. Canada was specific in their letter of November 2011 addressed to IPC. The IWTs negative effect on air traffic control, i.e., the radar interference on air navigation services, can only be “mitigated” by certain proposed technical adjustments. “Mitigated” does not mean such adjustments will “eliminate” the compromise of flight safety; it only “makes it less dangerous”. Why has Nav. Canada used this terminology? ;
2. Has NAV Canada implemented the proposed technical changes? If not, is there any kind of guarantee that these changes will be implemented prior to any IWT being erected so we at least have some protection?;
3. In their letter of March 24, 2012, Nav. Canada took the time to indicate that their land use evaluation is only valid for a 12-month period. In the event, a year from erection of these IWTs, Nav. Canada determines that they no longer believe their location is “safe”, what guarantee do we have that the turbine operation will immediately cease?;
4. In the event that there is a flight accident caused by the presence of these IWTs, which could result in millions of dollars in claims, does the wind company’s commercial liability insurance cover such liabilities or will the government or taxpayer be stuck with the bill?
5. Will you be submitting in your final report all the letters you received from Nav Canada , Transport Canada , Hamilton International Airport, Toronto International Airport, and surrounding Airparks for public viewing ? And if not can you explain why .

Environmental Impacts

1. What studies can you provide that the health of family pets and \ or livestock will not be impacted by noise or stray voltage?
2. What is your plan if the turbine begins leaking toxic fluid into the environment?
3. As the barometric pressure differentials created by turbines will rupture a bat’s lungs and drown them in their own blood will not neighbours suffer more migraine headaches together with similar impacts on all living creatures?
4. How will you monitor bird and bat kills when scavengers (coyotes, fox, cats, etc.) quickly clean up any evidence before monitoring/collection staffs make their scheduled carcass pick-up rounds? Can you give a detailed account 24/7 day and night account on how you will do this? and if not ,why.
5. How many endangered species are you planning to “harm, harass or kill”?
6. How many more nuisance insects and bites can I expect to incur once the local bat population is decimated?
7. How many raptors and birds of prey are you planning to kill or injure annually? And can you give a detailed account on how this count will be done 24/7 night and day.
8. How will I be compensated for the loss of the peace and tranquility of my rural neighbourhood and the tragic depopulation of birds, bats and various species of wildlife to which we now enjoy?
9. How many studies have been conducted to verify that groundwater and local water supplies will not be affected?
10. How can you continue to justify the installation of industrial wind turbines as a means of reducing CO2 emissions and associated health problems when the majority of Ontario’s air pollution comes from the United States and furthermore the respected Bentik study has shown minimal reduction in CO2 emissions as wind needs conventional fossil fuel back-up generating capacity?

Communications:

1. What recourse do I have when my television, satellite or cell phone reception is degraded from industrial wind turbine interference?
2. Will the Nav Canada radar blackout mean that residents will not have access to the air ambulance?, please explain in detail.

Operations:

1. Will you guarantee that the cost to decommission the wind turbines will be adequate with verification by independent sources and how will the decommissioning security funds be setup to not lapse or disappear?
2. What is your transportation plan for moving the turbines components during construction when residents will also be using the roads?
3. If the noise level periodically exceeds the provincial regulated level at what point will the turbines be shut down and how will this be monitored and reported?
4. In an emergency, is someone available 24 hours a day to notify in order to get the turbines turned off? What conditions would warrant a shut down under IPC standard operating practices?
5. If in an emergency neighbours need to evacuate or are prevented from returning or leaving their home, will compensation be provided?
6. How do you propose to combat a turbine fire and how are neighbours notified and protected?
7. What is your plan for removing the turbines at the end of their life cycle and what securities will be provided by your company and what guaranteed will such be available in the likely event of the sale of IPC?
8. Will IPC/HAF project compound , lay down and set up area be in West Lincoln and if so where , and if not where will you be setting up shop?
9. Will the compound have spare turbine blades , and used turbine blades laying in it ? and if so , for how long .
10. Will the compound be fenced off to look like an industrial site complex ?
11. Will delivery trucks to and from compound be running 24/7 ? And will the trucks be hybrid , or battery operated.
12. Will there be noise coming from the compound site , and if so what will be making it ?
13. When IPC/HAF Corp. or any company/Corp. now or in the future, involved with these wind turbines, change out a set of turbine blades , what will happen with the old blades ? And will you give a full report as to HOW, WHERE, AND WHEN, the blades will be disposed of and recycled, to, West Lincoln Council, Niagara Regional Council, and all Government agencies that have given you approvals to install the turbines. And will you make this public on the internet, your website, and local Libraries ? And if not please explain why .
14. The Manufacture you are buying the turbines from has Manufacturing specs, for the instillation of this size of turbine in respect to a receptor (dwelling , home, public building, livestock, etc.) . You have not made these Manufacture Specs available on your web site or in your drafts, to West Lincoln Council , Niagara Regional Council , or Government agencies MNR, MOE, etc. for public viewing and will you do so ? And if not , can you give a explanation as to why ?

4

Social Justice/Conscience

1. How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies which the Ontario Attorney General has reported the FIT renewable energy program will burden energy consumers with approximately \$2.7 billion more in electricity costs than the market price by 2014.
2. How can IPC continue to state that Ontario has the largest setbacks in North America when some fifty other jurisdictions in North America have greater setback requirements not to mention numerous larger setbacks established throughout the world.
3. How does IPC explain the numerous studies from around the world that show that for every green job created some 2-4 jobs will be lost due to higher cost of energy as acknowledged in the Ontario Auditor General's 2011 Annual Report
4. Why will IPC not permit a leaseholder to cancel his lease now that the leaseholder may be more fully informed of the consequences and impacts of industrial wind turbines?

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

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Thank you for attending the second Public Open House for the HAF Wind Energy Project. Please take a minute to complete this brief comment sheet. You are welcome to comment on any aspect of the project which you consider to be important. All comments will be carefully considered. Once complete, please drop your comment sheet in the box provided.

1. How did you hear about the public meeting? (Circle all that apply)

- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

Strongest opposition to this project, process, legislation and the creation of Ontario as a wasteland!

3. What questions or concerns did you have regarding this project?

see attached sheet

4. Were your questions or concerns answered to your satisfaction? If no, please explain.

sp. not a chance!

5. From your perspective, what should be the most important consideration in developing this wind energy project?

A Moratorium until valid, current health studies have been done.

Concerns regarding Vineland Power/IPC Energy's Project for HAF Wind Energy Project to Erect 5 Industrial Wind Turbines in Caistor Centre, West Lincoln

I the undersigned, go on record with the Proponents to demonstrate that I oppose the Project because of the following concerns/questions:

- It is an Industrial intrusion in an Agricultural area. How many acres of land will be removed from agricultural production? When, how, and by whom will the land consumed be restored?
- Where are your Health Studies, and how will you protect the health of ourselves, our pets, our livestock, wild animals, and birds and bats? Why do you not support the Moratorium requested?
- How many ground water wells are threatened, and how will you guarantee our safe drinking water? Do you know what Karst Topography is? Why no study on what is below the surface?
- Where are your Agreements with the Township of West Lincoln that ensure our roads will be maintained and traffic will not be impeded during construction, maintenance and decommissioning?
- How will you ensure that passengers and freight will arrive safely at Hamilton International Airport? Where and what are your Agreements with NAV Canada and Transport Canada?
- Where are your studies of our Hydro Grid and how it can absorb any more power produced?
- Where are your commitments to ensure no loss of our Property Values?
- Where are your commitments to meet 100% Decommissioning Costs and Restoration of our farmlands? Who is to oversee your keeping of these commitments?
- How do you meet Occupational Health and Safety Requirements, and where are your worker Training Plans? Where and what are your Emergency Plans for Fire in the Nacelle?
- Where are your Agreements with Niagara Peninsula Conservation Authority to pay for Permits for Secondary Crossings of streams with Culverts, and with Enbridge for underground collection lines?
- How can you contemplate erecting Wind Turbines 1, 2, and 3 in a significant Wetland as designated by MNR and MOE? Below it is an Aquifer supplying our well water which you have identified but not studied, will not monitor, cannot mitigate to guarantee our health and that of our livestock and poultry operations by having safe drinking water for years to come.

I look forward to your detailed written responses.

CC MOE

✓

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- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: _____

2. What is your main reason for attending?

Get more information

3. What questions or concerns did you have regarding this project?

See attached pages

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

*Health and environment.
Loss of property values.*

HAF WIND ENERGY PROJECT --- April 25 2012

West Lincoln –Vineland Power – IPC

Project proposal's errors and concerns

All page numbers refer to Acrobat numbering used to read the proposal.

All quotes are from the proposal unless otherwise stated.

P 13 Environmental Effects/monitoring Plan (EEMP) Report does not mention Water Wells.

Why not?

P 16 Table 1 –Water supplies below surface is ignored and can be damaging to local residents and animal husbandry. See 2.3.1. on p 1138 **Ministry of Natural Resources (MNR)** “turbine locations 1 and 2 are proposed within a Highly Vulnerable Aquifer area.” and “not finalized”.

Why not?

P 18 **Provincial and Local Infrastructure** - Does not detail who will pay for the damage to local roads due to the excessively heavy equipment and loads hauling IWT components. Will the taxpayer bear the burden?

“PUBLIC HEALTH AND SAFETY” - “will not be impacted by” is not true. See references below and tell me why they are ignored.

Hgakojis P., Jotautiene E., Merkevicius S., Basaras J., An investigation of infrasonic.....noise.

2005 WIT Press.

Goines L, Hagler L., Noise pollution: A modern plague. South Medical Journal, 2007

Open Letter by Keith Stelling – well known critic of Dr. Ariene King's report “The potential health impact of wind turbines” –

The Noise from Wind Turbines: Potential Adverse Impacts on Children's Well-Being
Arline L. Bronzaft

Bulletin of Science Technology & Society 2011 31: 256, DOI: 10.1177/0270467611412548,
<http://bst.sagepub.com/content/31/4/291>

Wind Turbine Noise

John P. Harrison

Bulletin of Science Technology & Society 2011 31: 256, DOI:
10.1177/0270467611412549,

<http://bst.sagepub.com/content/31/4/256>

Wind turbine noise

Christopher D Hanning and Alun Evans

British Medical Journal, BM J2 012;344d oi: 10.1136/ bmj.e1527 (8 March 2012)

www.bmj.com

Literature Reviews on Wind Turbines and Health : Are They Enough?

Brett Horner, Roy D. Jeffery and Carmen M. E. Krogh

Bulletin of Science Technology & Society 2011 31: 399. DOI: 10.1177/0270467611421849

<http://bst.sagepub.com/content/31/5/399>

Wind Turbines Make Waves:

Why Some Residents Near Wind Turbines Become Ill

Magda Havas and David Colling

Bulletin of Science Technology & Society 2011 31: 414. DOI: 0.1177/0270467611417852

<http://bst.sagepub.com/content/31/5/369>

WindVOiCe, a Self-Reporting Survey: Adverse Health Effects, Industrial Wind Turbines, and the Need for Vigilance Monitoring

Carmen M.E. Krogh, Lorrie Gillis, Nicholas Kouwen, and Jeffery Aramini

Bulletin of Science Technology & Society 2011 31: 334, DOI: 10.1177/0270467611412551,

<http://bst.sagepub.com/content/31/4/334>

Low-frequency noise from large wind turbines

Henrik Møller and Christian Sejer Pedersen

Section of Acoustics, Aalborg University,

Fredrik Bajers Vej 7-B5, DK-9220 Aalborg Ø, Denmark, Acoustical Society of America

[DOI: 10.1121/1.3543957] J. Acoust. Soc. Am. 129 (6), June 2011 PACS number(s):

43.50.Rq, 43.28.Hr, 43.50.Cb, 43.50.Sr [ADP] Pages: 3727–3744

Responses of the ear to low frequency sounds, infrasound and wind turbines.

Alec N. Salt and T.E. Hullar.

Department of Otolaryngology,

Washington University School of Medicine, St. Louis, MO, 63110, USA.

Hearing Research 2010 Sep 1; 268(1-2):12-21. Epub 2010 Jun 16

Infrasound From Wind Turbines Could Affect Humans

Alec N. Salt and James A.KaltenbachInfrasound

Bulletin of Science Technology & Society 2011 31: 296, DOI: 10.1177/0270467611412555,

<http://bst.sagepub.com/content/31/4/296>

Evaluating the impact of wind turbine noise on health related quality of life

by Daniel Shepherd, David McBride, David Welch, Kim N. Dirks, Erin M. Hill

Noise & Health, September-October 2011, 13:54,333-9, DOI:

10.4103/1463-1741.85502

www.noiseandhealth.org

The Problems With "Noise Numbers" for Wind Farm Noise Assessment

Bob Thorne

Bulletin of Science Technology & Society 2011 31: 262, DOI: 10.1177/0270467611412557,
<http://bst.sagepub.com/content/31/4/26>

An additional fact of safety involves **ice throw**. This does happen and is **not** mentioned and is a danger (safety issue) to local residents within 1000 m of the machine. Why not?

Rotor blades are known to break and fly 1000 m or more. This is not considered. Why?

Aesthetics and Landscape- Does not mention the effect of light flicker on local residents, their health and environment. See references above. Again this is not addressed or considered relevant. Why not?

Social Justice- Does not mention the disruption by the conflict within the community generated by the IWT installation. This is a well-documented occurrence. What will you do to mitigate this disruption?

P25 1.2 "Acoustic Emissions Data" –

Is IPC taking responsibility for data here that was provided by others? See p 33

Submission does not define dBA, LwA, and provides readings above 63 Hz where the human hearing range starts at 20 Hz and effects on health go well below that frequency. Studies are available. See references above. Why not?

The effect of 105 dBA and infrasound on humans is known to be harmful but there is no mention or study done on birds or bats (bats live by sound echo location) which will be subjected to it. Don't they count?

dBA is a selected sound spectrum that represents the sensitivity of the human ear and **not** the **total** energy emitted by the source. Hence the total destructive power of a source should not be measured in dBA but in db. Correct your proposal accordingly.

Wind shear and rotor blades passing the hub stand cause low frequency (approximately 15 Hz) vibrations. Blades passing in front of the stand produce a pressure differential and hence turbulence at a low frequency. This is not dealt with in your proposal. Why are such measurements ignored?

P 360 **“ACOUSTIC ASSESMENT REORT”**

Appendices C, D, F and G are listed and not provided. Why not?

P 269 **“ 7 IMPACT ASSESSMENT “**

Paragraph 3- IWT “were modeled as point sources” is a major error. 100m diameter of the blades is hardly a point source.

The model was calculated at 95 m up. The blade tip is as low as 45 m and the low frequency source (the support tower) at ground level.

In addition the theory does not include extended distances sound will travel with the wind. Studies can be performed on existing sites within the province. This has not been done. Why not?

P 370 The predicted values below 40 dBA are not valid as they do not include the facts that ground transmits sound more efficiently than air and for the reasons given above.

Due to wind shear and the pressure differential when the blade passes the tower, low frequency vibrations will travel through the rock of the escarpment to raise havoc with water wells and livestock. This is not considered and is important to local residents. More information is required from IPC on the above points.

8 “CONCLUSIONS AND RECOMMENDATIONS”

“HGC engineering has assessed the impact of the proposed HAF Wind Energy Project based on the sound data provided by Vestas”. Vestas does not take responsibility for the information provided. See page 33. Will you take responsibility and the consequences for your published data?

P 1145 Crossing #4 - During spring run- off and periods of heavy rain fall, as in the autumn season, there is water to a depth of one meter flowing through that area. What culverts will be put in place to accommodate proper flow through? Blockage would flood hectares of farmed land. Does MNR know this?

Underground feed lines and service roads will be crossing natural gas pipelines. That issue has not been addressed. Has the gas pipeline company been notified? If not, why not?

COMMENT SHEET

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1. How did you hear about the public meeting? (Circle all that apply)

- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify; **All of the above**

2. What is your main reason for attending?

To document my strongest opposition to the construction of industrial wind turbines in West Lincoln.

3. What questions or concerns did you have regarding this project?

- **What is your best evidence to support the claim that the installation of industrial wind turbines will assist in the reduction of suffering for asthma patients and what cost benefit analysis reports support that this means is an effective or optimum allocation of scarce resources to best address this serious health problem ?**
- **Why will you not agree to provide a property value protection agreement when you openly state that property values will not decrease due to the turbines even though studies show a 20-40% loss with some properties not even unsaleable at any price?**
- **How can any amount of money provided into a "Community Vibrancy Fund" compensate the growing social rift and strife created within our community when neighbours/friends or even family members are no longer on speaking terms or where lawsuit will have to be launched in order to regain some form of economic compensation for their losses ?**
- **Are the financial backers of this project willing to co-sign guarantees for any financial losses or liabilities with their other corporate assets or is IPC potentially just a shell company that will fold and leave victims and taxpayers on the hook?**
- **How can IPC object to a moratorium when the Ontario Environmental Review Tribunal has already in a 2011 decision already accepted the evidence that wind turbines can cause harm to humans if placed too close and "the debate has now evolved to one of degree ?**

- *How will you guarantee that the health of myself or my family will not be affected by your turbines?*
- *What consideration has been given to special health care needs of children or people with autisms, attention deficit disorder, obsessive compulsive disorder, bipolar, migraine sufferers, hearing impaired, sleep disorders, or even the special needs of the elderly?*
- *In the event that there is a flight accident caused by the presence of these IWTs, which could result in millions of dollars in claims, does the wind company's commercial liability insurance cover such liabilities or will the government or taxpayer be stuck with the bill?*
- *Should the Dr Philip Bigelo University of Waterloo Health study show that the current setbacks from residents are inadequate does IPC accept the financial risk of proceeding at this time and risk potential turbine(s) shutdown at no cost to the Province or taxpayers?*
- *How will you protect neighbours or participating leaseholders from the dangers of ice throw or equipment failure especially in light of the recent acknowledgement by the Ontario Association of Fire Chiefs that pieces of blades have been documented as traveling over 4,200 feet?*
- *How can you continue to justify the installation of industrial wind turbines as a means of reducing CO2 emissions and associated health problems when the majority of Ontario's air pollution comes from the United States and furthermore the respected Bentik study has shown minimal reduction in CO2 emissions as wind needs conventional fossil fuel back-up generating capacity which effectively cancels out any wind generated reductions?*
- *How will you monitor bird and bat kills when scavengers (coyotes, fox etc.) quickly clean up any evidence before monitoring/collection staffs make their scheduled carcass pick-up rounds?*
- *How many endangered species are you planning to "harm, harass or kill"?*
- *How many raptors and birds of prey are you planning to kill or injure annually?*
- *How will I be compensated for the loss of the peace and tranquility of my rural neighbourhood and the tragic depopulation of birds, bats and various species of wildlife to which we now enjoy?*
- *As the barometric pressure differentials created by turbines will rupture a bat's lungs and drown them in their own blood will not neighbours suffer more migraine headaches together with similar impacts on all living creatures?*
- *How does IPC explain the numerous studies from around the world that show that show that for every green job created some 2-4 jobs will be lost due to higher cost of energy as acknowledged in the Ontario Auditor General's 2011 Annual Report ?*
- *Why will IPC not permit a leaseholder to cancel his lease now that the leaseholder may be more fully informed of the consequences and impacts of industrial wind turbines?*

- *How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies which the Ontario Attorney General has reported the FIT renewable energy program will burden energy consumers with approximately \$2.7 billion more in electricity costs than the market price by 2014?*
- *How can IPC continue to state that Ontario has the largest setbacks in North America when some fifty other jurisdictions in North America have greater setback requirements not to mention numerous larger setbacks established throughout the world?*
- *Will you guarantee that the cost to decommission the wind turbines will be adequate with verification by independent sources and how will the decommissioning security funds be setup to not lapse or disappear?*
- *How do you propose to combat a turbine fire and how are neighbours notified and protected?*
- *What is your plan for removing the turbines at the end of their life cycle and what securities will be provided by your company and what guaranteed will such be available in the likely event of the sale of IPC?*
- *If the noise level periodically exceeds the provincial regulated level at what point will the turbines be shut down and how will this be monitored and reported?*
- *In an emergency, is someone available 24 hours a day to notify in order to get the turbines turned off? What conditions would warrant a shut down under IPC standard operating practices?*
- *What procedure will be put in place to accept claims of farm production losses on neighbouring or leaseholder farms relating to reduced milk production, increased stillbirths, reduced conception rates or other negative agricultural losses from stray voltage or other turbine impacts?*

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

No, all poster boards and answers where devised to deceive and sell their agenda with the shallowest and most superficial rational based on the same old biased reports and no actual substantive answers where provided to the multitude of serious concerns and questions.

5. From your perspective what should be the most important consideration in developing this wind energy project?

Respecting the wishes of the local West Lincoln Council, the 79 other municipal governments, the Ontario Federation of Agriculture, the Christian Farmers

Federation, the 57 Wind Concerns Ontario community groups and the West Lincoln Glanbrook Wind Action Group in their call for an immediate moratorium on the construction of any and all new industrial wind turbines until a comprehensive independent health and environmental study has been completed and the Green Energy Act modified in accordance with those findings.

7. How could we have improved this Public Open House?

To have cancelled the open house and abandon the project or at least to have the decency to defer it till after the moratorium issue is resolved with conclusive results of the independent health and environmental studies.

6. Additional Comments for the Project Team:

How do you people in all good conscience actually sleep at night?

7. Would you like to receive any future correspondence about this project? (Please circle) **Yes/ No**

PLEASE PRINT CLEARLY

Thank you for your participation Comments will be maintained on file and will be included in project documentation. All personal information and comments provided will become part of the public record. Comments from the public on this project are welcome at any time; however , only comments received on or before July4th, 2 O12 will be included in the Consultation Reports submitted to the Ministry of the Environment.

To learn more about this project, or to send a completed comment sheet please contact:

Tom Lewis
Project Manager
IPC Energy
2550 Argentina Road,Suite105
Mississauga Ontario L5N 5 R1
Tel.:(905) 607-1016
Fax: (905) 607-5995
Email Tom@ipcenergy.ca

or

Britney Pringle
Environmental Planner
Morrison Hershfield
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Tel.:(4164) 99-3110
Fax (416)499-9658
Email: BPringle@morrisonhershfield.com

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June 26, 2012

Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario



Thank you for attending the second Public Open House for the HAF Wind Energy Project. Please take a minute to complete this brief comment sheet. You are welcome to comment on any aspect of the project which you consider to be important. All comments will be carefully considered. Once complete, please drop your comment sheet in the box provided.

1. How did you hear about the public meeting? (Circle all that apply)

- a) Newspaper Advertisement
- b) Letter
- c) Word of mouth
- d) Project Website
- e) Other, please specify: WLG WAG

2. What is your main reason for attending?

To document my strongest opposition to the construction of industrial wind turbines in West Lincoln.

3. What questions or concerns did you have regarding this project?

What protection do you have if my family suffers health issues; if my property value goes down; if my home suffers damage from the wind turbine effects; endangering wildlife; disputes between neighbours and the overall

4. Where your questions or concerns answered to your satisfaction? If no, please explain.

Most answers were incomplete and politically/corporate leading. ^{tranquility of my life in the country.}

5. From your perspective, what should be the most important consideration in developing this wind energy project?

Respecting the wishes of the local West Lincoln Council, 79 other municipal gov't, the Ont. Federation of Agriculture, the Christian Farmers Federation, the 57 Wind Concerns Ont. community groups and the West Lincoln Glanbrook Wind Action Group in their call for an immediate moratorium on the construction of any new industrial wind turbines until a comprehensive independent health and environmental study has

been completed and the Green Energy Act modified in accordance with the findings.



MORRISON HERSHFIELD

August 3, 2012

Grimsby, ON L3M 5S1

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be noise.

All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). These setback distances were established by the Ministry of Environment (MOE) based on a cautious scientific approach to protect human health and safety. In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The Proponent has also undertaken a noise assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project's website (www.hafwindenergy.ca).

You also inquired if the Proponent had considered gearless turbines. Many turbine manufacturers and models were reviewed and considered for the HAF Wind Energy Project. Based on numerous factors the Vestas V-100 1.8 MW wind turbine model was selected as the proposed turbine model.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: tom@ipcenergy.ca

Ms. Britney Pringle

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Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com





MORRISON HERSHFIELD

August 3, 2012

Ridgeway, ON L0S 1N0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and would like to thank you for your comments in support of this environmentally friendly wind energy project.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

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Yours truly,

Mr. Tom Lewis

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Ms. Britney Pringle

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Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com



MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be guaranteeing property values will not be impacted.

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled “The Potential Health Impact of Wind Turbines” concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health’s website.

To address your concerns regarding potential impacts to animals/birds, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project’s website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project’s Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project’s Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.



Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and would like to thank you for your comments in support of this environmentally friendly wind energy project.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

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Yours truly,

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MORRISON HERSHFIELD

August 3, 2012

Grassie, ON L0R 1M0

Dear |

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be the health and quality of life for now and the future.

The Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The project team respects concerns identified by the local community regarding potential health impacts; however, based on current research and studies conducted in Canada, the United States, and in Europe, we believe that the construction of the five (5) proposed turbines would not have a negative impact on local health or quality of life.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along

with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible. Under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

The HAF Wind Energy Project will provide added public value to the local community and economy by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity. This project will benefit the local community on a continuous basis by:

- Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
- Producing a sustainable source of electricity that is clean, reliable, and emits no greenhouse gases;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and
- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the Feed-In Tariff (FIT) contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's

facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services (i.e. restaurants and stores). The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation.

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis
Project Manager, IPC Energy
HAF Wind Energy Project

Ms. Britney Pringle
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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear |

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

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To address your comments regarding the financial cost of the operation and long term power production associated with wind energy, the HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. As part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario, however, this industry has long been established in Europe, and has demonstrated to be viable and economic source of power. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

With regards to your request to review the project's business plan, unlike other energy contracts the Feed-in-Tariff contracts provided for wind and other renewable resources are transparent with both prices and contract documents publicly available from the Ontario Power Authority website.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be respecting the wishes of the people who live in West Lincoln.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities

comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothyman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

To address your concerns regarding potential impacts to wildlife/birds, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for birds and bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will

ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

In response to your comment regarding the project's location in proximity to an airport, Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. At this time there are no unresolved concerns that have been identified with respect to air navigation safety.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be respecting the wishes of the people who live in West Lincoln.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

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Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON N0A 1C0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be enforcing a 2km setback from houses.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

With regards to your concerns regarding visual impacts the project may have, a Cultural Heritage Assessment was undertaken for this project and was reviewed by the Ministry of Tourism, Culture and Sport. This small five (5) turbine wind energy project is anticipated to have a minimal impact on the cultural heritage landscape of the community.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

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MORRISON HERSHFIELD

August 3, 2012

Stoney Creek, ON L8J 3C1

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and would like to thank you for your comments in support of this environmentally friendly wind energy project.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of Environment (MOE) for review prior to making a determination on the project's application.

On your completed comment form you identified that the most important consideration in developing this project should be respecting the wishes of the Township of West Lincoln Council and other municipalities requesting a moratorium on wind energy project until independent health studies are done.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The Proponent has undertaken a noise assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project's website (www.hafwindenergy.ca).

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

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To address your comments regarding the financial impact to taxpayers and higher energy costs associated with wind energy, the HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.



The Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts to the environment. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible. Under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

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Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

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MORRISON HERSHFIELD

August 3, 2012

St. Ann's, ON L0R 1Y0

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Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
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E-mail: bpringle@morrisonhershfield.com





MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be input from the public/local government (Township of West Lincoln) and compensation for property values.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

As part of the planning process the Proponent is required to consult with the local municipality about the project's design. The Proponent is required to distribute a consultation form to the municipality so that they may comment and give feedback on matters concerning municipal services and infrastructure, and emergency management procedures/safety protocols related to the managing of the project's operation. The project will also be required to apply for building permits issued by the municipality under the provincial Building Code Act, 1992. The project team has met with staff and council on a number of occasions to discuss the project and solicit feedback regarding the project's design. The Project Team has worked hard to ensure that the Township of West Lincoln has been provided with updated project information, as it becomes available in order to keep them informed as the project progressed.

In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process the Proponent must document how

they have incorporated public and municipal ideas/suggestions into the design of the project and how they have addressed or mitigated any identified concerns.

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

On your comment form you expressed concern that the planning of this project does not consider people or communities. To help clarify, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

To address your comments regarding higher energy costs associated with wind energy, the HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the



Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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Fenwick, ON L0S 1C0

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On your completed comment form you identified that the most important consideration in developing this project should be located far from homes. You also identified that you are concerned regarding how this project will affect local property values.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

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Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

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On your completed comment form you identified that the most important consideration in developing this project should be avoiding impacts to health and property values. You also identified that you are concerned with regards to the disruption this project may have on the natural environment and lack of concern for local input.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of

Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

To address your concerns regarding potential impacts to the natural environment, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the



Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

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In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.

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To address your concerns regarding potential impacts to the environment the Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible. Under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

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The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

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In response to your statement that this project should not be constructed in West Lincoln, the Project Team would like to note that Southern Ontario is where the majority of the Province's electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.

To speak to your comment that those opposed to the project were made to wait outside is incorrect. All residents, regardless of personal opinion on the proposed project were sent invitations to the public meeting. The Proponent did not restrict access to any individuals or stakeholders to the meeting facility. Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

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On your completed comment form you identified that the most important consideration in developing this project should be located in the West Lincoln area. You also identified that you are concerned regarding how this project will affect the rural landscape, health, and local property values.

In response to your statement that this project should not be constructed in West Lincoln, the Project Team would like to note that Southern Ontario is where the majority of the Provinces electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. The Project Team believes that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.

With regards to how this project will affect the surrounding rural landscape the HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

To address your comments regarding the financial impact to taxpayers associated with wind energy, the HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's

energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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Ms. Britney Pringle

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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be the community's support. You also identified that you have questions regarding how this project will affect well water, stability of the land, and real estate.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

In response to your statement that this project should not be constructed in West Lincoln, the Project Team would like to note that Southern Ontario is where the majority of the Province's electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.

The HAF Wind Energy Project will provide added public value to the local community and economy by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity. This project will benefit the local community on a continuous basis by:

- Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
- Producing a sustainable source of electricity that is clean, reliable, and emits no greenhouse gases;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and
- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the Feed-In Tariff (FIT) contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services (i.e. restaurants and stores). The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation.

In response to your questions as to how this project will affect groundwater and land stability, the design of the turbine foundations will be above the local groundwater table. Preliminary and final geotechnical investigations will ensure that each foundation will be designed and constructed with consideration of subsurface soil conditions. In addition, there is no pollutant loading factor associated with wind energy that would impact ground water.

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

The contact information you provided on your comment sheet has been added to the project's stakeholder list so that you can stay informed and be provided with any future updates regarding the HAF Wind Energy Project. The project's stakeholder mailing list was created using assessed landowner information obtained from the Township of West Lincoln.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for



review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

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MORRISON HERSHFIELD

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Caistor Centre, ON L0R 1E0

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On your completed comment form you identified that the most important consideration in developing this project should be what is best for your family and community's health.

The project team respects concerns identified by the local community regarding potential impacts to health, however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

The Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Local utility distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

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Canfield, ON N0A 1C0

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The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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To address your concerns regarding potential impacts to the natural environment, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

The purpose of consultation under the REA is to shape the project's design, identify any issues of concern, and help build local support. Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal

ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

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Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

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August 3, 2012

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On your completed comment form you identified that the most important consideration in developing this project should be the quality of life of local residents and impacts to wildlife. You also identified that you are concerned regarding how this project will affect the rural landscape and property values.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The Proponent has also undertaken a noise assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project's website (www.hafwindenergy.ca).

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500

homes by feeding directly into the Local utility distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

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- Reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
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To address your comments regarding how this project will affect the appearance of the surrounding countryside and impact local farm land the HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

To address your concerns regarding potential impacts to wildlife, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

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Response to Comment Form**

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In response to your concern regarding the project's location in proximity to Hamilton International Airport and the standard of flight safety, Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. The Project Team has also met with airport staff to discuss the proposed project and turbine locations. At this time there are no unresolved concerns that have been identified with respect to air navigation safety.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low

frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,



Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be peoples health and property values.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

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Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Binbrook, ON L0R 1C0

Dear |

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be ensuring that any negative repercussions are immediately addressed. You also identified that you are concerned regarding how this project will affect flight safety, health and property values.

In response to your concern regarding the project's potential impact to flight safety, Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. At this time there are no unresolved concerns that have been identified with respect to air navigation safety.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

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Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

August 3, 2012

Grimsby, ON L3N 1S5

Dear |

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be located away from people and should be situated in industrial parks/harbors. You also identified that you are questions/concerns regarding community input, wind energy efficiency, site remediation, and wind resource mapping.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc.

has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

With regards to wind energy efficiency, a modern wind turbine produces electricity 70-85% of the time. However, it generates different outputs dependent on wind speed. As part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario, however, this industry has long been established in Europe, and has demonstrated to be viable and economic source of power. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

You also enquired about wind resource mapping. Wind resource mapping in Ontario can be obtained/viewed on the Ministry of Natural Resources website here:

<http://www.mnr.gov.on.ca/en/Business/Renewable/2ColumnSubPage/276957.html>

A link to this information has also been added to the project website under the resources and links page so that others who may have questions about the wind resource in the area can easily access the information.

(http://www.wainfleetwindenergy.ca/hafwindenergy.ca/resources_links.html)

To address your question regarding how the site of the HAF Wind Energy Project will be remediated, a Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components and infrastructure and the restoration of impacted land. This report can be found on the project's website (www.hafwindenergy.ca).

On your comment form you also indicated that you had concerns regarding the contract between Rankin Construction and Niagara Region. At this time the Project Team would like to clarify that the HAF Wind Energy Project is being proposed by Vineland Power Inc. and you may be confusing this project with a separate wind energy project proposed by Rankin Construction and the Region.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

August 3, 2012

Wellandport, ON L0R 2J0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be the feelings of all those that live in the community. You also identified that you are concerned regarding how this project will affect the environment and local property values.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

To address your concerns regarding impacts the environment, the Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible. Where required, project reports and studies have also been reviewed by the appropriate provincial ministry (i.e. Ministry of Natural Resources and Ministry of Tourism, Culture and Sport) prior to being made available to the public to confirm and comment on study findings and provided mitigation.

In addition, O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

With regards to how this project will affect the appearance of the surrounding rural community the HAF Wind Energy Project is a 9 MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. The placement of the project's turbines will adhere to all required setbacks from surrounding residences (550m), natural features, and sound power levels at non-participating noise receptors (40dBA). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities is in compliance with all applicable regulatory setbacks and regulations. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.



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Yours truly,

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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. We respect that you may share a different opinion regarding the proposed project, however, we would like to provide you with some additional information regarding the project.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Local utility distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local

community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

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Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be distances from residences (i.e. 2 km setback). You also identified that you are concerned regarding potential health impacts and would like to see a health study be completed.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The project team respects concerns identified by the local community regarding potential impacts to health, however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels

at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivoththaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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Ms. Britney Pringle

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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be keeping it away from residences. You also identified that you are concerned regarding how this project will affect health and local property values.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to potential health impacts a May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This

report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

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With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

In response to your comment regarding how this project can be approved without the consent or knowledge of the majority of the community, we would like to clarify that the HAF Wind Energy Project has currently not received an approval. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals. The project is seeking an approval by the Ministry of the Environment (MOE). As part of the process the Proponent is required to undertake various environmental investigations for archeology, cultural heritage, noise, natural heritage, and water bodies prior to submitting an application to MOE. In addition, there are specific consultation requirements (i.e. public, municipal, aboriginal etc.) that must also be undertaken. The purpose of the second public meeting on Tuesday June 26th 2012 was to present the design of the facility and discuss the results of studies that were undertaken in order to determine the facilities design. Copies of all required studies and reports are available on the project's website for public viewing (www.hafwindenergy.ca).

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.



Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
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On your completed comment form you identified that the most important consideration in developing this project should be the wishes of the people who live in the area. You also identified that the project should be located away from people/homes and that you are concerned with the potential impacts of property values

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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The purpose of consultation under the REA is to shape the project's design, identify any issues of concern, and help build local support. Vineland Power Inc. is taking local concerns regarding

this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

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The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or

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Yours truly,



Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

St. Ann's, ON L0R 1Y0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be higher setbacks and more studies on health and property values. You also identified that you are concerned regarding how this project will affect flight safety and the environment.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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In response to your comment regarding flight safety, Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. At this time there are no unresolved concerns that have been identified with respect to air navigation safety.

To address your comment regarding impacts to the environment the Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible.

Under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.



An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

You also stated on your comment form that you would have liked the public meeting to be more open with regards to the location of the project. To clarify, the draft site plan for the HAF Wind Energy Project, including turbine locations was presented in detailed mapping at the meeting. The Site Plan for this project is currently available on the project's website for public viewing (www.hafwindenergy.ca).

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

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MORRISON HERSHFIELD

August 3, 2012

Canfield, ON N0A 1C0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of Environment (MOE) for review prior to making a determination on the project's application.

On your completed comment form you identified that the most important consideration in developing this project should be having power restored to the local municipality. You also identified that you are concerned regarding how this project will affect health and safety.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

As part of the planning process the Proponent is required to consult with the local municipality about the project's design. The Proponent is required to distribute a consultation form to the municipality so that they may comment and give feedback on matters concerning municipal services and infrastructure, and emergency management procedures/safety protocols related to the managing of the project's operation. The project will also be required to apply for building permits issued by the municipality under the provincial Building Code Act, 1992. The project team has met with staff and council on a number of occasions to discuss the project and solicit feedback regarding the project's design. The Project Team has worked hard to ensure that the Township of West Lincoln has been provided with updated project information, as it becomes available in order to keep them informed as the project progressed.

In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process the Proponent must document how

they have incorporated public and municipal ideas/suggestions into the design of the project and how they have addressed or mitigated any identified concerns.

With regards to protecting human health and safety, the Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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Ms. Britney Pringle

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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be health and increased setback from receptors. You also identified that you have questions/concerned regarding how this project will affect local property values, landscape of the community and costs to taxpayers.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of

Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

With regards to how this project will affect the appearance of the surrounding rural landscape the HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

To address your comments regarding the financial impact to taxpayers and higher energy costs associated with wind energy, the HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green



Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

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On your completed comment form you identified that the most important consideration in developing this project should be the health of citizens and property values. You also identified that you had questions/concerned regarding how this project will affect wildlife, airplane safety, and noise.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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To address your concerns regarding potential impacts to wildlife/birds, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

In response to your comment regarding the project's location and how it may impact airplane safety, Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. At this time there are no unresolved concerns that have been identified with respect to air navigation safety.

With regards to noise created by the project's operations the Proponent has undertaken a Noise Assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project's website (www.hafwindenergy.ca).

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

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The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

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Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.



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On your completed comment form you identified that the most important consideration in developing this project should be impacts to the community, families, homes, wildlife and livestock. You also identified that you are concerned regarding how this project will affect local health and property values.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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To address your concerns regarding potential impacts to wildlife, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

To address your question regarding how complaints will be addressed once the project becomes operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, local residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner. In addition, once operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of Environment inspects, investigates and enforces this requirement. The ministry assesses all complaints about wind turbine noise using a consistent protocol. A wind-turbine specific measurement methodology allows the Ministry to determine whether noise under various meteorological conditions is exceeding noise limits. Once the data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded.

You also inquired as to where the project's emergency response and communications plan was located. To clarify, the Project's emergency response and communications plan is located within the Design and Operations Report. A copy of this report is available on the project's website (www.hafwindenergy.ca).

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

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The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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With regards to wind energy efficiency, a modern wind turbine produces electricity 70-85% of the time. However, it generates different outputs dependent on wind speed. As part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario; however, this industry has long been established in Europe, and has demonstrated to be viable and economic source of power. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

With regards to how this project will affect agricultural land, the HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.



Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

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Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

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Ms. Britney Pringle

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MORRISON HERSHFIELD

August 3, 2012

St. Ann's, ON L0R 1Y0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of Environment (MOE) for review prior to making a determination on the project's application.

With regards to wind energy efficiency, a modern wind turbine produces electricity 70-85% of the time. However, it generates different outputs dependent on wind speed. As part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario, however, this industry has long been established in Europe, and has demonstrated to be viable and economic source of power. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In response to your statement that this project should not be constructed in West Lincoln, the Project Team would like to note that Southern Ontario is where the majority of the Provinces electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.

The HAF Wind Energy Project will provide added public value to the local community and economy by contributing to a more resilient energy system and sustainable future for Niagara

Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity.

This project will benefit the local community on a continuous basis by:

- Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
- Producing a sustainable source of electricity that is clean, reliable, and emits no greenhouse gases;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and
- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the Feed-In Tariff (FIT) contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services (i.e. restaurants and stores). The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation.

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August 3, 2012

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On your completed comment form you identified that the most important consideration in developing this project should be the health and lifestyle of the surrounding community.

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The Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts to the surrounding environment. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible.

With regards to the protection of the natural environment under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative

environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

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Once the project becomes operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, local residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

The HAF Wind Energy Project will provide added public value to the local community and economy by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity.

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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

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The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

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The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

To address your question regarding how complaints will be addressed once the project becomes operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, local residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner. In addition, once operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of Environment inspects, investigates and enforces this requirement. The ministry assesses all complaints about wind turbine noise using a consistent protocol. A wind-turbine specific measurement methodology allows the Ministry to determine whether noise under various meteorological conditions is exceeding noise limits. Once the data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded.

To provide clarification regarding your comment on how the Proponent can object or oppose a moratorium when the Ontario Environmental Review Tribunal has already accepted the evidence that wind turbines negatively affect human health, the Environmental Review Tribunal's decision in the Erickson v. Director, Ministry of the Environment decision actually stated that "...the Environmental Review Tribunal finds that the Appellants have failed to show that Suncor's Kent Breeze Project, as approved, will cause serious harm to human health." A

copy of the Tribunal's decision on this case can be obtained from the Environmental Review Tribunal's website (www.ert.gov.on.ca).

In response to your comment regarding the Proponent's consultation with NAV Canada the concerns you are referencing are from a letter dated March 17, 2011. Since that time NAV Canada has undertaken an internal evaluation and identified those potential effects on their radar system could be mitigated with standard technical adjustments. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. NAV Canada would not have agreed to undertake such adjustments if air navigation safety would be compromised. At this time no further concerns have been identified with respect to air navigation safety.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

To address your concerns regarding potential impacts to wildlife, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources (MNR) requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

To address your comments regarding the financial impact to taxpayers associated with wind energy, the HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's

energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.

With regards to how this project will affect the appearance of the surrounding rural landscape the HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

Once the project becomes operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, local residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.



Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Binbrook, ON L0R 1C0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of Environment (MOE) for review prior to making a determination on the project's application.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner. Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

In response to your statement that this project should not be constructed in West Lincoln, the Project Team would like to note that Southern Ontario is where the majority of the Provinces electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than



only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.

With regards to how this project will affect the appearance of the surrounding rural landscape the HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

To address your question regarding when/how the HAF Wind Energy Project will be removed, a Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components and infrastructure and the restoration of impacted land. The earliest anticipated decommissioning of the facility could begin at the end of the Feed-In Tariff (FIT) contract with the Ontario Power Authority (OPA) in 2030 unless the contract is extended. The Decommissioning Plan Report can be viewed on the project's website (www.hafwindenergy.ca).

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be the wishes of the local community/residents. You also identified that you have questions/concerns regarding how this project will affect local property values and the environment.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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The Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts to the environment. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible.

To specifically address your concerns regarding potential impacts to wildlife, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

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Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for



review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

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August 3, 2012

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On your completed comment form you identified that the most important consideration in developing this project should be health/safety and respecting the wishes of the local community/residents. You also identified that you have questions/concerned regarding how this project will affect property values and airplane flights through the area.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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To address your comment regarding excess energy in Ontario, part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).



In response to your concern regarding potential impacts to airplane flight paths in the area Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. At this time there are no unresolved concerns that have been identified with respect to air navigation safety.

Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be the wishes and input of the local community/residents. You also identified that you are concerned regarding how this project will affect property values, the environment, energy costs, landscape and noise.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and

regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Local utility distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

To address your concerns regarding potential impacts to the environment as well as wildlife, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

With regards to how this project will affect the appearance of the surrounding rural landscape the HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The



design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

To address your comment concerning noise, the Proponent has undertaken a noise assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project's website (www.hafwindenergy.ca). Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of Environment inspects, investigates and enforces this requirement.

In response to your comment regarding wind energy efficiency, a modern wind turbine produces electricity 70-85% of the time. However, it generates different outputs dependent on wind speed. As part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario, however, this industry has long been established in Europe, and has demonstrated to be viable and economic source of power.

To address your comments regarding the financial impact to taxpayers and higher energy costs associated with wind energy, the HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.



Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

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MORRISON HERSHFIELD

August 3, 2012

Wellandport, ON L0R 2J0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form and Email Correspondence**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments provided at the public meeting and additional email correspondence dated June 27th, July 3rd, and July 10th 2012 were considered. We have also provided additional information regarding the project, where appropriate. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

On your completed comment form you identified that the most important consideration in developing this project should be the wishes and input of the local community/residents. You also identified that you are concerned regarding how this project will affect property values, noise levels, community benefits and health.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the

Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With respect to human health, a May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled “The Potential Health Impact of Wind Turbines” concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health’s website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivoththaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government’s approach to renewable energy and setbacks continues to be protective of human health.

The Proponent has also undertaken a noise assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project’s website (www.hafwindenergy.ca). Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry as the regulatory authority assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry’s website www.ene.gov.on.ca

The project’s operation will adhere to the noise level restrictions stipulated under O. Reg. 359/09. The Ministry of the Environment will be notified of any noise complaints. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints. It is not a regulatory requirement for the Proponent to install noise monitoring stations. It is the Proponent’s position that based on noise modeling undertaken for this project, it is not anticipated that noise levels would be exceeded. Furthermore, there are established protocols in place to deal with any potential concerns or complaints, if any arise.

To further speak to community concerns regarding health and noise Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

While we respect that you have a different interpretation of the Lawrence Berkeley Study as indicated in your follow up email it appears quite clear to us that the quote that you identified is simply stating that the potential property value impacts of turbines, placed much closer than is permissible in Ontario, is outside the scope of this study.

You also asked that we look at the Danish policies relating to neighbouring properties. The Project Team has reviewed these policies and would note that they are a part of a comprehensive government incentive program that encourages significant additional Wind Power development in a number of different ways that should not be looked at in isolation. Such a program is beyond the scope or authority of an individual developer. We have included your correspondence in the public consultation report and your concerns will be reviewed by the applicable ministry.

To address your comments regarding renewable energy being a waste of taxpayers' money, renewable energy is part of the Province's Long Term Energy Plan to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy projects will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing or policy in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).



In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.

With regards to wind energy efficiency, a modern wind turbine produces electricity 70-85% of the time. However, it generates different outputs dependent on wind speed. As part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario, however, this industry has long been established in Europe and has demonstrated to be viable and economic source of power.

In response to your statement that this project should not be constructed in rural areas, the Project Team would like to note that Southern Ontario is where the majority of the Provinces electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed, provided that required setback distances can be adhered to. The HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. The placement of the project's turbines will adhere to all required setbacks from surrounding residences (550m), natural features, and sound power levels at non-participating noise receptors (40dBA). Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Local utility distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

This project will benefit the local community on a continuous basis by:

- Reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and

- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the Feed-In Tariff (FIT) contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services (i.e. restaurants and stores). The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

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On your completed comment form you identified that the most important consideration in developing this project should be the wishes and input of the local community/residents. You also identified that you are concerned regarding how this project will affect property value, human health, the environment and noise concerns.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

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With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothyman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

To address your concerns towards noise, all of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). These setback distances were established by the Ministry of Environment (MOE) based on a cautious scientific approach to protect human health and safety. In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

To address your concerns regarding potential impacts to the environment, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact

Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Local utility distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

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Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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August 3, 2012

Smithville, ON L0R 2A0

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The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

The Proponent has also undertaken a noise assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project's website (www.hafwindenergy.ca). Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

The Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts to the environment. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible.

To address your concerns regarding potential impacts to wildlife, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

In response to your statement that this project should not be constructed in West Lincoln, the Project Team would like to note that Southern Ontario is where the majority of the Provinces electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.

With regards to your concern regarding how this project may affect groundwater the design of the turbine foundations will be above the local groundwater table. Preliminary and final geotechnical investigations will ensure that each foundation will be designed and constructed with consideration of subsurface soil conditions. In addition, there is no pollutant loading factor associated with wind energy that would impact groundwater.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.



Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
HAF Wind Energy Project
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Ms. Britney Pringle

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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

In response to your statement that this project should not be constructed in West Lincoln, the Project Team would like to note that Southern Ontario is where the majority of the Province's electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.

In response to your comment that the money invested in this project should be put into Nanticoke Generation Station and healthcare, we would like to clarify that the HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy projects will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA



process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

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Ms. Britney Pringle

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MORRISON HERSHFIELD

August 3, 2012

Grassie, ON L0R 1M0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

On your completed comment form you identified that the most important consideration in developing this project should be the health and quality of life now and for future generations. You also identified that you are concerned regarding how this project will affect local property values as well as the environment.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

The Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible.

To address your concerns regarding potential impacts to the environment, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Local utility distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

In response to your statement that wind turbines should not be located within West Lincoln or Niagara Region, southern Ontario is where the majority of the Provinces electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.



Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of Environment (MOE) for review prior to making a determination on the project's application.

On your completed comment form you identified that the most important consideration in developing this project should be the wishes and input of the local community/council. You also identified that you are concerned regarding how this project will affect local property values, human health, energy costs and livestock.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all

non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

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To address your concerns regarding potential impacts to livestock and wildlife, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for birds and bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and



protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

To address your comments regarding the financial impact to taxpayers and higher energy costs associated with wind energy, the HAF Wind Energy Project (proposed by Vineland Power Inc.) is a private development and costs associated with the project's development, construction and operation will not be paid by taxpayers. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy projects will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.

Shadow flicker is caused when sun is shining through the turbine blades. For it to occur the sun must be low on the horizon and an object must be in its shadow path (i.e. window of a house). The amount of shadow flicker is dependent on weather conditions and the time of year/day. Based on current setback distances for nearby residences this project is expected to create negligible amounts of shadow flicker. If needed, it can be mitigated in various ways including planting of trees, adding shades to windows, and adjusting specific turbine operations during periods when shadow flicker may be experienced.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.



Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Binbrook, ON L0R 1C0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

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With regards to protecting human health and safety, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

To address your concerns regarding potential impacts to wildlife/birds, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

In response to your comment that wind energy is inefficient the project team would like to clarify that as part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario, however, this industry has long been established in Europe, and has demonstrated to be viable and economic source of power. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in

reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Binbrook, ON L0R 1C0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of Environment (MOE) for review prior to making a determination on the project's application.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The project team respects concerns identified by the local community regarding potential impacts to health, however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

To address your concerns regarding potential impacts to the environment and wildlife, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 meters of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

In response to your statement that this project should not be constructed in West Lincoln, the Project Team would like to note that Southern Ontario is where the majority of the Province's electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed (provided that required setback distances can be adhered to) rather than only locating them in remote areas of the province, which would require more investment in connections to the power grid and transmission lines to transfer the energy generated to consumers.

With regards to wind energy efficiency, a modern wind turbine produces electricity 70-85% of the time. However, it generates different outputs dependent on wind speed. As part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario, however, this industry has long been established in Europe, and has demonstrated to be viable and economic source of power. Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace

the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Local utility distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Wellandport, ON L0R 2J0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

Please find below the Proponent's response to your forty-three (43) comment forms/questions submitted:

Economics/Property Values:

1. Why will you not agree to provide a property value protection agreement when you openly state that property values will not decrease due to the turbines, even though studies show there is a 20-40% loss with some properties not even saleable at any price?

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

2. What procedure will be put in place to accept claims of farm production losses on neighbouring or leaseholder farms relating to reduced milk production, increased stillbirths,

reduced conception rates or other negative agricultural losses from stray voltage or other turbine impacts?

Vineland Power Inc. will use industry best practices in the design and construction/installation of the HAF Wind Energy Project and will adhere to provincial requirements to eliminate the potential for stray voltage. All types of generation (including wind energy) must fully comply with utility requirements to ensure that the electricity they supply is compliant with grid standards.

All regulatory setback distances prescribed under O. Reg. 359/09 will be adhered to.

3. Are the financial backers of this project willing to co-sign guarantees for any financial losses or liabilities with their other corporate assets or is IPC potentially just a shell company that will fold and leave victims and taxpayers on the hook?

The HAF Wind Energy project is owned by Vineland Power Inc., a private business incorporated under the laws of Ontario for the purpose of owning and operating the project. Vineland Power Inc. carries business liability insurance as deemed necessary under normal business practices.

4. What protection is IPC providing to the participating landowners to protect them from loss of their normal comprehensive liability insurance coverage or against class action lawsuits?

Agreements made between the Proponent and landowners are confidential.

5. With the loss of our local bat population will I as a farmer be compensated for the additional cost of the increased pesticide use that I will be forced to apply to compensate the loss of our native insect eating bat population?

Any potential impacts to the local bat population will not be significant. . An Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature within 120 metres of the project location has been provided in the EIS report. In addition, an Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant; therefore no compensation will be required.

Mitigation and monitoring requirements provided with project reports adhere to Ministry of Natural Resources standards and protocols.

6. How can any amount of money provided into a "Community Vibrancy Fund" compensate the growing social rift and strife created within our community when neighbours/friends or even family members are no longer on speaking terms or where lawsuit will have to be launched in order to regain some form of economic compensation for their losses.

The HAF Wind Energy Project is following the regulatory planning process defined under O. Reg. 359/09. All setback distances and noise level limits will be adhered to. Based on best available research the project is not anticipated to have any negative impacts to local property values or health. The Proponent is working to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

Health Issues

1. How can IPC object to a moratorium when the Ontario Environmental Review Tribunal has already in a 2011 decision already accepted the evidence that wind turbines can cause harm to humans if placed too close and “the debate has now evolved to one degree”?

To provide clarification the Environmental Review Tribunal’s decision in the Erickson v. Director, Ministry of the Environment decision stated that “...the Environmental Review Tribunal finds that the Appellants have failed to show that Suncor’s Kent Breeze Project, as approved, will cause serious harm to human health.” The Tribunal’s decision did not state or accept that wind turbine facilities constructed in accordance with current setback requirements and noise level restrictions will cause serious harm to human health. A copy of the Tribunal’s decision on this case can be obtained from the Environmental Review Tribunal’s website (www.ert.gov.on.ca).

2. How will you guarantee that the health of myself or my family will not be affected by your turbines?

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled “The Potential Health Impact of Wind Turbines” concluded that vibration wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health’s website.

The HAF Wind Energy Project will be designed, constructed and operated in accordance with the requirements stipulated in Ontario Regulation 359/09.

3. What is procedure to notify you and/or the Province if we start feeling the ill effects from excessive noise or vibrations causing sleep deprivation, headaches, vertigo, ear pressure, fatigue, high blood pressure, etc. etc.?

Vineland Power Inc. will provide all applicable project contact information, including mailing address, phone number, and email address on the projects website for public reference and communication. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.



Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

4. How will low frequency and infrasound measurements be taken and on what frequency will recordings be taken and what access will we have to this data?

The Ministry assesses all complaints about wind turbine noise using a consistent protocol. A wind-turbine specific measurement methodology allows the Ministry to determine whether noise under various meteorological conditions is exceeding noise limits. Once the data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

5. How can we have confidence in any noise readings when the Ministry of the Environment is not even able to determine at this time if operating noise is out of compliance for those victims already suffering from invasive turbine noise in this province?

See answer 4 above.

6. What plans do you have in place if we are affected?

The design and operation of the HAF Wind Energy Project will adhere to all requirements stipulated under O. Reg. 359/09. Based on best available research and studies conducted in Canada, the United States, and in Europe there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

7. How will you protect neighbours or participating leaseholders from the dangers of ice throw or equipment failure?

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of the Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science to protect human health and safety.

With respect to ice throw, turbine sensors are used to detect imbalances within the rotor system in instances such as ice formation, which will shut down turbine operations until the ice has been removed and can safely operate.

8. What if there is an emergency during the construction phase and your components are blocking ambulance access?

Construction activities and traffic management will be staged to ensure access for emergency vehicles is maintained at all times.

9. What consideration has been given to special health care needs of children or people with autisms, attention deficit disorder, obsessive compulsive disorder, bipolar, migraine sufferers, hearing impaired, sleep disorders, or even the special needs of the elderly?

The HAF Wind Energy Project will adhere to all regulatory requirements stipulated under Ontario Regulation 359/09. All of the proposed turbines will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.).

10. Should the Dr. Philip Bigelo University of Waterloo Health study show that the current setbacks from residents are inadequate does IPC accept the financial risk of proceeding at this time and risk potential turbine(s) shutdown at no cost to the Province or taxpayers?

The HAF Wind Energy Project will be built in accordance with current regulatory requirements stipulated under O. Reg. 359/09. The Proponent has adequate provisions to decommission the facility.

Airline flight Safety

1. Will there be a decrease in the standard of flight safety? Nav Canada was specific in their letter of November 2011 addressed to IPC. The IWTs negative effect on air traffic control, i.e. the radar interference on air navigation services, can only be “mitigated” by certain proposed technical adjustments. “Mitigated” does not mean such adjustments will “eliminate” the compromise of flight safety; it only “makes it less dangerous”. Why has Nav. Canada used this terminology?;

With regards to air flight safety Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project as presented.

NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. NAV Canada would not have agreed to undertake such adjustments if air navigation safety would be compromised. The Proponent cannot account or provide reasoning for wording referenced by others; however, “mitigation” is commonly used in development projects to reduce or eliminate potential impacts.

2. Has NAV Canada implemented the proposed technical changes? If not, is there any kind of guarantee that these changes will be implemented prior to any IWT being erected so we at least have some protection?

NAV Canada will undertake their technical adjustments prior to project turbines being constructed. The Proponent will advise NAV Canada in advance of any construction activities being commenced.

3. In their letter of March 24, 2012, NAV Canada took the time to indicate that their land use evaluation is only valid for a 12-month period. In the event, a year from erection of these IWTs, Nav Canada determines that they no longer believe their location is “safe”, what guarantee do we have that the turbine operation will immediately cease?

The purpose of the Land Use Program is to evaluate proposals prior to construction and does not extend to proposals which have already been constructed.

4. In the event that there is a flight accident caused by the presence of these IWTs, which could result in millions of dollars in claims, does the wind company’s commercial liability insurance cover such liabilities or will the government or taxpayers be stuck with the bill?

Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. At this time there are no unresolved concerns that have been identified. The project will adhere to all regulatory requirements. The Proponent has appropriate liability coverage.

Environmental Impacts

1. What studies can you provide that the health of family pets and/or livestock will not be impacted by noise or stray voltage?

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to, which were established to avoid impacts to surrounding lands, the environment/wildlife and people.

Vineland Power Inc. will use industry best practices in the design and construction/installation of the HAF Wind Energy Project and will adhere to provincial requirements to eliminate the potential for stray voltage. All types of generation (including wind energy) must fully comply with utility requirements to ensure that the electricity they supply is compliant with grid standards.

2. What is your plan if the turbine begins leaking toxic fluid into the environment?

Section 5.2 (Fuels and Hazardous Material Spills) located in Appendix A of the project’s Design and Operations Report provides a contingency plan, which has been prepared to describe the appropriate response system that Vineland Power Inc. will follow in the event that there is an accidental release of petroleum, oils, or lubricants (POLs) or other hazardous materials into the natural environment.

3. As the barometric pressure differentials created by turbines will rupture a bat’s lungs and drown them in their own blood will not neighbours suffer more migraine headaches together with similar impacts on all living creatures?

The project will adhere to regulatory setback and noise level restrictions stipulated in O. Reg. 359/09. A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario



titled “The Potential Health Impact of Wind Turbines” concluded that vibration wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health’s website.

Impacts to wildlife have been addressed in the project’s Natural Heritage Assessment and Environmental Impact Study Reports in accordance with O. Reg. 359/09.

4. How will you monitor bird and bat kills when scavengers (coyotes, fox, cats, etc.) quickly clean up any evidence before monitoring/collection staffs make their scheduled carcass pick-up rounds? Can you give a detailed account 24/7 day and night account on how you will do this? And if not, why?

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared for the HAF Wind Energy Project. This plan takes into account scavenger removal of bird and bat carcasses to determine estimated mortality levels. This plan has been prepared in accordance with Ministry of Natural Resources standards and protocols and is available on the project’s website (www.hafwindenergy.ca). The Proponent is not required to provide or monitor scavenger removals based on 24 hour surveillance.

5. How many endangered species are you planning to “harm, harass or kill”?

The HAF Wind Energy Project is not anticipated to impact any endangered species. Consultation with the Ministry of Natural Resources has been undertaken in this regard.

6. How many more nuisance insects and bites can I expect to incur once the local bat population is decimated?

Bat populations will not be significantly impacted as a result of the construction and operation of the HAF Wind Energy Project. An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant

7. How many raptors and birds of prey are you planning on killing or injure annually?

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared for the HAF Wind Energy Project and identifies estimated mortality thresholds (i.e. 2 raptors across the project per year). This report has been prepared in accordance with Ministry of Natural Resources standards.

8. How will I be compensated for the loss of the peace and tranquility of my rural neighbourhood and the tragic depopulation of birds, bats and various species of wildlife to which we now enjoy?

The HAF Wind Energy Project will adhere to all required regulatory setback requirements and noise level restrictions stipulated under O. Reg. 359/09, therefore no compensation is required.

Impacts to wildlife have been addressed in the project's Natural Heritage Assessment, Environmental Impact Study, and Environmental Effects Monitoring Plan for Birds and Bats to ensure that potential negative environmental effects are detected and addressed so that they do not become significant.

9. How many studies have been conducted to verify that groundwater and local water supplies will not be affected?

The Proponent has undertaken all required studies as stipulated under O. Reg. 359/09. A Water Assessment and Impacts Report has been prepared to identify and assess impacts to surrounding water bodies, including seepage areas. The design of the turbines foundation will remain above the water table and will not affect groundwater. In addition standard best practices during construction will ensure that negative impacts to water bodies are not experienced.

There is no pollutant loading factor associated with wind energy that would negatively affect surrounding water bodies.

10. How can you continue to justify the installation of industrial wind turbines as a means of reducing CO2 emissions and associated health problems when the majority of Ontario's air pollution comes from the United States and furthermore the respected Bentik study has shown minimal reduction in CO2 emissions as wind needs conventional fossil fuel back-up generating capacity?

The movement of CO2 and other air pollution is beyond any individuals control; however the amount of pollution generated/emitted into the atmosphere can be reduced and is subsequently within our means to control.

Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean, and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

Communications:

1. What recourse do I have when my television, satellite or cell phone reception is degraded from industrial wind turbine interference?

Proponent has consulted with the Radio Advisory Board of Canada, Department of National Defense, Canadian Coast Guard, Environment Canada, and Industry Canada's Spectrum Management and Telecommunications division. No radio communication or interference concerns have been identified as a result of consultation activities undertaken for this project.

2. Will the Nav Canada radar blackout mean that residents will not have access to the air ambulance?



Local air traffic will not be impacted by any technical adjustments made by NAV Canada to their radar system. All operations will continue to occur as they are presently.

Operations:

1. Will you guarantee that the cost to decommission the wind turbines will be adequate with verification by independent sources and how will the decommissioning security funds be set up not to lapse or disappear?

The Proponent has provided for adequate provisions to decommission the facility. It is not a requirement to provide such information for third party review.

2. What is your transportation plan for moving the turbines components during construction when residents will also be using the roads?

The construction contractor and turbine manufacture will prepare a Traffic Management Plan for the safe delivery of project components. The traffic management plan will be prepared and implemented in accordance with all applicable Provincial and Municipal laws and standards. The Construction Plan Report prepared for the HAF Wind Energy Project provides additional details regarding activities associated with construction. A copy of the report is available on the project website (www.hafwindenergy.ca)

3. If the noise level periodically exceeds the provincial regulated level at what point will the turbines be shut down and how will this be monitored and reported?

The project's operation will adhere to the noise level restrictions stipulated under O. Reg. 359/09. If complaints are received, noise levels will be assessed and measured in accordance with industry standards and best practices. The Ministry of the Environment will be notified of any noise complaints. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

4. In an emergency, is someone available 24 hours a day to notify in order to get the turbines turned off? What conditions would warrant a shut down under IPC standard operating practices?

Vineland Power Inc. will provide all applicable project contact information, including, phone number and email address on the projects website for public reference and communication in the event of an emergency. Emergency contact information will also be posted at the base of each tower. Emergency response protocols and contingency measures for the HAF Wind Energy Project are provided in Appendix A of the Design and Operations Report.

5. If in an emergency neighbours need to evacuate or are prevented from returning or leaving their home, will compensation be provided?

Setback distances were established to avoid impacts to surrounding lands/residences.

6. How do you propose to combat a turbine fire and how are neighbours notified and protected?

All staff working on the project site will be trained in the use of on-site fire-fighting equipment, fire prevention and response, including emergency services phone numbers and locations of on-site fire-fighting equipment. Immediate steps will be taken by on-site personnel to extinguish the fire using appropriate equipment. In the event that the fire cannot be contained, the local Fire Department will be contacted. Appendix A of the project's Design and Operations Report provides a complete description of emergency response protocols and contingency measures.

Setback distances were established to avoid impacts to surrounding lands/residences. In the event of an emergency the public will be notified in accordance with the Project's communication plan (Section 5) provided in the Design and Operations Report.

7. What is your plan for removing the turbines at the end of their life cycle and what securities will be provided by your company and what guaranteed will such be available in the likely event of the sale of IPC?

A Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components and infrastructure and the restoration of impacted land. This report can be found on the project's website (www.hafwindenergy.ca). The Proponent has provided for adequate provisions to decommission the facility.

Social Justice/ Conscience

1. How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies which the Ontario Attorney General has reported the FIT renewable energy program will burden energy consumers with approximately 2.7 billion more in electricity costs than the market price by 2014.

The HAF Wind Energy Project is following the planning process defined under O. Reg. 359/09. Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina



institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking health and environmental benefits into consideration.

2. How can IPC continue to state that Ontario has the largest setbacks in North American when some fifty other jurisdictions in North American have greater setback requirements not to mention numerous larger setbacks established throughout the world.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, the environment and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science.

3. How does IPC explain the numerous studies from around the world that show that for every green job created some 2-4 jobs will be lost due to higher cost of energy as acknowledged in the Ontario Auditor General's 2011 Annual Report

Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

These reports generally claim that job losses occur due to the higher electricity rates caused by green energy, usually comparing costs of renewable energy to costs for already existing generation. This is flawed logic as this ignores the fact that if we were to build other more traditional generation capacity the prices would rise at a similar or possibly even faster rate. The price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking health and environmental benefits into consideration.

As previously noted, part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

4. Why will IPC not permit a leaseholder to cancel his lease now that the leaseholder may be more fully informed of the consequences and impacts of industrial wind turbines?



Agreements made between the Proponent and Landowners are confidential.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

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MORRISON HERSHFIELD

August 3, 2012

St. Ann's, ON L0R 1Y0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

Please find below the Proponent's response to the five (5) comment forms submitted by you at the public meeting

1. Should IPC sell to a multinational what securities will be provided in the removal of the turbines at the end of their life cycle?

The Proponent has provided for adequate provisions to decommission the facility. In the event that the project is sold, the new buyer would be responsible for decommissioning the facility.

2. How many hours has the IPC staff spent on researching the scientific, economic, health, and social aspect from worldwide information sources to feel that this project is necessary to proceed with? Would this commitment still exist if the huge profit margin were removed?

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, the environment and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science.

The design and operation of the HAF Wind Energy Project will adhere to all regulatory requirements.

3. Do you guarantee in place to adequately cover the cost of decommissioning? Is there an independent source set up so that the security funds do not disappear or lapse?

The Proponent has provided for adequate provisions to decommission the facility. It is not a requirement to provide such information for third party review.

4. Is IPC a good corporate citizen? Were it not for the Green Energy Act we would have more democratic rights which were stripped away from local municipalities and the benefits are heavily weighted in favour of IPC and to a lesser degree the host farmer. How can negotiations transpire without active participation from potential impact residents? How is this in any sense of the word SOCIAL JUSTICE?

The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals. The project is seeking an approval by the Ministry of the Environment (MOE). As part of the process the Proponent is required to undertake specific consultation requirements (i.e. public, municipal, aboriginal etc.). The purpose of the second public meeting on Tuesday June 26th 2012 was to present the design of the facility and discuss the results of studies that were undertaken in order to determine the facilities design. The purpose of consultation under the REA is to shape the project's design, identify any issues of concern, and help build local support.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Comments related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

5. How will you accurately count the raptor and kestrel and other avian life when coyotes first have access to the dead? Will we then have a coyote increase population to place our own pets at risk?

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared for the HAF Wind Energy Project. This plan takes into account scavenger removal of bird and bat carcasses to determine estimated mortality levels. This plan has been prepared in accordance with Ministry of Natural Resources standards and protocols and is available on the project's website (www.hafwindenergy.ca).

6. Communication is more dependent than ever on satellite systems. Family emergencies requiring ambulance service are dependent on immediate communication. If the reception is interrupted due to turbine, how will this factor be addressed?

Proponent has consulted with the Radio Advisory Board of Canada, Department of National Defense, Canadian Coast Guard, Environment Canada, and Industry Canada's Spectrum Management and Telecommunications division. No radio communication or interference concerns have been identified as a result of consultation activities undertaken for this project.

7. What guarantee will you provide for me and my family should we experience health impacts such as heart palpitations, hyperthyroidism, headaches, tinnitus, anxiety, vertigo, nausea, hypertension, and sleeplessness? We know that the children and the elderly are the most vulnerable. Will you relocate these family members? Will you provide alternate housing for the family members that already are health challenged with autism, bi polar disorder, etc?

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The HAF Wind Energy Project will be designed, constructed and operated in accordance with the requirements stipulated in Ontario Regulation 359/09.

8. Have you done any studies to prove that pets, horses, dairy cows, pigs, sheep, goats, laying hens, and other poultry will not be impacted? It worries me that other turbines placed within inadequate setbacks near laying hen barns the hens are laying eggs without yolks. How might this impact pregnant women?

As previously noted, the HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09. The design and operations of the HAF Wind Energy Project will adhere to all regulatory requirements stipulated by MOE. Setbacks were established to avoid impacts to surrounding land, the environment, and thus people.



All required studies to be completed and submitted to the Ministry of the Environment (MOE) have been undertaken and are provided on the project's website (www.hafwindenergy.ca). Studies related to natural heritage and wildlife are captioned with the Project's Natural Heritage Assessment and Environmental Impact Study reports. It is not a requirement to undertake studies for livestock, however, based on provided setback distances negative effects are not anticipated

Comments related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

9. We know that noise levels exceed allowable limits as has happened elsewhere. What will your procedure be to shut down the turbine and how will you monitor and report this? What action will you take when your turbine is out of compliance with the noise limits?

Once wind energy projects become operational, they must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

Vineland Power Inc. will provide all applicable project contact information, including mailing address, phone number, and email address on the projects website for public reference and communication. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

10. Why does IPC not provide warranties or guarantees as to the safety to non-participating residents?

The Ministry of the Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science to protect human health and safety.

The HAF Wind Energy Project will be designed, constructed and operated in accordance with the requirements stipulated in Ontario Regulation 359/09.

11. The question has been put to a developers staff, "Would you and your children live beside a turbine?" the answer was, "NO". That question was answered to my satisfaction. Then why is it okay for me and my family to live near one?

The Proponent refutes your statement. At no time did Vineland Power Inc. or the Project Team make such a statement.

12. Having the powers restored to the local municipalities and putting the onus on health and safety of the people before the profits to huge developers.

Comment Related to public policy will be included in the Consultation Report submitted to the Ministry of the Environment for consideration.

13. This initiative is flawed from the onset. Its very foundation is built on an earthquake zone. Since when has it become acceptable to have people become “Wind Farm Refugees” for huge profits without warranties or guaranties to the people, animals and environment? Why has due diligence and the Precautionary Principle not ever been applied?

The Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility’s design and address them, where possible. Following the planning process defined under O. Reg. 359/09 the Proponent certainly feels that they have done their due diligence to identify and avoid potential impacts associated with the design, construction and operation of the HAF Wind Energy Project.

In addition, the Proponent has undertaken geotechnical investigations to adequately inform the design and construction of the turbines foundation. The Proponent is not aware of an earthquake zone located in proximity to the project’s location.

14. Why proceed with a project when you know you are putting people’s health and environment in harms’ way? The answer to me is simple. If adequate and safe setback distances were allowed then projects such as your would not be allowed within this dense population. You cannot deceive 100% of the people all of the time only the sleeping population and the greedy who have no social conscience.

Please refer to our response to question 7 as it provides a similar discussion and the response provided addresses this comment. The design and operation of the HAF Wind Energy Project will adhere to all setback distances and noise level requirements stipulated under O. Reg. 359/09.

Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

15. You state that the property values will not decrease even though real estate studies within the boundaries of turbines prove that they do and some homes unsalable, so if

you believe what you preach then why will you not provide property value protection for non-participating residents?

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

16. Why will not IPC agree to wait until health studies are done to verify that there will be no negative health impacts?

As previously stated, the project will adhere to all regulatory setback distances (i.e. 550 metres) and noise level restrictions (40 dBA) established by the Ministry of the Environment. MOE established these setbacks through conservative calculations based on the most up-to-date science to protect human health and safety.

17. When your turbines decrease yearly in capacity factor output will you abandon them after a 10 year period when your profit margin is no longer acceptable?

Wind energy is relatively new to Ontario, however, this industry has long been established in Europe and has demonstrated to be viable and economic source of power.

18. Golden Eagles have been spotted in our area. What guarantee will we have that they will not be destroyed?

Impacts to wildlife have been addressed in the project's Natural Heritage Assessment, Environmental Impact Study, and Environmental Effects Monitoring Plan for Birds and Bats to ensure that potential negative environmental effects are detected and addressed so that they do not become significant.

19. What liabilities will you provide for non-participating landowners in regards to negative impacts to their animals, milk production, water quality and supply? Our horses are especially sensitive to acoustic noise so what compensation will you provide us?

The Proponent will adhere to all required regulatory setback distances and noise level restrictions. No compensation will be required.



20. The monies that you provide through the Vibrancy Fund will never compensate the broken family and neighbor relationships. What good is money when communities are ripped apart for your project?

The HAF Wind Energy Project is following the regulatory planning process defined under O. Reg. 359/09. All setback distances and noise level limits will be adhered to. Based on best available research the project is not anticipated to have any negative impacts to local property values or health. The Proponent is working to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

21. How will you address decibel levels of sound when they exceed the allowable limits? Will the infrastructure be monitored within the home and not just the outdoors? Will there be third party access to this data?

Once wind energy projects become operational, they must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

Vineland Power Inc. will provide all applicable project contact information, including mailing address, phone number, and email address on the projects website for public reference and communication. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

22. How will you compensate for the loss of our bat population and there is an increase in bug infestation and use of more pesticide is needed? Will this not be more damaging to the environment?

Any potential impacts to the local bat population will not be significant. . An Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature within 120 metres of the project location has been provided in the EIS report. In addition, an Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant; therefore no compensation will be required.

Mitigation and monitoring requirements provided with project reports adhere to Ministry of Natural Resources standards and protocols.



23. There are over 50 jurisdictions in North America with stricter setback guidelines and greater worldwide so how can IPC continue still state that they have the strictest?

As previously stated the HAF Wind Energy Project will be designed, constructed and operated in accordance with O. Reg. 359/09. MOE established these setbacks through conservative calculations based on the most up-to-date science to protect human health and safety.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

Please find below the Proponents response to your comment form and four (4) pages of additional questions submitted at the public meeting.

Economics/Property Values:

1. Why will you not agree to provide a property value protection agreement when you openly state that property values will not decrease due to the turbines, even though studies show there is a 20-40% loss with some properties not even saleable at any price?

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

2. What procedure will be put in place to accept claims of farm production losses on neighbouring or leaseholder farms relating to reduced milk production, increased stillbirths, reduced conception rates or other negative agricultural losses from stray voltage or other turbine impacts?

Vineland Power Inc. will use industry best practices in the design and construction/installation of the HAF Wind Energy Project and will adhere to provincial requirements to eliminate the potential for stray voltage. All types of generation (including wind energy) must fully comply with utility requirements to ensure that the electricity they supply is compliant with grid standards.

All regulatory setback distances prescribed under O. Reg. 359/09 will be adhered to.

3. Are the financial backers of this project willing to co-sign guarantees for any financial losses or liabilities with their other corporate assets or is IPC potentially just a shell company that will fold and leave victims and taxpayers on the hook?

The HAF Wind Energy project is owned by Vineland Power Inc., a private business incorporated under the laws of Ontario for the purpose of owning and operating the project. Vineland Power Inc. carries business liability insurance as deemed necessary under normal business practices.

4. What protection is IPC providing to the participating landowners to protect them from loss of their normal comprehensive liability insurance coverage or against class action lawsuits?

Agreements made between the Proponent and landowners are confidential.

5. With the loss of our local bat population will I as a farmer be compensated for the additional cost of the increased pesticide use that I will be forced to apply to compensate the loss of our native insect eating bat population?

Any potential impacts to the local bat population will not be significant. . An Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature within 120 metres of the project location has been provided in the EIS report. In addition, an Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant; therefore no compensation will be required.

Mitigation and monitoring requirements provided with project reports adhere to Ministry of Natural Resources standards and protocols.

6. How can any amount of money provided into a "Community Vibrancy Fund" compensate the growing social rift and strife created within our community when neighbours/friends or even family members are no longer on speaking terms or where lawsuit will have to be launched in order to regain some form of economic compensation for their losses.

The HAF Wind Energy Project is following the regulatory planning process defined under O. Reg. 359/09. All setback distances and noise level limits will be adhered to. Based on best available research the project is not anticipated to have any negative impacts to local property values or health. The Proponent is working to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

Health Issues

1. How can IPC object to a moratorium when the Ontario Environmental Review Tribunal has already in a 2011 decision already accepted the evidence that wind turbines can cause harm to humans if placed too close and “the debate has now evolved to one degree”?

To provide clarification the Environmental Review Tribunal’s decision in the Erickson v. Director, Ministry of the Environment decision stated that “...the Environmental Review Tribunal finds that the Appellants have failed to show that Suncor’s Kent Breeze Project, as approved, will cause serious harm to human health.” The Tribunal’s decision did not state or accept that wind turbine facilities constructed in accordance with current setback requirements and noise level restrictions will cause serious harm to human health. A copy of the Tribunal’s decision on this case can be obtained from the Environmental Review Tribunal’s website (www.ert.gov.on.ca).

2. How will you guarantee that the health of myself or my family will not be affected by your turbines?

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled “The Potential Health Impact of Wind Turbines” concluded that vibration wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health’s website.

The HAF Wind Energy Project will be designed, constructed and operated in accordance with the requirements stipulated in Ontario Regulation 359/09.

3. What is procedure to notify you and/or the Province if we start feeling the ill effects from excessive noise or vibrations causing sleep deprivation, headaches, vertigo, ear pressure, fatigue, high blood pressure, etc. etc.?

Vineland Power Inc. will provide all applicable project contact information, including mailing address, phone number, and email address on the projects website for public reference and communication. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.



Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

4. How will low frequency and infrasound measurements be taken and on what frequency will recordings be taken and what access will we have to this data?

If complaints are received, noise levels will be assessed and measured in accordance with industry standards and best practices. The project's operation will adhere to the noise level restrictions stipulated under O. Reg. 359/09. The Proponent is not required to disclose such information to the public.

5. How can we have confidence in any noise readings when the Ministry of the Environment is not even able to determine at this time if operating noise is out of compliance for those victims already suffering from invasive turbine noise in this province?

The Ministry assesses all complaints about wind turbine noise using a consistent protocol. A wind-turbine specific measurement methodology allows the Ministry to determine whether noise under various meteorological conditions is exceeding noise limits. Once the data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

6. What plans do you have in place if we are affected?

The design and operation of the HAF Wind Energy Project will adhere to all requirements stipulated under O. Reg. 359/09. Based on best available research and studies conducted in Canada, the United States, and in Europe there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

7. How will you protect neighbours or participating leaseholders from the dangers of ice throw or equipment failure?

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of the Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science to protect human health and safety.

With respect to ice throw, turbine sensors are used to detect imbalances within the rotor system in instances such as ice formation, which will shut down turbine operations until the ice has been removed and can safely operate.

8. What if there is an emergency during the construction phase and your components are blocking ambulance access?

Construction activities and traffic management will be staged to ensure access for emergency vehicles is maintained at all times.

9. What consideration has been given to special health care needs of children or people with autisms, attention deficit disorder, obsessive compulsive disorder, bipolar, migraine sufferers, hearing impaired, sleep disorders, or even the special needs of the elderly?

The HAF Wind Energy Project will adhere to all regulatory requirements stipulated under Ontario Regulation 359/09. All of the proposed turbines will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.).

10. Should the Dr. Philip Bigelo University of Waterloo Health study show that the current setbacks from residents are inadequate does IPC accept the financial risk of proceeding at this time and risk potential turbine(s) shutdown at no cost to the Province or taxpayers?

The HAF Wind Energy Project will be built in accordance with current regulatory requirements stipulated under O. Reg. 359/09. The Proponent has adequate provisions to decommission the facility.

11. Dr. Philip Bigelo has also been asked to do a study on the Barometric pressure changes created by the turbines. Will you post his findings and report on your website for public viewing?

The HAF Wind Energy Project/Vineland Power Inc. is not associated with this study and is not requirement to post such reports or studies on the project's website.

Airline flight Safety

1. Will there be a decrease in the standard of flight safety? Nav Canada was specific in their letter of November 2011 addressed to IPC. The IWTs negative effect on air traffic control, i.e. the radar interference on air navigation services, can only be "mitigated" by certain proposed technical adjustments. "Mitigated" does not mean such adjustments will "eliminate" the compromise of flight safety; it only "makes it less dangerous". Why has Nav. Canada used this terminology?

With regards to air flight safety Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project as presented.

NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. NAV Canada would not have agreed to undertake such adjustments if air navigation safety would be compromised. The Proponent cannot account or provide reasoning for wording

referenced by others; however, “mitigation” is commonly used in development projects to reduce or eliminate potential impacts.

2. Has NAV Canada implemented the proposed technical changes? If not, is there any kind of guarantee that these changes will be implemented prior to any IWT being erected so we at least have some protection?

NAV Canada will undertake their technical adjustments prior to project turbines being constructed. The Proponent will advise NAV Canada in advance of any construction activities being commenced.

3. In their letter of March 24, 2012, NAV Canada took the time to indicate that their land use evaluation is only valid for a 12-month period. In the event, a year from erection of these IWTs, Nav Canada determines that they no longer believe their location is “safe”, what guarantee do we have that the turbine operation will immediately cease?

The purpose of the Land Use Program is to evaluate proposals prior to construction and does not extend to proposals which have already been constructed.

4. In the event that there is a flight accident caused by the presence of these IWTs, which could result in millions of dollars in claims, does the wind company’s commercial liability insurance cover such liabilities or will the government or taxpayers be stuck with the bill?

Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. At this time there are no unresolved concerns that have been identified. The project will adhere to all regulatory requirements. The Proponent has appropriate liability coverage.

5. Will you be submitting in your final report all the letters you received from NAV Canada, Transport Canada, Hamilton International Airport, Toronto Pearson International Airport, and surrounding Airparks for public viewing? And if not can you explain why.

The Proponent will document consultation efforts undertaken for the HAF Wind Energy Project in accordance with O. Regulation 359/09.

Environmental Impacts

1. What studies can you provide that the health of family pets and/or livestock will not be impacted by noise or stray voltage?

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to, which were established to avoid impacts to surrounding lands, the environment/wildlife and people.

Vineland Power Inc. will use industry best practices in the design and construction/installation of the HAF Wind Energy Project and will adhere to provincial requirements to eliminate the potential for stray voltage. All types of generation (including wind energy) must fully comply with utility requirements to ensure that the electricity they supply is compliant with grid standards.

2. What is your plan if the turbine begins leaking toxic fluid into the environment?

Section 5.2 (Fuels and Hazardous Material Spills) located in Appendix A of the project's Design and Operations Report provides a contingency plan, which has been prepared to describe the appropriate response system that Vineland Power Inc. will follow in the event that there is an accidental release of petroleum, oils, or lubricants (POLs) or other hazardous materials into the natural environment.

3. As the barometric pressure differentials created by turbines will rupture a bat's lungs and drown them in their own blood will not neighbours suffer more migraine headaches together with similar impacts on all living creatures?

The project will adhere to regulatory setback and noise level restrictions stipulated in O. Reg. 359/09. A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

Impacts to wildlife have been addressed in the project's Natural Heritage Assessment and Environmental Impact Study Reports in accordance with O. Reg. 359/09.

4. How will you monitor bird and bat kills when scavengers (coyotes, fox, cats, etc.) quickly clean up any evidence before monitoring/collection staffs make their schedules carcass pick-up rounds? Can you give a detailed account 24/7 day and night account on how you will do this? And if not, why?

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared for the HAF Wind Energy Project. This plan takes into account scavenger removal of bird and bat carcasses to determine estimated mortality levels. This plan has been prepared in accordance with Ministry of Natural Resources standards and protocols and is available on the project's website (www.hafwindenergy.ca). The Proponent is not required to provide or monitor scavenger removals based on 24 hour surveillance.

5. How many endangered species are you planning to "harm, harass or kill"?

The HAF Wind Energy Project is not anticipated to impact any endangered species. Consultation with the Ministry of Natural Resources has been undertaken in this regard.

6. How many more nuisance insects and bites can I expect to incur once the local bat population is decimated?

Bat populations will not be significantly impacted as a result of the construction and operation of the HAF Wind Energy Project. An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant

7. How many raptors and birds of prey are you planning on killing or injure annually? And can you give a detailed account on how this count will be done 24/7 night and day.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared for the HAF Wind Energy Project and identifies estimated mortality thresholds (i.e. 2 raptors across the project per year). This report has been prepared in accordance with Ministry of Natural Resources standards and protocols. 24 hour surveillance of collisions is not a requirement.

8. How will I be compensated for the loss of the peace and tranquility of my rural neighbourhood and the tragic depopulation of birds, bats and various species of wildlife to which we now enjoy?

The HAF Wind Energy Project will adhere to all required regulatory setback requirements and noise level restrictions stipulated under O. Reg. 359/09, therefore no compensation is required.

Impacts to wildlife have been addressed in the project's Natural Heritage Assessment, Environmental Impact Study, and Environmental Effects Monitoring Plan for Birds and Bats to ensure that potential negative environmental effects are detected and addressed so that they do not become significant.

9. How many studies have been conducted to verify that groundwater and local water supplies will not be affected?

The Proponent has undertaken all required studies as stipulated under O. Reg. 359/09. A Water Assessment and Impacts Report has been prepared to identify and assess impacts to surrounding water bodies, including seepage areas. The design of the turbines foundation will remain above the water table and will not affect groundwater. In addition standard best practices during construction will ensure that negative impacts to water bodies are not experienced.

There is no pollutant loading factor associated with wind energy that would negatively affect surrounding water bodies.

10. How can you continue to justify the installation of industrial wind turbines as a means of reducing CO2 emissions and associated health problems when the majority of Ontario's air pollution comes from the United States and furthermore the respected Bentik study has shown minimal reduction in CO2 emissions as wind needs conventional fossil fuel back-up generating capacity?

The movement of CO2 and other air pollution is beyond any individuals control; however the amount of pollution generated/emitted into the atmosphere can be reduced and is subsequently within our means to control.

Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean, and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

Communications:

1. What recourse do I have when my television, satellite or cell phone reception is degraded from industrial wind turbine interference?

Proponent has consulted with the Radio Advisory Board of Canada, Department of National Defense, Canadian Coast Guard, Environment Canada, and Industry Canada's Spectrum Management and Telecommunications division. No radio communication or interference concerns have been identified as a result of consultation activities undertaken for this project.

2. Will the Nav Canada radar blackout mean that residents will not have access to the air ambulance? , please explain in detail.

Local air traffic will not be impacted by any technical adjustments made by NAV Canada to their radar system. All operations will continue to occur as they are presently.

Operations:

1. Will you guarantee that the cost to decommission the wind turbines will be adequate with verification by independent sources and how will the decommissioning security funds be set up not to lapse or disappear?

The Proponent has provided for adequate provisions to decommission the facility. It is not a requirement to provide such information for third party review.

2. What is your transportation plan for moving the turbines components during construction when residents will also be using the roads?

The construction contractor and turbine manufacture will prepare a Traffic Management Plan for the safe delivery of project components. The traffic management plan will be prepared and implemented in accordance with all applicable Provincial and Municipal laws and standards. The Construction Plan Report prepared for the HAF Wind Energy Project provides additional details regarding activities associated with construction. A copy of the report is available on the project website (www.hafwindenergy.ca)

3. If the noise level periodically exceeds the provincial regulated level at what point will the turbines be shut down and how will this be monitored and reported?

The project's operation will adhere to the noise level restrictions stipulated under O. Reg. 359/09. If complaints are received, noise levels will be assessed and measured in accordance

with industry standards and best practices. The Ministry of the Environment will be notified of any noise complaints. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

4. In an emergency, is someone available 24 hours a day to notify in order to get the turbines turned off? What conditions would warrant a shut down under IPC standard operating practices?

Vineland Power Inc. will provide all applicable project contact information, including, phone number and email address on the projects website for public reference and communication in the event of an emergency. Emergency contact information will also be posted at the base of each tower. Emergency response protocols and contingency measures for the HAF Wind Energy Project are provided in Appendix A of the Design and Operations Report.

5. If in an emergency neighbours need to evacuate or are prevented from returning or leaving their home, will compensation be provided?

Setback distances were established to avoid impacts to surrounding lands/residences.

6. How do you propose to combat a turbine fire and how are neighbours notified and protected?

All staff working on the project site will be trained in the use of on-site fire-fighting equipment, fire prevention and response, including emergency services phone numbers and locations of on-site fire-fighting equipment. Immediate steps will be taken by on-site personnel to extinguish the fire using appropriate equipment. In the event that the fire cannot be contained, the local Fire Department will be contacted. Appendix A of the project's Design and Operations Report provides a complete description of emergency response protocols and contingency measures.

Setback distances were established to avoid impacts to surrounding lands/residences. In the event of an emergency the public will be notified in accordance with the Project's communication plan (Section 5) provided in the Design and Operations Report.

7. What is your plan for removing the turbines at the end of their life cycle and what securities will be provided by your company and what guaranteed will such be available in the likely event of the sale of IPC?

A Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components and infrastructure and the restoration of impacted land. This report can be found on the project's website (www.hafwindenergy.ca). The Proponent has provided for adequate provisions to decommission the facility.

8. Will IPC/HAF project compound, lay down and set up area be in West Lincoln and if so, for how long.

Temporary uses of land for construction/decommissioning purposes is illustrated on Project Land Use mapping available on the project's website (www.hafwindenergy.ca). The

Construction Plan Report prepared for this project provides a complete description of the location/timing of construction activities and temporary uses of land.

9. Will the compound have spare turbine blades, and used turbine blades laying in it? And if so, for how long.

Spare turbine blades will not be stored onsite during the project's operation.

10. Will the compound be fenced off to look like an industrial site complex?

Construction areas will be temporarily fenced during construction and will be removed once complete. The project's switching station will be enclosed by a chain link fence during the operational phase of the project. Please refer to the Project's Design and Operations Report and project mapping available on the project's website (www.hafwindenergy.ca) for a complete description.

11. Will delivery trucks to and from the compound be running 24/7? And will the trucks be hybrid, or battery operated.

Activities associated with the operation of the HAF Wind Energy Project, such as routine maintenance is anticipated to occur during day-time business hours. Deliveries to the facility, if required would only be associated with routine maintenance/repair. Vehicles used by project operations/maintenance staff could be either hybrid or battery operated.

12. Will there be noise coming from the compound site, and if so what will be making it?

The project's operations will comply with the noise level restrictions stipulated under O. Reg. 359/09.

13. When IPC/HAF Corp. or any company/Corp. now or in the future, involved with these wind turbines, change out a set of turbine blades, what will happen with the old blades? And will you give a full report as to HOW, WHERE, AND WHEN, the blades will be disposed of and recycled, to, West Lincoln Council, Niagara Regional Council, and all Government agencies that have given you approvals to install the turbines. And will you make this public on the internet, your website, and local Libraries? And if not please explain why.

Any solid waste generated from activities associated with the Project's construction, operation/maintenance, and decommissioning phases will be disposed of or recycled at a MOE approved waste disposal facility. Vineland Power Inc. will conform to municipal and provincial disposal requirements for landfill waste and transport of excess construction/project materials. Waste management procedures associated with the HAF Wind Energy Project has been provided in the Construction, Design and Operations, and Decommissioning Plan Reports currently available on the project's website (www.hafwindenergy.ca).

Vineland Power Inc. will communicate project updates in accordance with the Communication Plan provided in the Design and Operations Report.

14. The Manufacture you are buying the turbines from has Manufacturing specs, for the instillation of this size of turbine in respect to receptor (dwelling, home, public building, livestock, etc.). You have not made these Manufacture Specs available on your web site or in your drafts, to West Lincoln Council, Niagara Regional Council, or Government agencies MNR, MOE, etc. for public viewing and will you do so? And if not, can you give a explanation as to why?

The Proponent has included Turbine Specifications information provided by Vestas for the V-100 1.8MW wind turbine model selected for this project in Appendix A of the Turbine Specifications Report, which is currently available on the project's website. This report was provided to the Township of West Lincoln, Niagara Region in November 2010 and again on April 25th 2012. This report was included in the Draft REA package filed for public viewing and comment on April 25th, 2012.

In addition, a Noise Assessment Report has been completed for this project, which utilized turbine manufacturer specifications to predict noise levels at non-participating noise receptors. This report concluded that the design of the facility will adhere to MOE noise level restriction.

Social Justice/ Conscience

1. How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies which the Ontario Attorney General has reported the FIT renewable energy program will burden energy consumers with approximately 2.7 billion more in electricity costs than the market price by 2014.

The HAF Wind Energy Project is following the planning process defined under O. Reg. 359/09. Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking health and environmental benefits into consideration.

2. How can IPC continue to state that Ontario has the largest setbacks in North American when some fifty other jurisdictions in North American have greater setback requirements not to mention numerous larger setbacks established throughout the world.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, the environment and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science.

3. How does IPC explain the numerous studies from around the world that show that for every green job created some 2-4 jobs will be lost due to higher cost of energy as acknowledged in the Ontario Auditor General's 2011 Annual Report

Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

These reports generally claim that job losses occur due to the higher electricity rates caused by green energy, usually comparing costs of renewable energy to costs for already existing generation. This is flawed logic as this ignores the fact that if we were to build other more traditional generation capacity the prices would rise at a similar or possibly even faster rate. The price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking health and environmental benefits into consideration.

As previously noted, part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

4. Why will IPC not permit a leaseholder to cancel his lease now that the leaseholder may be more fully informed of the consequences and impacts of industrial wind turbines?

Agreements made between the Proponent and Landowners are confidential.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc.



has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

Please find below the Proponent's response to your comment form and corresponding attachment of additional questions/concerns

1. It is an Industrial intrusion in an Agricultural area. How many acres of land will be removed from agricultural production? When, where, and by whom will the land consumed be restored

The HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

A typical wind energy project (including foundation and access roads) will use 1.0-1.5% of a typical 40 hectare parcel of land. The design of the project's access roads utilized existing driveways, where possible.

A Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components and infrastructure and the restoration of impacted land. This report can be found on the project's website (www.hafwindenergy.ca).

2. Where is your Health Studies, and how will you protect the health of ourselves, our pets, our livestock, wild animals, and birds and bats? Why do you not support the Moratorium requested?

The Proponent is not required to undertake/complete a health study as part of the planning process defined under Ontario Regulation 359/09.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

Impacts to wildlife, including birds and bats has been addressed in the projects Natural Heritage Assessment (NHA), Environmental Impact Study (EIS), and Environmental Effects Monitoring Plan for Birds and Bats in accordance with O. Reg. 359/09. Copies of these reports are available on the project's website (www.hafwindenergy.ca).

With regards a moratorium on wind energy, a May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

3. How many ground water wells are threatened, and how will you guarantee our safe drinking water? Do you know what Karst Topography is? Why no study on what is below the surface?

The Proponent has undertaken all required studies in accordance with O. Reg. 359/09.

With regards to your concern regarding how this project may affect groundwater and water wells the design of the turbine foundations will be above the local groundwater table. Preliminary and final geotechnical investigations will ensure that each foundation will be designed and constructed with consideration of subsurface soil conditions. In addition, there is no pollutant loading factor associated with wind energy that would impact groundwater.

4. Where is your Agreements with the Township of West Lincoln that ensure our roads will be maintained and traffic will not be impeded during construction, maintenance and decommissioning?

The construction contractor and turbine manufacture will prepare a Traffic Management Plan to be implanted throughout the construction phase of the project. The traffic management plan will



be prepared and implemented in accordance with all applicable Provincial and Municipal laws and standards and submitted to the Township of West Lincoln for review and comment prior to the commencement of construction related activities. Impacts to local traffic and/or roads are not anticipated during the operational phase of the project. The Construction Plan Report prepared for the HAF Wind Energy Project provides additional details regarding activities associated with construction. A copy of the report is available on the project website (www.hafwindenergy.ca)

5. How will you ensure that passengers and freight will arrive safely at Hamilton International Airport? Where and what are your Agreements with NAV Canada and Transport Canada?

Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. The Project Team has also met with airport staff to discuss the proposed project and turbine locations. At this time there are no unresolved concerns with respect to air navigation safety.

6. Where are your studies of our Hydro Grid and how it can absorb any more power produced?

In the preliminary planning phase of the project the Proponent completed a load forecast study to confirm available capacity. A Feed-In Tariff contract was subsequently issued by the Ontario Power Authority which will allow the project to feed directly into the Local utility grid.

7. Where are your commitment to ensure no loss of our Property Values?

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

8. Where are your commitments to meet 100% Decommissioning Costs and Restoration of our farmlands? Who is to oversee your keeping of these commitments?

As previously noted, a Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components and infrastructure and the restoration of impacted land. The Proponent has provided for adequate provisions for the cost of decommissioning the facility.

The Ministry of the Environment (MOE) as the regulatory authority under O. Reg. 359/09 is responsible for the oversight of commitments.

9. How do you meet Occupational Health and Safety Requirements, and where are your worker Training Plans? Where and what are your Emergency Plans for Fire in the Nacelle?

All staff training and emergency response protocols and contingency measures are provided in the HAF Wind Energy Project's Design and Operations Report currently available on the Project's website.

10. Where are your Agreements with Niagara Peninsula Conservation Authority to pay for Permits for Secondary Crossings of streams with Culverts, and with Enbridge for underground collection lines?

All necessary work permits will be obtained from the Niagara Peninsula Conservation Authority/Enbridge prior to the commencement of construction, and are contingent upon the finalization of detailed designs.

11. How can you complete erecting Wind Turbines 1, 2, and 3 in a significant Wetland as designated by MNR and MOE? Below is an Aquifer supplying our well water which you have identified but not studied, will not monitor, cannot mitigate to guarantee our health and that of our livestock and poultry operations by having safe drinking water for years to come.

To clarify, no portion of the project location (i.e. turbines, access roads, underground collector system) will be located within a Provincially Significant Wetland (PSW). For further information regarding natural heritage features identified within 120 meters of the project location and associated setback distances please refer to the Project's Natural Heritage Assessment currently available on the project's website.

The Proponent has undertaken all required studies in accordance with O. Reg. 359/09.

As previously noted in our response to question 3 the design of the turbine foundations will be above the local groundwater table. Preliminary and final geotechnical investigations will ensure that each foundation will be designed and constructed with consideration of subsurface soil conditions. In addition, there is no pollutant loading factor associated with wind energy that would impact groundwater. Standard best practices during construction will ensure that negative impacts to water bodies including groundwater are not experienced.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

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MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

Please find below the Proponent's response to your comment form and attached comments

1. Environmental Effects/monitoring Plan (EEMP) Report does not mention Water Wells. Why not?

The project is not anticipated to have any impact on water wells. The design of the turbine foundations will be above the local groundwater table. Preliminary and final geotechnical investigations will ensure that each foundation will be designed and constructed with consideration of subsurface soil conditions. In addition, there is no pollutant loading factor associated with wind energy that would impact groundwater. Standard best practices during construction/operation will ensure that negative impacts to water bodies including groundwater are not experienced.

2. Table 1—Water supplies below surface is ignored and can be damaging to local residents and animal husbandry. See 2.3.1 on p 1138 Ministry of Natural Resources (MNR) "turbine locations 1 and 2 are proposed within a Highly Vulnerable Aquifer area." And "not finalized". Why not?

The Water Assessment and Impact Report has been prepared in accordance with O. Regulation 359/09.

Table 1 of this report provides a summary of existing fish species present within the study area based on records reviewed and is not applicable to groundwater sources. Section 2.3.1 provides an overview of records reviewed by the Niagara Peninsula Conservation Authority (NPCA) for this project. The report states that NPCA has not finalized the classification of municipal drains within the project area. The Proponent has not control regarding NPCA policy. A discussion of groundwater and appropriate mitigation is provided in Sections 3.2.1 and 4.1.5.

3. Provincial and Local Infrastructure-Does not detail who will pay for the damage to local roads due to the excessively heavy equipment and loads hauling IWT components. Will the taxpayer bear the burden?

Please refer to Section 2.12 (Traffic Management) of the Construction Plan Report which states that the Proponent will repair any damages occurred as a result of construction related traffic and activities.

4. "Public Health and Safety"- "will not be impacted by" is not true. See references below and tell me why they are ignored

The HAF Wind Energy Project is following the planning process defined under Ontario Regulation 359/09.

With regards to protecting human health and safety, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothyman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

5. An additional fact of safety involves ice throw. This does happen and is not mentioned and is a danger (safety issue) to local residents within 1000 m of the machine. Why not?

Setbacks established by the Ministry of the Environment under O. Reg. 359/09 were designed to avoid impacts to surrounding lands, and thus people.

To clarify, the Proponent has discussed and addressed ice throw within the Design and Operations Report prepared for this project. Please refer to Section 5.5.2. Ice Fall and Ice Throw.

6. Rotor blades are known to break and fly 1000m or more. This is not considered. Why?

Setbacks established by the Ministry of the Environment under O. Reg. 359/09 were designed to avoid impacts to surrounding lands, and thus people. The design of the project will adhere to all regulatory requirements.

7. Aesthetics and landscape-Does not mention the effect of light flicker on local residents, their health and environment. See references above. Again this is not addressed or considered relevant. Why not?

Shadow flicker is caused when sun is shining through the turbine blades. For it to occur the sun must be low on the horizon and an object must be in its shadow path (i.e. window of a house). The amount of shadow flicker is dependent on weather conditions and the time of year/day. Based on current setback distances established by the Ministry of the Environment for nearby residences this project is expected to create negligible amounts of shadow flicker. If needed, it can be mitigated in various ways including planting of trees, adding shades to windows, and adjusting specific turbine operations during periods when shadow flicker may be experienced.

8. Social Justice-Does not mention the disruption by the conflict within the community generated by the IWT installation. This is a well-documented occurrence. What will you do to mitigate this disruption?

Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

9. Is IPC taking responsibility for data here that was provided by others? See p33

The Proponent confirms that the design and operation of the HAF Wind Energy Project will adhere to all regulatory requirements stipulated under O. Reg. 359/09.

10. Submission does not define dBA, LwA, and provides readings above 63 hz where the human hearing range starts at 20 Hz and effects on health go well below that frequency. Studies are available. See references above. Why not?

Comment noted. The information provided in Section 1.2 is designed to meet the reporting requirements stipulated under O. Reg. 359/09 and presents information obtained directly from the turbine manufacturer.

The design and operation of HAF Wind Energy Project will comply with the requirements stipulated under O. Reg. 359/09

11. The effect of 105 dBA and infrasound on humans is known to be harmful but there is no mention or study done on birds or bats (bats live by sound echo location) which will be subjected to it. Don't they count?

Impacts to wildlife have been addressed in the project's Natural Heritage Assessment and Environmental Impact Study Reports as required under O. Reg. 359/09.

12. dBA is a selected sound spectrum that represents the sensitivity of the human ear and not the total energy emitted by the source. Hence the total destructive power of a source should not be measures in dBA but in db. Correct your proposal accordingly.

Within the Turbine Specifications Report dBA has been used to describe sound power level ratings while Octav Band Spectra is expressed in dB. This conforms with Ministry of the Environment requirements.

13. Wind shear and rotor blades passing the hub stand cause low frequency (approximately 15 Hz) vibrations. Blades passing in from of the stand produce a pressure differential and hence turbulence at a low frequency. This is not dealt with in your proposal. Why are such measurements ignored?

The Proponent has undertaken all required reports and studies pursuant to O. Reg. 359/09

14. Acoustic Assessment Report- Appendices C, D, F and G are listed and not provided. Why not?

To clarify, all appendices with the exception of Appendix E (Lease Agreements) has been provided. Appendix E is not provided for public review due to confidential information. The Project Team has confirmed that all other Appendices are available for viewing on the project's website.

15. 7 Impact Assessment- Paragraph 3-IWT "were modeled as a point sources" is a major error. 100m diameter of the blades is hardly a point source.

The Acoustic Assessment was undertaken and prepared in accordance with Ministry of the Environment criteria.

16. The model was calculated at 95 m up. The blade tip is as low as 45 m and the low frequency source (the support tower) at ground level. In addition the theory does not include extended distances should will travel with the wind. Studies can be performed on existing sites within the province. This has not been done. Why not?

Comment noted. The Acoustic Assessment was undertaken and prepared in accordance with Ministry of the Environment (MOE) criteria, with specific consideration of MOE's publication NPC-232 Sound Level Limits for Stationary Sources in Class 3 (Rural).

17. P. 370 The predicted values below 40 dBA are not valid as they do not include the facts that ground transmits sound more efficiently than air and for the reasons given above.

Comment noted. The Acoustic Assessment was undertaken and prepared in accordance with Ministry of the Environment (MOE) criteria, with specific consideration of MOE's publication NPC-232 Sound Level Limits for Stationary Sources in Class 3 (Rural).

18. Due to wind shear and the pressure differential when the blade passes the tower, low frequency vibrations will travel through the rock of the escarpment to raise havoc with water wells and livestock. This is not considered and is important to local residents. More information is required from IPC on the above points.

Comment noted. The Acoustic Assessment was undertaken and prepared in accordance with Ministry of the Environment (MOE) criteria, with specific consideration of MOE's publication NPC-232 Sound Level Limits for Stationary Sources in Class 3 (Rural).

19. "HGC engineering has assessed the impact of the proposed HAF Wind Energy Project based on the sound data provided by Vestas". Vestas does not take responsibility for the information provided. See page 33. Will you take responsibility and the consequences for your published data?

The Proponent confirms that the design and operation of the HAF Wind Energy Project will adhere to all regulatory setback distances and noise level restrictions.

20. P1145 Crossing #4-During spring run-off and periods of heavy rain fall, as in the autumn season, there is water to a depth of one meter following through that area. What culverts will be put in place to accommodate proper flow through? Blockage would flood hectares of farmed land. Does MNR know this?

Consultation with Niagara Region Conservation Authority has been undertaken with regards to identified water crossings. Culvert sizes will depend on final detail design and will adequately accommodate for site conditions and passage of water.

21. Underground feed lines and service roads will be crossing natural gas pipelines. That issues has not been addressed. Has the gas pipelines company been notified? If not, why not?

The Proponent has investigated natural gas resources within proximity to the project location. All necessary crossing permits will be obtained from Enbridge prior to the commencement of construction, and are contingent upon the finalization of detailed designs.

Submission received July 3rd -Concerns regarding Noise Analysis

The Project Team appreciates the amount of time and effort you have spent reviewing the proposal and providing us with your thoughts and concerns regarding the methodology used for the analysis of sound, most specifically as it relates to the use of dBA.

The Noise Assessment for this project was undertaken in accordance with the requirements stipulated under O. Reg. 359/09 and the Ministry of the Environment's assessment criteria, with specific consideration of MOE's publication NPC-232 Sound Level Limits for Stationary Sources in Class 3 (Rural). The Noise Assessment for the HAF Wind Energy was undertaken by a professional engineer and conforms to regulatory requirements.

Your concerns regarding the methodology used to analyze sound have been noted by the Project Team and included in the public record for this project for consideration by the Ministry of the Environment.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
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MORRISON HERSHFIELD

Caistor Centre, ON L0R 1E0

Dear |

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities

comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothyman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government's approach to renewable energy and setbacks continues to be protective of human health.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

To address your concerns regarding potential impacts to wildlife, under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for birds and bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will



ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

The HAF Wind Energy Project will provide added public value to the local community and economy by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity.

This project will benefit the local community on a continuous basis by:

- Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
- Producing a sustainable source of electricity that is clean, reliable, and emits no greenhouse gases;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and
- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the Feed-In Tariff (FIT) contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services (i.e. restaurants and stores). The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation.

Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.



Yours truly,

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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R 2A0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

1. What is your best evidence to support the claim that the installation of industrial wind turbines will assist in the reduction of suffering for asthma patients and what cost benefit analysis reports support that this means is an effective or optimum allocation of scarce resources to best address this serious health problem?

Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario. Coal-fired plants have been the single largest source of greenhouse gas emissions in the province and among the largest emitters of smog-causing pollutants. An Ontario study found the health and environmental costs of coal at \$3 billion annually ("Cost Benefit Analysis: Replacing Ontario's Coal-Fired Electricity Generation," April 2005). Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

2. Why will you not agree to provide a property value protection agreement when you openly state that property values will not decrease due to the turbines, even though studies show there is a 20-40% loss with some properties not even saleable at any price?

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the

Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

3. How can any amount of money provided into a “Community Vibrancy Fund” compensate the growing social rift and strife created within our community when neighbours/friends or even family members are no longer on speaking terms or where lawsuit will have to be launched in order to regain some form of economic compensation for their losses?

The HAF Wind Energy Project is following the regulatory planning process defined under O. Reg. 359/09. All setback distances and noise level limits will be adhered to. Based on best available research the project is not anticipated to have any negative impacts to local property values or health. The Proponent is working to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

4. Are the financial backers of this project willing to co-sign guarantees for any financial losses or liabilities with their other corporate assets or is IPC potentially just a shell company that will fold and leave victims and taxpayers on the hook?

The HAF Wind Energy project is owned by Vineland Power Inc., a private business incorporated under the laws of Ontario for the purpose of owning and operating the project. Vineland Power Inc. carries business liability insurance as deemed necessary under normal business practices.

5. How can IPC object to a moratorium when the Ontario Environmental Review Tribunal has already in a 2011 decision already accepted the evidence that wind turbines can cause harm to humans if placed too close and “the debate has now evolved to one degree”?

To provide clarification the Environmental Review Tribunal’s decision in the Erickson v. Director, Ministry of the Environment decision stated that “...the Environmental Review Tribunal finds that the Appellants have failed to show that Suncor’s Kent Breeze Project, as approved, will cause serious harm to human health.” The Tribunal’s decision did not state or accept that wind turbine facilities constructed in accordance with current setback requirements and noise level restrictions will cause serious harm to human health. A copy of the Tribunal’s decision on this case can be obtained from the Environmental Review Tribunal’s website (www.ert.gov.on.ca).

6. How will you guarantee that the health of myself or my family will not be affected by your turbines?

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The HAF Wind Energy Project will be designed, constructed and operated in accordance with the requirements stipulated in Ontario Regulation 359/09.

7. What consideration has been given to special health care needs of children or people with autisms, attention deficit disorder, obsessive compulsive disorder, bipolar, migraine sufferers, hearing impaired, sleep disorders, or even the special needs of the elderly?

The HAF Wind Energy Project will adhere to all regulatory requirements stipulated under Ontario Regulation 359/09. All of the proposed turbines will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.).

8. In the event that there is a flight accident caused by the presence of these IWTs, which could result in millions of dollars in claims, does the wind company's commercial liability insurance cover such liabilities or will the government or taxpayers be stuck with the bill?

Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. At this time there are no unresolved concerns that have been identified. The project will adhere to all regulatory requirements. The Proponent has appropriate liability coverage.

9. Should the Dr. Philip Bigelo University of Waterloo Health study show that the current setbacks from residents are inadequate does IPC accept the financial risk of proceeding at this time and risk potential turbine(s) shutdown at no cost to the Province of taxpayers?

The HAF Wind Energy Project will be built in accordance with current regulatory requirements stipulated under O. Reg. 359/09. The Proponent has adequate provisions to decommission the facility.

10. How will you protect neighbors or participating leaseholders from the dangers of ice throw or equipment failure especially in light of the recent acknowledgement by the Ontario Association of Fire Chiefs that pieces of blades have been documented as travelling over 4,200 feet?

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of the Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science to protect human health and safety.

With respect to ice throw, turbine sensors are used to detect imbalances within the rotor system in instances such as ice formation, which will shut down turbine operations until the ice has been removed and can safely operate.

11. How can you continue to justify the installation of industrial wind turbines as a means of reducing CO2 emissions and associated health problems when the majority of Ontario's air pollution comes from the United States and furthermore the respected Bentik study has shown minimal reduction in CO2 emissions as wind needs conventional fossil fuel back-up generating capacity which effectively cancels out any wind generating reductions?

The movement of CO2 and other air pollution is beyond any individuals control; however the amount of pollution generated/emitted into the atmosphere can be reduced and is subsequently within our means to control.

Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean, and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

12. How will you monitor bird and bat kills when scavengers (coyotes, fox, cats, etc.) quickly clean up any evidence before monitoring/collection staffs make their schedules carcass pick-up rounds?

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared for the HAF Wind Energy Project. This plan takes into account scavenger removal of bird and bat carcasses to determine estimated mortality levels. This plan has been prepared in accordance with Ministry of Natural Resources standards and protocols and is available on the project's website (www.hafwindenergy.ca). The Proponent is not required to provide or monitor scavenger removals based on 24 hour surveillance.

13. How many endangered species are you planning to "harm, harass or kill"?

The HAF Wind Energy Project is not anticipated to impact any endangered species. Consultation with the Ministry of Natural Resources has been undertaken in this regard.

14. How many raptors and birds of prey are you planning on killing or injure annually?

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared for the HAF Wind Energy Project and identifies estimated mortality thresholds (i.e. 2 raptors across the project per year). This report has been prepared in accordance with Ministry of Natural Resources standards and protocols. 24 hour surveillance of collisions is not a requirement.

15. How will I be compensated for the loss of the peace and tranquility of my rural neighbourhood and the tragic depopulation of birds, bats and various species of wildlife to which we now enjoy?

The HAF Wind Energy Project will adhere to all required regulatory setback requirements and noise level restrictions stipulated under O. Reg. 359/09, therefore no compensation is required.

Impacts to wildlife have been addressed in the project's Natural Heritage Assessment, Environmental Impact Study, and Environmental Effects Monitoring Plan for Birds and Bats to ensure that potential negative environmental effects are detected and addressed so that they do not become significant.

16. As the barometric pressure differentials created by turbines will rupture a bat's lungs and drown them in their own blood will not neighbours suffer more migraine headaches together with similar impacts on all living creatures?

The project will adhere to regulatory setback and noise level restrictions stipulated in O. Reg. 359/09. A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

Impacts to wildlife have been addressed in the project's Natural Heritage Assessment and Environmental Impact Study Reports in accordance with O. Reg. 359/09.

17. How does IPC explain the numerous studies from around the world that show that for every green job created some 2-4 jobs will be lost due to higher cost of energy as acknowledged in the Ontario Auditor General's 2011 Annual Report?

Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

These reports generally claim that job losses occur due to the higher electricity rates caused by green energy, usually comparing costs of renewable energy to costs for already existing generation. This is flawed logic as this ignores the fact that if we were to build other more traditional generation capacity the prices would rise at a similar or possibly even faster rate. The price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario"

which provides a discussion of how wind power is competitive with other energy sources even before taking health and environmental benefits into consideration.

As previously noted, part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy projects will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

18. Why will IPC not permit a leaseholder to cancel his lease now that the leaseholder may be more fully informed of the consequences and impacts of industrial wind turbines?

Agreements made between the Proponent and Landowners are confidential.

19. How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies which the Ontario Attorney General has reported the FIT renewable energy program will burden energy consumers with approximately 2.7 billion more in electricity costs than the market price by 2014?

The HAF Wind Energy Project is following the planning process defined under O. Reg. 359/09. Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy projects will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking health and environmental benefits into consideration.

20. How can IPC continue to state that Ontario has the largest setbacks in North American when some fifty other jurisdictions in North American have greater setback requirements not to mention numerous larger setbacks established throughout the world?

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, the environment and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science.

21. Will you guarantee that the cost to decommission the wind turbines will be adequate with verification by independent sources and how will the decommissioning security funds be set up not to lapse or disappear?

The Proponent has provided for adequate provisions to decommission the facility. It is not a requirement to provide such information for third party review.

22. How do you propose to combat a turbine fire and how are neighbours notified and protected?

All staff working on the project site will be trained in the use of on-site fire-fighting equipment, fire prevention and response, including emergency services phone numbers and locations of on-site fire-fighting equipment. Immediate steps will be taken by on-site personnel to extinguish the fire using appropriate equipment. In the event that the fire cannot be contained, the local Fire Department will be contacted. Appendix A of the project's Design and Operations Report provides a complete description of emergency response protocols and contingency measures.

Setback distances were established to avoid impacts to surrounding lands/residences. In the event of an emergency the public will be notified in accordance with the Project's communication plan (Section 5) provided in the Design and Operations Report.

23. What is your plan for removing the turbines at the end of their life cycle and what securities will be provided by your company and what guaranteed will such be available in the likely event of the sale of IPC?

A Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components and infrastructure and the restoration of impacted land. This report can be found on the project's website (www.hafwindenergy.ca). The Proponent has provided for adequate provisions to decommission the facility.

24. If the noise level periodically exceeds the provincial regulated level at what point will the turbines be shut down and how will this be monitored and reported?

The project's operation will adhere to the noise level restrictions stipulated under O. Reg. 359/09. If complaints are received, noise levels will be assessed and measured in accordance with industry standards and best practices. The Ministry of the Environment will be notified of

any noise complaints. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

25. In an emergency, is someone available 24 hours a day to notify in order to get the turbines turned off? What conditions would warrant a shut down under IPC standard operating practices?

Vineland Power Inc. will provide all applicable project contact information, including, phone number and email address on the projects website for public reference and communication in the event of an emergency. Emergency contact information will also be posted at the base of each tower. Emergency response protocols and contingency measures for the HAF Wind Energy Project are provided in Appendix A of the Design and Operations Report.

26. What procedure will be put in place to accept claims of farm production losses on neighbouring or leaseholder farms relating to reduced milk production, increased stillbirths, reduced conception rates or other negative agricultural losses from stray voltage or other turbine impacts?

Vineland Power Inc. will use industry best practices in the design and construction/installation of the HAF Wind Energy Project and will adhere to provincial requirements to eliminate the potential for stray voltage. All types of generation (including wind energy) must fully comply with utility requirements to ensure that the electricity they supply is compliant with grid standards.

All regulatory setback distances prescribed under O. Reg. 359/09 will be adhered to.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.



Yours truly,

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MORRISON HERSHFIELD

August 3, 2012

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments were considered and provide additional information regarding the project.

One of your comments identified is property values. A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled "The Potential Health Impact of Wind Turbines" concluded that vibration from wind turbines at

residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

The Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible. Under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website. In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

The HAF Wind Energy Project will provide added public value to the local community and economy by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity. This project will benefit the local community on a continuous basis by:

- Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
- Producing a sustainable source of electricity that is clean, reliable, and emits no greenhouse gases;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and

- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the Feed-In Tariff (FIT) contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services (i.e. restaurants and stores). The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns

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With respect to noise and vibration once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry’s website www.ene.gov.on.ca

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MORRISON HERSHFIELD

August 3, 2012

Smithville, ON L0R2A0

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MORRISON HERSHFIELD

August 3, 2012

Vineland, ON L0R 2C0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form**

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With regard to your concern about exceeding the 40Dba limit. Firstly this project and its components will not exceed the sound limits as enforced. Vineland Power Inc. will provide all applicable project contact information, including mailing address, phone number, and email address on the projects website for public reference and communication. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry’s website www.ene.gov.on.ca

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Appendix D: Wind Energy Information Night Letters, Newspaper Insert, Presentations

You are cordially invited to attend a Renewable Energy (Wind Energy) Information Night

This event will start a conversation about wind energy production (in general) and give the public a better understanding of how projects are developed, the regulatory approval process and the benefits of harnessing the wind to create electricity.

Tuesday, January 25th 2011

South Lincoln High School, 260 Canborough Street, Smithville
7:00 p.m. to 9:00 p.m.

Some of the Partners/Sponsors for this event are listed below.



Canning Consultants Inc.

John Simmons Realty Services Limited



January 6th, 2011

Dear Residents,

I am writing to invite you to an information night about Wind Energy.

IPC Energy has seen a change in how wind energy projects are being accepted by local communities, from initial excitement and enthusiasm for wind energy development , to disinterest and sometimes genuine fear about the role that wind power generation can play in a community. The level of rhetoric and mistrust from vocal residents has made it nearly impossible for developers to have an honest conversation with development communities. IPC is interested in changing this.

As a first step we are sponsoring a public information night on ***Tuesday, January 25th 2011 at the South Lincoln High School, 260 Canborough Street, Smithville***, from 7:00 p.m. to 9:00 p.m. This event will start a conversation about wind energy production (in general) and give the public a better understanding of how projects are developed, the regulatory approval process and the benefits of harnessing the wind to create electricity.

We hope this night will be an opportunity for you to ask questions and voice your opinions (in a non-confrontational environment) about all aspects of wind energy development. The evening will be facilitated by a moderator with several panelists presenting their area of expertise. A Q & A session will follow.

Your attendance would be greatly appreciated and we hope your schedule will allow you to be a part of this event.

Thank you for your consideration,

Tom Lewis
Manager of Planning and Environment



December 20, 2010

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Thank you for your consideration,

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Tom Lewis
Manager of Planning and Environment



December 20, 2010

Mr. Doug Joyner, Mayor of West Lincoln
318 Canborough Street
Smithville West Lincoln, L0R 2A0

Dear Mayor and Council

Re: Wind Energy Information Night - Niagara Region

As Ontario strives to develop clean and sustainable energy systems, more scientists, policymakers and communities are looking to wind power as an important part of the electricity generation mix. Harnessing the wind to create electricity has become one of the fastest growing sources of power generation in Ontario and around the world and it is continuing to grow.

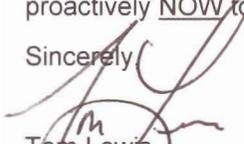
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It is our goal through providing this information session that the citizens of Ontario will make informed decisions about the future of energy production and will stress the need to act proactively NOW to help the province become "greener" tomorrow!

Sincerely,



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(on behalf of John Andrews, President, IPC Energy)



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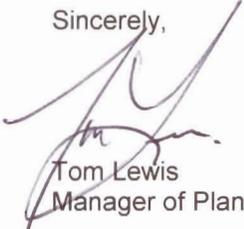
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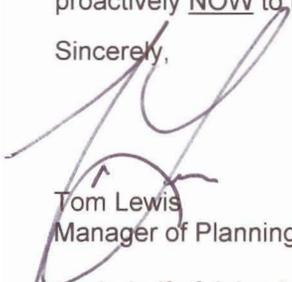
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Sincerely,



Tom Lewis
Manager of Planning and Environment

(on behalf of John Andrews, President, IPC Energy)



FOR IMMEDIATE RELEASE

Re: Wind Energy Information Night - Niagara Region

As Ontario strives to develop clean and sustainable energy systems, more scientists, policymakers and communities are looking to wind power as an important part of the electricity generation mix. Harnessing the wind to create electricity has become one of the fastest growing sources of power generation in Ontario and around the world and it is continuing to grow.

As new opportunities emerge to develop wind-generated power in communities across Ontario, they raise reasonable questions about the social, environmental and economic impacts of wind power production.

IPC Energy has seen a change in how our wind projects are being accepted by local communities. When we started our first projects, there was an initial excitement and enthusiasm for wind energy development. In recent years these sentiments have changed to disinterest and sometimes genuine fear about the role that wind energy generation can play in a community. The level of rhetoric and mistrust from many vocal residents has made it nearly impossible for developers to have an honest conversation with development communities. IPC Energy is interested in changing this.

IPC Energy is sponsoring an **Information Night on Tuesday, January 25th 2011** to share some facts and answer questions about renewable energy in general with an emphasis on wind power. This event will be held at South Lincoln High School located at 260 Canborough Street in Smithville Ontario from 7:00 p.m. to 9:00 p.m.

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It is our goal through providing this information session that the citizens of Ontario will make informed decisions about the future of energy production and will stress the need to act proactively NOW to help the province become "greener" tomorrow!

-30-

For more information please contact

Tom Lewis, Manager of Planning and Environment
IPC Energy
tom@ipcenergy.ca
Cell: 416-710-1982

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January 10, 2011

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Port Colborne Leader	astreet@niagarathisweek.com
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West Niagara News/The Lincoln Post Express	twilkinson@westniagaranews.com
The Niagara Advance	notleditorial@cogeco.net
The River 105.1/CKEY 101.1 FM	river411@niagara.com
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The Standard	standard@stcatharinesstandard.ca
The Standard	kreid@stcatharinesstandard.ca
The Standard	pdowns@stcatharinesstandard.ca
The Standard	glafleche@stcatharinesstandard.ca
The View Magazine	editor@viewmag.com
Tribune City Editor	jbarkovich@wellandtribune.ca
Voice of Pelham/Voice of Thorold	editor@thevoiceofpelham.ca
Welland Tribune	tribune@wellandtribune.ca

WIND ENERGY INFORMATION NIGHT

TUESDAY, JANUARY 25, 2011

(Draft) A G E N D A

7:00 p.m.	Welcome, opening remarks	T.B.D
7:05 p.m.	Renewable Energy Facilitation Office	Petra Fisher, Senior Project Advisor
7:20 p.m.	Ontario Sustainable Energy Association	Harry French, Director, Community Power Services
7:30 p.m.	Niagara Economic Development Corp	Valerie Kuhns, VP Marketing
7:40 p.m.	Canning Consultants Inc. John Simmons Reality Ltd	George Canning John Simmons
7:50 p.m.	Canadian Association of Physicians for the Environment	Farrah Khan, Executive Assistant
8:00 p.m.	The floor will be open to questions from the public, with responses from guest panelists.	
9:00 p.m.	Meeting will be adjourned	



Renewable Energy Approval Process and the Feed In Tariff Program

Ontario Ministry of Energy

January 24, 2011

Ontario's Commitment to Renewable Energy

- The Ontario government is committed to improving the health of Ontarians and fighting climate change. The government has committed to eliminating coal-fired generation by 2014 and is introducing clean and reliable sources of energy in its place.
- Ontario has become a North American leader in producing energy from sources that are continually renewed by nature such as wind, sun and bioenergy. Renewables do not produce harmful emissions, which contribute to smog, pollution and climate change.
- Ontario is creating a new sector for investment and is becoming a global destination of choice for clean energy developers and suppliers.
- Ontario has already attracted more than \$16 billion of private sector investment and over 20 companies have announced plans to set up or expand operations in Ontario.
- Ontario's Long-Term Energy Plan - <http://www.mei.gov.on.ca/en/energy/>

Ontario's Commitment to Renewable Energy

The *Green Energy and Green Economy Act, 2009* was enacted to:

1. Make Ontario a Renewable Energy Leader
2. Encourage Investment and Create Jobs (50,000 jobs in the first three years)
3. Foster a Culture of Conservation

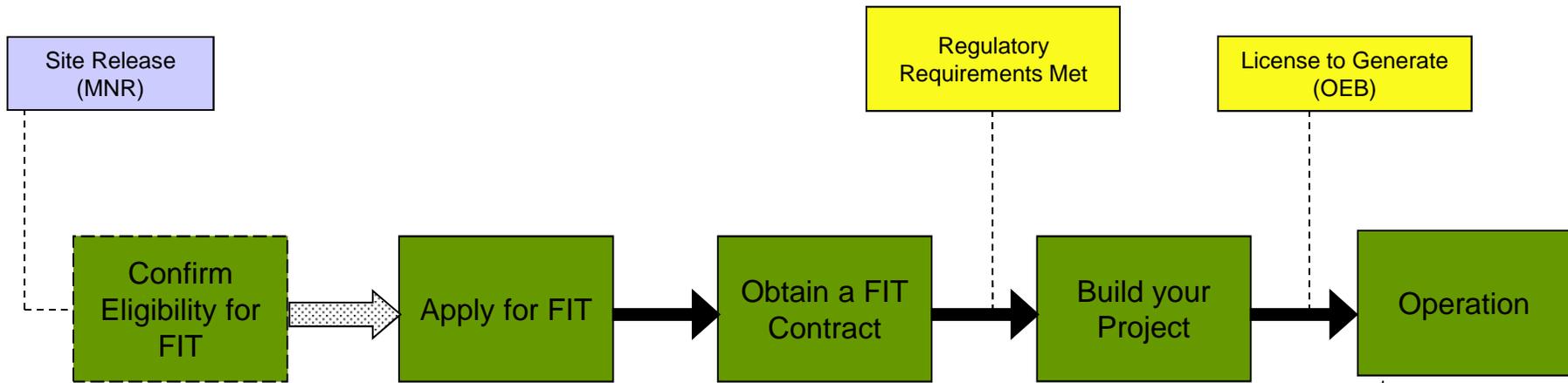
■ The *Green Energy Act* and its implementing regulations:

- provide a standardized, Province-led approvals framework for renewable energy;
- coordinate and remove duplication between provincial and local processes by combining environmental and land use planning considerations into one process;
- provide standardized technical requirements for renewable energy projects across Ontario

FIT Program Context

- On April 8, 2010 the OPA made 184 Feed-In Tariff contract offers (2,421 MW) for large-scale renewable energy projects across Ontario:
 - 47 wind energy – onshore projects – Renewable Energy Approval (REA) required
 - 1 wind energy – offshore projects – REA required
 - 77 solar PV projects – REA required
 - 46 waterpower projects – Class EA for Waterpower required
 - 13 bio-energy projects – REA required
- Mid-sized and small sized projects (e.g. small wind, rooftop solar, residential systems) have a streamlined REA or do not have REA requirements
- Key regulatory ministries are Ministry of the Environment, Ministry of Natural Resources and Ministry of Tourism and Culture

Renewable Energy Project Development for FIT



All regulatory requirements must be met prior to the OPA issuing a *Notice to Proceed*. For information on these requirements, please visit the "About Regulatory Approvals and Permits" section of our website.

The Notice to Proceed is the formal approval from the OPA that will allow you to proceed with the construction of your project.

When a FIT contract is awarded, you will have a prescribed amount of time in which your project must come into commercial operation. This will vary according to technology type:

(3 years for onshore wind, solar and bioenergy, 4 years for offshore wind, and 5 years for waterpower)

Renewable Energy Approval Process - Highlights

- Ontario's priority is to ensure that renewable energy is developed in a way that protects human health and the environment. The Renewable Energy Approval (REA) ensures that protection.
- The REA requires:
 - consultation with local community, municipality and Aboriginal groups
 - extensive research on potential environmental effects (and design changes or mitigation measures if required)
- If the Ministry of the Environment does not see evidence that consultation and comments received were taken into consideration, a REA will not be granted.
- Obtaining a Feed in Tariff (FIT) contract from the Ontario Power Authority (OPA) does not assure that an REA will be issued. The REA is a separate process based on environmental protection and community consultation.

Renewable Energy Approval Process - What's In, What's Out

Wind Facilities

- Over 3kW but less than 50kW (streamlined requirements)
- Over 50kW (including setbacks)
- All off-shore wind projects

Solar Facilities

- Ground mounted over 10kW
- No REA approval required for rooftop or wall mounted of any size
- Prime agricultural land restrictions within the FIT contract

Bio-energy Facilities

- Defined in the Green Energy Act as biomass, biogas or bio-fuel
- Can be anaerobic digestion or thermal treatment facilities
- No approval required for farm-based operations addressed under the Nutrient Management Act

Waterpower Facilities

- Does not require an REA; existing Class EA and Ministry of the Environment (MOE) / Ministry of Natural Resources (MNR) approvals still apply

Consultation and Public Input

Consultation with the Public

Public consultation:

- At least two community meetings are required for each municipality
- The project developer will also provide documentation of all community consultation efforts and explain how issues raised during the community consultation were addressed
- Studies and reports must be made publicly available 60 days before final public meeting. Municipality will receive 90 days before final public meeting
- Through guidance, province encourages early and frequent consultation with local community and municipality

Consultation and Public Input

Consultation with Municipalities and Local Authorities

- Proponents are required by regulation to circulate the consultation form to the clerk of every municipality where the project location is situated
- Municipal Consultation Form will address matters relating to municipal or local infrastructure and servicing
- Proponents must show how they addressed municipal or local authority concerns or why they were unable to do so

Consultation and Public Input

Aboriginal Consultation

Aboriginal Consultation

- Project developer must demonstrate that they have contacted all potentially impacted Aboriginal communities and distributed the consultation form to address adverse impacts on constitutionally protected aboriginal or treaty rights.

Environmental Bill of Rights (EBR)

- Notices of complete applications for REA are posted on Environmental Registry for a minimum of 30 days - <http://www.ebr.gov.on.ca/>
- 3rd parties can appeal decisions within 15 days.

Pre-Submission Process

The REA process is front-end loaded – developers must complete almost all applicable requirements before submitting an application:

- Conduct initial/ongoing public, municipal and Aboriginal consultations
- Prepare draft technical reports (consultation reports, noise studies, design and operations reports etc.)
- Carry out Natural Heritage Assessment and obtain MNR confirmation letter
- Carry out Archaeological and Cultural Heritage Assessments and obtain MTC confirmation letter
- Provide draft reports and sign off letters for public review in advance of final public consultation
- Conduct final public consultation
- Finalize and submit reports and application documents (“Complete Submission”). Government has six month timeline to review once Complete Submission is accepted.

N.B. Proponents often have additional permitting requirements that they typically carry out concurrently with REA (e.g. Bird and Bat Studies, Species at Risk investigation, federal EA requirements). These can have impacts on timelines.

Post-Submission Process

- MOE reviews and accepts (or rejects) application.
- MOE posts application on EBR Registry for 30 day public comment period.
- MOE reviews application and makes REA decision.
- Issuance of REA decision.
- If decision is appealed within 15 days of REA issuance, the Environmental Review Tribunal has six months to make a decision on the appeal.

REA Process in Detail

Step One	Proponent submits draft Project Description Report (PDR) to the Ministry of the Environment (MOE) and requests Aboriginal Consultation List.
Step Two	Proponent provides notice of project and of initial public meeting to identified Aboriginal communities, local municipalities, identified stakeholders and the public at large.
Step Three	Proponent begins Aboriginal consultation activities, which are ongoing throughout the development process, even after REA is issued.
Step Four	Proponent holds first public meeting and presents basic project concept to the public, soliciting feedback that it will take into consideration in the design process.

REA Process in Detail Cont.

Step Five: Natural Heritage, Cultural Heritage and Archaeological Assessments

Natural Heritage Assessment:

- Proponent evaluates significance of natural heritage features and performs required studies and MNR reviews and confirms approach
- Once satisfied, MNR provides confirmation letter to proponent

Cultural Heritage Assessment:

- Proponent evaluates potential impact on cultural heritage resources and performs required heritage assessment and MTC reviews and confirms approach.
- Once satisfied, MTC provides confirmation letter to proponent

REA Process in Detail Cont.

Step Five: Natural Heritage, Cultural Heritage and Archaeological Assessments cont.

Archaeological assessment:

- Proponent evaluates potential impact on cultural heritage resources and performs required heritage assessment and MTC reviews and confirms approach.
- Once satisfied, MTC provides confirmation letter to proponent

REA Process in Detail Cont.

Step Six	<p>Proponent prepares draft technical reports, potentially including:</p> <ul style="list-style-type: none">▪ Construction Plan report▪ Consultation Report▪ Decommissioning Plan Report▪ Design and Operations Report▪ Effluent Management Plan Report▪ Emission Summary and Dispersion Modelling Report▪ Hydrogeological Assessment Report▪ Noise Study Report▪ Odour Study Report▪ Project Description Report▪ Surface Water Assessment Report▪ Wind Turbine Specifications Report
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REA Process in Detail Cont.

Step Seven	<p>Proponent:</p> <ul style="list-style-type: none"> ▪ Provides municipal guidance form to the applicable municipality(ies). As of January 1, 2011, proponent also provides draft technical reports (including MNR and MTC letters) to the municipality(ies); ▪ Provides notice of final public meeting and copies of draft technical reports (including MNR and MTC letters) to the public; and ▪ Holds final public meeting; and ▪ Finalizes and submits reports, including MNR and MTC letters, to MOE as its Complete Submission. Proponent posts reports on a public website.
Step Eight	<p>MOE reviews application for completeness and either rejects or accepts the application:</p> <ul style="list-style-type: none"> ▪ If application is accepted, MOE posts the application on the EBR Registry and solicits additional comments for a 30-day period; ▪ MOE has up to six months to review the application and make a decision, starting from the date of accepting the application (MOE may if necessary ‘stop the clock’ while it solicits additional information from the proponent); ▪ REA decision is issued; ▪ A person may seek leave to appeal the decision by serving written notice upon the Director and the Tribunal within 15 days of the issuance of the REA decision. The tribunal must issue its decision on the appeal within 6 months of the date that notice is served.

Renewable Energy Facilitation Office

The province has established the Renewable Energy Facilitation Office (REFO) in the Ministry of Energy to:

- Act as a one-window access point for information to assist renewable energy project proponents (developers, communities and municipalities)
- Work with their partners at MOE, MNR and OPA, to monitor projects from inception to construction to help proponents monitor their projects and keep them on track
- Advise proponents of potential requirements imposed by the Government of Canada such as triggers for approvals from the Canadian Environmental Assessment Agency
- Through information obtained from proponents, provide feedback to the Ministry on the overall efficiency of the new policies and identify areas for improvement

Contact information

Renewable Energy Facilitation Office

Tel: 416-212-6582 or 1-877-440-REFO (7336)

Email: REFO@ontario.ca

Website: www.ontario.ca/renewableenergyprojects

Renewable Energy Information Centre website:

www.ontario.ca/renewableenergy

Ministry of the Environment website – Renewable Energy Approval process:

www.ene.gov.on.ca/en/business/green-energy/index.php



Economic Opportunities and Community Power: What the Green Energy and Green Economy Act can do for you!



Ontario Sustainable Energy Association

WIND ENERGY INFORMATION NIGHT -
NIAGARA REGION

SOUTH LINCOLN HIGH SCHOOL
SMITHVILLE ONTARIO



Ontario Sustainable Energy Association

About OSEA



What is OSEA?

A province-wide, member-based non-profit association founded in 1999 that represents and serves Ontario's Community Power sector through advocacy, public outreach and capacity building activities.

Who is OSEA?

120+ Community Power organizations and sustainable energy enterprises including households, First Nations, co-ops, farmers, private businesses, municipalities and other local institutions - 1500 members





Photo: BrucePower.com, Bruce Nuclear Generating Station



Photo: OPG.com - Nanticoke Generating Station

Two diverging energy paths



SOFT PATH

- Locally owned
- Distributed
- Renewable
- Systems thinking
- Effective
- Diversity
- Regulated markets
- Ecological limits
- Quality of life

HARD PATH

- Absentee owned
- Centralized
- Finite
- Reductionist
- Efficient
- Monoculture
- Free markets
- Limitless growth
- Standard of living



Key elements of GEGEA



- Enhanced policy commitment to conservation, smart grid and renewables
- Enables feed-in tariffs to procure renewables
- Guaranteed connection of renewables
- Streamlined approvals while protecting neighbouring land uses

<http://www.mei.gov.on.ca>



Key elements of FIT Program



- Differentiated by size & technology
- Differentiated by application
- Tariffs based on cost of generation plus a reasonable profit
- No program cap
- No project size cap

<http://www.powerauthority.on.ca/FIT/>



Renewable Fuel	Size tranches	Contract Price ¢/kWh	Escalation Percentage ⁴
Biomass^{1,2}			
	≤ 10 MW	13.8	20%
	> 10 MW	13.0	20%
Biogas^{1,2}			
On-Farm	≤ 100 kW	19.5	20%
On-Farm	> 100 kW ≤ 250 kW	18.5	20%
Biogas	≤ 500 kW	16.0	20%
Biogas	>500 kW ≤ 10 MW	14.7	20%
Biogas	> 10 MW	10.4	20%
Waterpower^{1,2,3}			
	≤ 10 MW	13.1	20%
	> 10 MW ≤ 50 MW	12.2	20%
Landfill gas^{1,2}			
	≤ 10MW	11.1	20%
	> 10 MW	10.3	20%
Solar PV			
Any type	≤10 kW	80.2	0%
Rooftop	> 10 ≤ 250 kW	71.3	0%
Rooftop	> 250 ≤ 500 kW	63.5	0%
Rooftop	> 500 kW	53.9	0%
Ground Mounted ²	≤ 10 MW	44.3	0%
Wind²			
Onshore	Any size	13.5	20%
Offshore	Any size	19.0	20%

microFit and FIT Launch Applications

- Update this information from the Web site



What is Community Power?

- Community Power is all about community ownership and the building of capacity for locally inspired community action around energy generation and sustainability.
- Community Power is about enabling communities of people to participate and be empowered to take positive, locally based actions that will result in the more sustainable use of energy now and for the future.



Local Community Benefits

- Locally Owned Community Power Projects:
 - Generate 5-10 times the local benefits than the traditional, centralized energy generation model
(Iowa Policy Project)
- Traditional, centralized energy generation model
 - 75-90 cents of every dollar spent on energy leaves the local economy
(U.S. Dept. of Energy, Rocky Mountain Institute)



Reasons to work with Community Power

Eco-Economic Benefits

- sustainable green job creation;
- community private sector investment in renewable energy;
- improved per capita energy efficiency;
- reduced GHG emissions;
- improved natural environment

Socio-Economic Benefits

- enhanced civic engagement and social cohesion;
- optimized community form;
- improved quality of life;
- resilient communities, and;
- economic benefits retained locally.



Community Power



Community-Owned Wind Turbines in Europe

	Farmer	Community	Corporate
Netherlands	60%	5%	35%
Germany	10%	40%	50%
Denmark	64%	24%	12%
Spain	0%	0%	100%
Great Britain	1%	1%	98%
Minnesota		31%	69%
Ontario		<1%	>99%

Source: NL,D,DK,ES,GB: Dave Toke, University of Birmingham, 2005, updated to Toke 2008

Source: Minnesota: Windustry, 2008

Source: Ontario: OSEA, 2008





Photo: EnergyAdvocate.ca - St. Jean de Brébeuf CHS, Toronto





Map of Georgina Island
showing turbine placement



FARMERS For ECONOMIC OPPORTUNITY (FEO)

is a self-governing, grassroots farm organization committed to rural economic development through **Renewable Energy Production** (bioenergy, earth energy, hydroelectric energy, solar energy and wind energy).

While the economic viability of traditional farming faces ever growing uncertainty, increased interest in renewable energy alternatives provides a unique opportunity for Ontario's farming community to diversify, remain sustainable--and *actually grow*--something we know all about!

[MORE ABOUT FEO & RENEWABLE ENERGY](#)





Photo by K. Stevens, 2008 – Prescott-Russel, Canada

Community Power Price Bonus

Renewable Fuel	Wind	PV (Ground Mounted)	Water	Biogas	Biomass	Landfill Gas
Maximum Aboriginal Price Adder (¢/kWh)	1.5	1.5	0.9	0.6	0.6	0.6
Maximum Community Price Adder (¢/kWh)	1.0	1.0	0.6	0.4	0.4	0.4



Barriers Related to Local Communities

- More challenging to work in groups – but more beneficial
- Lack of knowledge, skills, experience in energy sector
- Limits start up support - \$\$\$, people for initiation and readiness assessment
- It is complicated - Grid access issues, allocations, REA
- Local banks/credit unions unfamiliar with renewable power projects and local ownership
- Project development challenges
- Let the experts do it attitude

Even more important reason to start a Community Power project!



“There is nothing more powerful than a community discovering what it cares about” Meg Wheatley

- Community Power is also about creating a resiliency at the local level by local residents by connecting people in their communities to where their energy comes from and how they use it.
- By empowering the community through community power we create the connections to address other local sustainability issues...we begin to understand each others story and collectively change our behaviours...in order to make our community sustainable for the generations to come.



Wind Energy Information Night Presentation

*Valerie Kuhns, Vice President, Market and Sector Development
Niagara Economic Development Corporation*

January 25th, 2011

Niagara Economic Development Corporation

- Non-profit corporation
- Region's economic development mandate to advance the economic prosperity of Niagara
- Niagara Economic Growth Strategy 2009-2012
- Emerging Sectors including 'Wind Energy'
- Attract manufacturing investment and supply chain opportunities for existing companies



Growing Industry in Canada and Ontario

- Wind Vision 2025, CanWEA
 - 20% Canada's electricity demand supplied by wind energy 2025
 - 2015 forecast 24,000 jobs and \$5.6 billion investment
- Ontario Green Energy Act, 2009
 - 50,000 jobs in renewable energy (2011 20,000)
 - Clean energy manufacturing base growing and creating jobs
- Ontario's Long Term Energy Policy, November 2010

Ontario Green Energy Act

- Stimulating interest in the province from wind turbine and component manufacturers internationally
- Growing number of potential investors have visited the region including manufacturers of blades and towers
- Creating opportunities through high percentage domestic content regulations

Opportunity for Niagara

Wind farms generate a lot more than electricity for the community

- employment opportunities

labour-intensive construction phase

permanent positions in operations and maintenance

- generate a new tax base that can help fund everything from street improvements to a new community centre

Opportunities for Niagara

- increase in the purchase of local goods and services
- supplement farmers incomes and does not disable their lands from becoming productive
- new tourism opportunities
- environmental benefits

Growth Opportunities for Niagara Region

- Wind energy industry new source of manufacturing
Bremerhaven
- Manufacturing strengths in primary metal; power
generation; aerospace
- Proximity to wind farms necessary for large
components
- Transportation and logistics
- Port Colborne wind energy cluster

Competitive environment is intense

Renewable energy is part of Ontario's long term plan

Niagara is well positioned to benefit



Thank you

Please visit our website for more information on
Niagara's advantages in the Green Energy Sector

www.niagaracanada.com

What was significant about the Windfarm Study in Chatham-Kent from Our Perspective?

1. It was the first definitive study of its kind completed in Ontario that seriously examined the issue of Wind Farms and Property Values.
2. It also revealed the complexities of trying to answer this basic question.
3. It also indicated that the results of the study cannot be used as a “rubber stamp” because of the numerous factors that can influence price.
4. It also indicated that there is a need to study the issue further in various parts of Ontario.
5. It produced a lot of unanswered questions for us such as:
 - A. Does the purchase date of a property near a wind farm have any relationship to Time of Year.
 - B. Is there a variance in prices of properties in relation to specific distances to windfarms?
 - C. What role does Days on Market play in deciphering value. Some other studies suggest that

there is a longer marketing time for those properties located near wind farms.

D. What do Views of Windfarm really mean?

E. Is there any difference in price of properties near Wind farms that were bought during the Winter months as opposed to the Summer Months?

F. The study did prove that the best method of analysis was Regression Analysis and not the Paired Sales Method.



Canadian Association of Physicians for the Environment

– the national voice of physicians on the environment and health



When sited correctly, health experts agree that wind turbines are safer for our environment and our health when compared to conventional energy sources such as coal and nuclear power.







COAL IS COSTING US THE AIR WE BREATHE

550,000 ASTHMA ATTACKS
AND HUNDREDS OF DEATHS
LINKED TO COAL BURNING
MAKE IT A COSTLY CHOICE

www.CoalMustGo.ca









“Audubon strongly supports properly-sited wind power as a clean alternative energy source that reduces the threat of global warming.”

– American Audubon Society



Audubon







Canadian Association of Physicians for the Environment
– *the national voice of physicians on the environment and health*

Who we are

Under the Green Energy Act, the province has established the Renewable Energy Facilitation Office (REFO), a one-window access point to assist renewable energy project proponents (developers, communities and municipalities) obtain information about bringing their projects to life. We work closely with our partners across government to facilitate the development of renewable energy projects in Ontario and to provide direct assistance and support to project proponents.

Contact us

Visit us online at:
www.ontario.ca/renewableenergyprojects

To get help with planning your renewable energy project, contact the Renewable Energy Facilitation Office (REFO) by e-mail or by telephone.

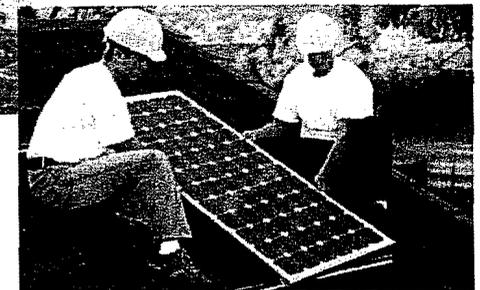
You can reach us via e-mail at:
REFO@ontario.ca

Please call us toll-free:
1-877-440-REFO (7336)

Within the GTA, please call:
(416) 212-6582

Renewable

facilitation office



A Resource for Developing
Renewable Energy Projects in Ontario



How we can help

Ontario's Renewable Energy Facilitation Office (REFO) can be your one-window access point for information on renewable energy project requirements. If you are thinking about developing a project in Ontario but are unsure of what's involved, then we are a good starting point for you. We can help you understand the requirements for developing a renewable energy project in Ontario, guide you through the approval processes as well as connect you with key people across the provincial government.

The Green Energy Act

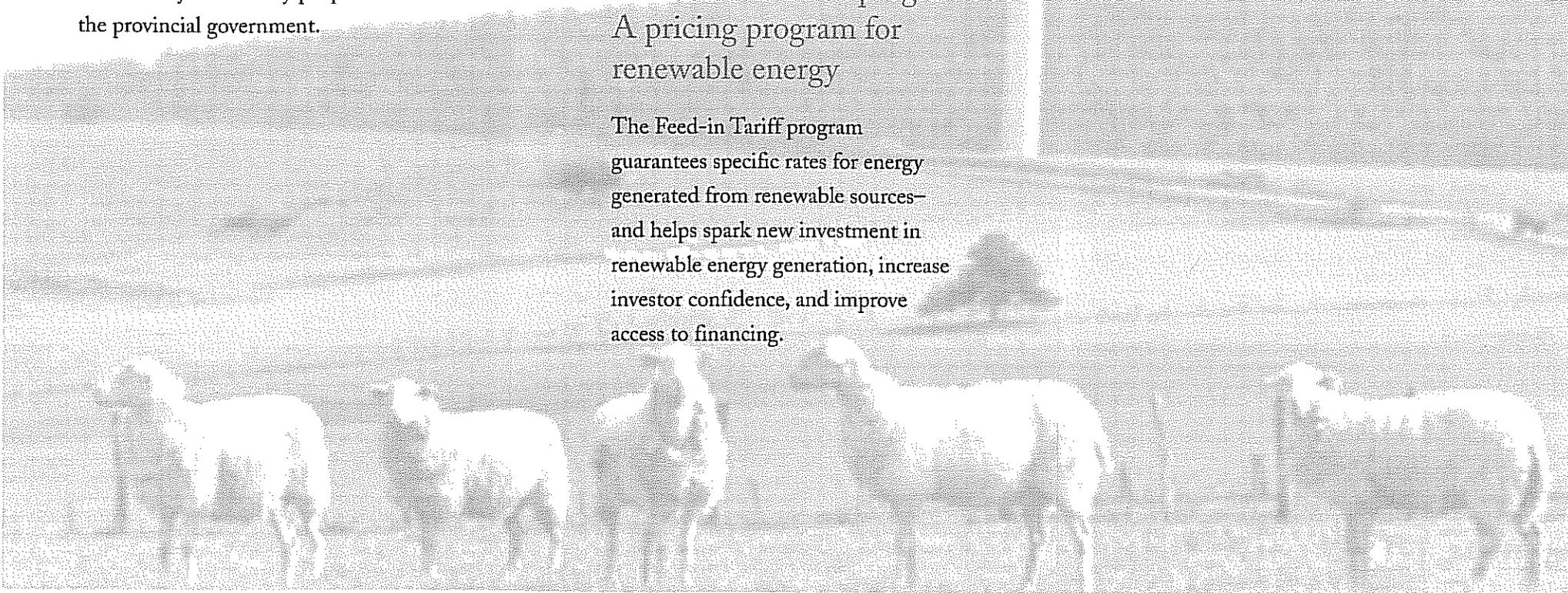
Ontario's Green Energy Act has made it easier to bring renewable energy projects to life. By developing provincial standards, a streamlined approvals process and a Feed-in Tariff program that guarantees specific rates for energy generated from renewable sources, Ontario has become the North American leader in attracting renewable energy projects and green jobs

New feed-in tariff program – A pricing program for renewable energy

The Feed-in Tariff program guarantees specific rates for energy generated from renewable sources – and helps spark new investment in renewable energy generation, increase investor confidence, and improve access to financing.

Streamlined government approval system

New province-wide standards for renewable energy projects have been established – like standardized setback requirements for wind farms. A streamlined government approvals process which provides service guarantees for renewable energy projects has also been established. Approval processes for renewable energy projects will continue to ensure high safety and environmental standards are met.



Appendix E: Public Communication and Responses

Britney Pringle

From: Jonathan Veale
Sent: Friday, August 06, 2010 2:46 PM
To:
Subject: RE: Wind Power Project West Lincoln
Attachments: 1660_GEA_Mythology&FAQs.pdf

Thank-you for providing me with time to respond to your e-mail. I read the Rosenbloom article that you have provided us. The article was an interesting read as it summarized all of the potential problems with grid-connected Wind facilities. In your e-mail you ask that I review and respond to the problems listed in this article. Before I do that, I wish to note that this article was published in September of 2006.

It is true that 2006 was not that long ago, but a great deal of innovation and research has been undertaken in the Wind Energy field. For example, back in 2006 we did not have a clear understanding on the health effects of these facilities, nor did we understand how wind could play a role in Ontario's energy mix. Since then the Ontario Medical Officer of Health has completed a study indicating that there are no adverse health effects from utility scale facilities ([MHLC, 2010](#)). This is a point to which I will speak to more later. Also, shortly after the Rosenbloom article was published, the Ontario Power Authority concluded that wind energy should be included as one part of the energy mix ([OPA/IESO, 2006](#)), with solar, hydro, biogas, nuclear, and gas as other components. We would submit that every kilowatt of energy produced in Ontario reduces our dependence on imported sources and thus makes Ontario, and West Lincoln for that matter, more self-sufficient and sustainable. More recently, the provincial government passed the Green Energy and Green Economy Act ([GEA, 2009](#)) which seeks to create green jobs, make Ontario a leader in green energy, foster a culture of conservation, and overturn barriers to developing this green economy. As a developer, Vineland Power Inc. (VPI) hopes to contribute to this future by developing these five turbines with the local benefits of a few permanent well paying jobs and a great deal of temporary construction jobs. I should also note that VPI is a company that is owned and operated by residents of Niagara Region.

Now to the points in the article. In summary, the article provides evidence that:

A) Wind turbines produce noise

Yes, wind turbines do produce noise. *However, all projects must meet regulatory requirements for sound. Acceptable separation distances for sound are between 300 and 600 meters. All of the noise setback for our project will be greater than 550 meters. At these distances, the sound generated from turbines is similar to a whisper. While conditions differ, the sound is often masked by background noise or the wind itself. Modern turbines are so quiet that it is possible to carry on a normal conversation at the base.* ([GEAA, 2010](#)).

B) Wind turbines impact birds, bats, and other wildlife

In addition to noise setbacks, we must adhere to natural heritage setbacks. All of the proposed turbines must be setback from natural heritage features: Areas of Natural or Scientific Interest, Parks/Conservation Reserves, significant wood lots/valleylands, watercourse/waterbodies (lakes, streams), green belts, the Niagara Escarpment, etc.. We are also completing surveys for Species At Risk and wildlife. Our study includes a Bat/Bird survey. We must produce an Environmental Impact Statement which describes all of the potential effects and how we will reduce or eliminate them. **These studies will be completed in September.** In any case, we will not build on significant habitat or impact protected species. All of the proposed facilities will be located on farmland and setback from significant features. Our Natural Heritage Assessment must be approved by the Ministry of Natural Resources (MNR) or the project cannot be constructed.

C) Wind turbine construction is destructive

All of our proposed turbines and roads would be located on open agricultural land, with taplines (power lines) being below ground and located within the township's road allowance. We will also obtain approval from the Township on our construction plan. Construction of wind turbines is no more destructive than constructing a small building. We would construct a foundation, access road, and powerlines to connect the turbine to the grid. The [draft Project Description Report](#) provides greater details. In September we will complete a Construction Plan for your comment.

D) Wind turbines do not produce jobs, tax revenue, and impact property values

This project will contribute to the tax base through the creation of jobs (permanent and temporary), property tax assessments, and school tax assessment. The proponent will also make tax contributions on their profits and through the HST. We do intend to produce a few permanent positions with the majority of employment being attributed to construction and maintenance. Given the scale of the project, we believe that this is a small but reasonable contribution to employment in West Lincoln. **There is no evidence that a commercial wind farm within sight of a property will decrease its value.** A study in Madison New York found no connection between wind turbine visibility and property value even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm ([GEAA, 2010](#)).

In addition to my comments above, I would also note that the Conference Board of Canada recently completed a study that concluded: *In addition to helping to reduce greenhouse gas (GHG) emissions, climate-friendly technology investments can contribute to both economic and employment growth over the next five years* ([CBoC, 2010](#)). They go on to note that significant investment in these technologies is required to achieve environmental and economic goals.

Finally, regarding **Health and Safety**: The GEAA also notes that *in North America there has never been a recorded death from ice thrown off a turbine or a blade flying off. Many turbines are programmed to shut down automatically when there is a mechanical problem or ice is detected on the blade. Turbine parts have globally recognized 3 certification standards and their parts do not simply fall off. By comparison, fossil fuel power stations directly contribute to the deaths of thousands every year from pollution and have damaging long term health effects to tens of thousands of others* ([GEAA, 2010](#)).

I've also attached a FAQ produced by the Green Energy Act Alliance for your interest. I hope that my response speaks to all of your comments and that this helps you make an informed opinion about wind energy and this project. If you wish to discuss this further please meet me at the Public Open House or send me additional correspondence. Thank-you again for taking the time to write me.

Have a nice weekend.

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Friday, July 30, 2010 10:00 AM
To: Jonathan Veale
Subject: RE: Wind Power Project West Lincoln

Thanks for your thoughtful response, I look forward to further information when you have had a chance to more carefully review.

Sincerely

From: Jonathan Veale [mailto:JVeale@morrisonhershfield.com]
Sent: Wednesday, July 28, 2010 9:02 AM
To:
Cc: Sunny Galia
Subject: RE: Wind Power Project West Lincoln

Mr. and Mrs.

Thank-you for taking the time to write us about your thoughts about the HAF Wind Energy Project in West Lincoln Township.

In your e-mail you have indicated that you are concerned about how this project will impact and benefit communities in West Lincoln Township. You also asked that I help to educate you about the details of the proposal. You've sent me an article by *Eric Rosenbloom* which I am looking forward to reading and discussing with you. The purpose of this e-mail is to let you know that we have received your e-mail and that I will review the Rosenbloom article and respond to you in full in the next few days.

I have included the draft Project Description Report which does provide some of the details that you asked for. I do not intend to simply refer you to another reference. I am providing this for your comment while I prepare a thoughtful response to your e-mail. We take your comments seriously and are genuinely interested in your suggestions about how we can improve the design of the project.

For now, we have not determined the layout/location of the turbine facilities (i.e. turbines, roads, distribution system) as we are still completing studies for Natural Heritage, Archaeology, Cultural Heritage, and Noise. The results of these studies will help us determine the best locations of the five turbines. All of the turbines would be located on private lands and setback at least 550m from neighbouring residences.

Again, thank-you for taking the time to write us. I am looking forward to responding to you in the next few days. In the mean time, please do not hesitate to e-mail me directly with any further thoughts.

Sincerely,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Tuesday, July 27, 2010 6:27 PM
To:
Subject: Wind Power Project West Lincoln

To Whom It May Concern:

Today our family received notice regarding a potential large scale Wind Energy Project which will be located somewhere within the local farming community in which we thoroughly enjoy living in the wonderful community of West Lincoln Township, Ontario.

We are seriously concerned about a number of aspects of this project as we have a large scale home which we have worked hard to maintain and enjoy a wonderful, and quiet, country living experience.

Please carefully respond to this email with more exacting details pertaining to the potential size of this project, the exact locations for the wind turbines, and any other information which can help to educate us on the project.

One question which seems to be unaddressed at the moment would be, other than being environmentally supportive, what direct benefit, if any, to the families of those who live within the area would be provided?

Thanks in advance for taking the time to seriously educate our family on the issue. Please provide specific details, not simply website referrals.

Regarding the web, please take a careful look at the attached PDF research on Wind Power entitled, 'A Problem With Wind Power' by Eric Rosenbloom – September 5, 2006 and help to address the concerns outlined in the article.

I look forward to hearing from you and being further educated on your project.

As a side note, our family has recently heavily invested in 'Green Technology' by purchasing a air ambient heat pump for our pool, and most importantly a new geothermal heating and cooling system for our home, which we absolutely love.

We feel good about getting rid of the use of fossil fuels for home and pool heating, and no longer needing a air conditioning unit.

Take Care

Sincerely

<http://www.aweo.org/ProblemWithWind.pdf>

Britney Pringle

From: Jonathan Veale
Sent: Friday, August 06, 2010 12:43 PM
To:
Cc: Sunny Galia
Subject: RE: Study of the draft Project Description Report for West Lincoln, Ontario
Attachments: Appendix A Map_06Aug10.pdf

Dear ,

Thank-you for taking the time to write us about the HAF Wind Energy Project. You recently wrote us to ask for clarification about the study area boundaries for this project, specifically for Range Road One. I have attached a map that more clearly delineates the study area boundaries. You may recognize this map from the draft Project Description Report that you picked up from the Township Office. We produced the map using the Ontario Base Map that is drawn from data provided by the Ministry of Natural Resources (MNR).

You are correct. This road is also labeled as Range Road One on other maps that we checked. This is likely the road that you are quite familiar with. We are not sure why this variation exists. Sometimes data may be old or simply wrong. Occasionally, we find that names of places or roads have two names. I will check with the MNR to determine the reason for this variation. We will be more clear about this at our Public Open House on August 25.

Thank-you for bringing this to our attention and I hope to see you at our open house. I have provided the details below for your convenience.

HAF Wind Energy Project Public Open House #1

Date: August 25, 2010
Time: 3:00 p.m. to 7:00 p.m.
Location: Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65
Silver Street RR 2
Caistor Centre, Ontario, L0R 1E0

Yours truly,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: August 5, 2010 3:24 PM
To: CustomerService
Subject: Study of the draft Project Description Report for West Lincoln, Ontario

Good day.

We have a query regarding the HAF Wind energy Project draft for West Lincoln, Ontario.

A map was published in the paper, which was not very legible, so we obtained a copy from the Township offices.

We are wondering if there is a misprint on the map?

Regional 1 Rd. is referenced as part of the eastern border of the proposed area. Should this be Range Road One rather than Regional 1 Rd?

We are not aware of a Regional 1 Road in the area, and find the map a bit perplexing.

Thank you.

Smithville, ON

Britney Pringle

From: Jonathan Veale
Sent: Monday, August 09, 2010 5:44 PM
To:
Cc: Sunny Galia; Tom Lewis; Britney Pringle
Subject: RE: HAF Wind Energy Project, West Lincoln, ON
Attachments: HAF Project Description Report_July22_2010.pdf

Ms.

Thank-you for your e-mail about the HAF Wind Energy Project. I have attached our draft Project Description Report which will provide you with some more information about this proposal. We are presently completing environmental studies (archaeology, natural heritage, cultural heritage, noise assessment, etc...) which will help us to determine the best location for each turbine. Vineland Power Inc. is proposing five turbines, all to be located on private lots and setback from significant features (neighbouring residences, wetlands, woodlots, lakes and rivers, archaeological resources, etc...).

For your information, we will also be hosting another Public Open House in the Fall. At that time, we will be able to provide you with the proposed locations of each turbine and other facilities. Much of the content from the Public Open House on August 25th is contained within the draft Project Description Report.

Thank-you again for your interest. I have added your name to our contact list so that you may also receive e-mail correspondence from us. Please let me know if you would like to discuss any aspect of this project.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Monday, August 09, 2010 6:30 PM
To: Sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF Wind Energy Project, West Lincoln, ON

TO WHOM IT MAY CONCERN:

We have received the Notice of the proposed wind energy project in the Township of West Lincoln, and of the public open house to be held on Wednesday, August 25th at the Caistor Community Centre. It certainly would be our intention to attend this meeting as we are situated within the designated area. However, since we will be out of town, please keep us informed as to its outcome, and of subsequent public meetings and other information related to this proposal.

Thank you.

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, August 17, 2010 9:29 AM
To: Britney Pringle
Subject: FW: HAF Wind Energy project
Attachments: HAF Project Description Report_July22_2010.pdf; Suzuki Article-Blowing in the Wind.pdf; Wind Farm Study and C-K Real Estate Feb 2010.pdf; HGC Wind Turbines & Infrasound Study Final.pdf; CWEA Fact Sheet community benefits.pdf; CWEA Fact Sheet consumer benefits.pdf; CWEA Fact Sheet visual & sound.pdf; CWEA_01_Community_Survey_FINAL_P.pdf; CanWEA Paper - Addressing concerns with sound from wind turbines.pdf; Globe&Mail05.20.2010-No proof wind turbines harm...pdf; Ontario Farmer articles 2010-06.pdf; GH-RiskAssessment-38079or01a(1).pdf; wind_turbine_Health_Issues.pdf; Wind_Turbine_Sound_and_Health_Effects-Executive_Summary.pdf; Wind-Turbine-Syndrome-an-Appraisal-Leventhall.pdf; What_do_we_know_about_Stray_Voltage.pdf; WIND_StrayVoltage AWS.pdf

From: Tom Lewis [mailto:Tom@ipcenergy.ca]
Sent: Monday, August 16, 2010 3:25 PM
To:
Cc: Sunny Galia
Subject: HAF Wind Energy project

Thank-you for taking the time to contact us about the HAF Wind Energy Project in the Township of West Lincoln.

As per your request, please find the draft Project Description Report which provides some of the details related to the HAF Wind Energy project. I have also attached some reading materials about property values and human health as requested by you during your conversation with our project manager this morning.

IPC has not determined the layout/location of the turbine facilities (i.e. turbines, roads) as we are still completing studies for Natural Heritage, Archaeology, Cultural Heritage, and Noise. The results of these studies will help us determine the best locations of the five turbines. All of the turbines would be located on private lands with a minimum setback of 550m from residences.

As always if you have any questions please do not hesitate to e-mail/phone me directly should you have any other concerns or wish to speak about the project further.

Sincerely,

Tom Lewis

Manager, Planning & Environment
IPC Energy

Office: 905.607.1016 Ext.227
Cell: 416.710.1982
Fax: 905.607.5995



www.IPCEnergy.ca

Britney Pringle

From: Jonathan Veale
Sent: Wednesday, September 01, 2010 6:06 PM
To: Britney Pringle
Subject: Fwd: RE:

Begin forwarded message:

From: Sunny Galia <Sunny@ipcenergy.ca>
Date: 1 September, 2010 15:36:58 EDT
To: <[_____](#)>
Cc: Jonathan Veale <JVeale@morrisonhershfield.com>, Tom Lewis <Tom@ipcenergy.ca>
Subject: RE:

Dear Mr. and Mrs.

We thank you for your interest in our proposed HAF wind energy project and for attending public open house. We strongly believe in open and transparent public consultation process and will be too happy to provide any information that you may need. As you may be knowing from our open house we are in the process of Renewable Energy Approval as required by the Green Energy Act. The Renewable Energy Approval process includes several studies related to natural environment including bird and bat studies, archaeological and cultural heritage, noise studies, public and stake holder consultation etc.

We are in the process of setting up a project web site for providing up to date information about this project to the general public. This web site will have several documents as the project progresses and various studies are completed. You will be able to submit your comments and concerns from the web site directly.

In the meanwhile the project description report for this project is available on IPC Energy web site and the link to this report is given below.

http://www.ipcenergy.ca/HAF%20Project%20Description%20Report_July22_2010.pdf

Please don't hesitate to contact us if you have specific questions and concerns related to this project.

Sincerely,

Sunny Galia

From:
Sent: September-01-10 2:07 PM
To: Sunny Galia; jveale@morrisonhershfield.com
Subject:

My husband and I recently attended your open house at Caistor Community Centre but forgot to complete the comment sheet - although our home is not situated on the suggested area shown on your map (we are a little east of that but still on Sixteen Road, Caistor Centre) we would appreciate any information that you send out as to the progress of your project. Thank you

Britney Pringle

From: Britney Pringle
Sent: Wednesday, September 01, 2010 5:28 PM
To:
Subject: RE:
Attachments: HAF_COMMENT SHEET.pdf

Dear

Thank-you for your interest in the HAF Wind Energy Project and your attendance last week at our Public Open House. I have attached the comment sheet that was available that evening if you now wish to fill it out. The comment form presents an opportunity for local residents like yourself to give feedback on the project, which will be incorporated into the project's design where economically and technically feasible. Please kindly return the form as per the instructions stated by September 25, 2010.

I have added your email address to our contact list so that you may stay informed about the project's progress, and receive correspondence as to when the second Public Open House will be taking place this Fall.

Please do not hesitate to contact me if you require anything further.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com

Error! Filename not specified.

Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

Begin forwarded message:

From:
Date: 1 September, 2010 14:07:24 EDT
To: <sunny@ipcenergy.ca>, <jveale@morrisonhershfield.com>

My husband and I recently attended your open house at Caistor Community Centre but forgot to complete the comment sheet - although our home is not situated on the suggested area shown on your map (we are a little east of that but still on Sixteen Road, Caistor Centre) we would appreciate any information that you send out as to the progress of your project. Thank you

Britney Pringle

From: Jonathan Veale
Sent: Thursday, September 02, 2010 11:02 AM
To:
Cc: Britney Pringle; Tom Lewis; Sunny Galia
Subject: RE: HAF Wind Energy Project - Project no. 1104037
Attachments: POH1 HAF Boards FINAL SM_Aug20_10.pdf

Good morning

In your e-mail you had asked that I answer your questions in my reply. Below I have provide my responses to each.

Q1: "Is this project 100% going to happen?"

No. The project is subject to a [Renewable Energy Approval](#) (REA) from the Ontario Ministry of the Environment. Part of this approval includes clearances from the Ministry of Natural Resources and Ministry of Tourism and Culture. The project will also be posted on the [Environmental Registry](#) (EBR) for thirty days at some point in the new year. If the project receives approval it may be constructed.

Q2: "Who can I contact at the Ontario Ministry of Environment to get more information concerning this wind turbine project?"

You may contact Narren Santos, Senior Program Support Coordinator at MOE for any general questions about the REA process. She likely cannot speak to this particular project. If you have questions about this project, I can certainly do my best to address that or I can find someone who can.

Narren Santos

Senior Program Support Coordinator (A)

Renewable Energy Team

Environmental Assessment & Approvals Branch, Ministry of the Environment

2 St. Clair Avenue West, 12a Floor Toronto, ON M4V 1L5

Phone: 416.314.8442 | Fax: 416.314.6810 | Email: narren.santos@ontario.ca

Q3: "How many wind turbines are scheduled to be installed for this project?"

This proposal includes five (5) proposed turbines. All turbines would be located on private lands and adhering to the required setbacks for noise and natural heritage (among others). The total nameplate capacity (total possible output) of these turbines is 10.0 megawatts. Enough to power approximately 2500 homes.

Q4: "What would have to happen for this wind turbine project not to happen?"

A number of factors can impact the development of any project. The most obvious for this project is that if MOE did not authorize the project by not granting a Renewable Energy Approval. Narren could speak to those conditions. Another factor may be when the developer cannot find suitable land/locations.

Q5: "What other wind turbine projects have you been involved with?"

I have been involved with the Wainfleet Wind Energy Project which is presently in the planning stage. I have also been involved with projects in southern Alberta; however not in the environmental planning of those projects.

Q6: "Have those projects all gone ahead with their plans?"

One of the projects that I worked on in Alberta went to construction while the other has yet to be built. As mentioned, the Wainfleet Wind Energy Project has not been built nor has it been approved by MOE.

We will be hosting a Public Open House in the fall or early 2011. At that time we will be able to provide you with specific information on the proposed locations of each turbine and the layout of the overall facility. Before that meeting you will receive correspondence with the specifics about that meeting. In the mean time, please contact me with any further questions or comments.

I have attached our display boards from the last Public Open House for your interest.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:

Sent: Thursday, September 02, 2010 7:26 AM

To: Jonathan Veale

Subject: HAF Wind Energy Project - Project no. 1104037

Importance: High

Good Morning Jonathan,

I am following up on our telephone conversation yesterday about the above project. Could you please answer the following questions for me;

Is this project 100% going to happen?

Who can I contact at the Ontario Ministry of Environment to get more information concerning this wind turbine project?

How many wind turbines are scheduled to be installed for this project?

What would have to happen for this wind turbine project not to happen?

What other wind turbine projects have you been involved with?

Have those projects all gone ahead with their plans?

Your prompt attention to this matter would be greatly appreciated.

Thank you for your time.

Regards,

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, September 07, 2010 4:38 PM
To:
Cc: Britney Pringle; Tom Lewis; Sunny Galia
Subject: RE: HAF Wind Energy Project - Project no. 1104037

Hello Ms.

Thank-you again for taking the time to write us about the **HAF Wind Energy Project**. In your e-mail you asked that I respond to two additional questions. Below I have provide my response. I should also note that my role on this project is to facilitate the planning process. I do this by providing an honest dialog about the proposed wind project. My role includes explaining the process to members of the public and their representative agencies. I am also bound by my professional [Code of Practice](#) to impart independent and impartial advice to my client and to serve the public interest. So I feel that it would prejudice the public interest and my ability to offer independent advice if I offered my own opinions on this project. I have answered these questions by considering differing points of view. I have also tried to answer your questions directly and without referring you to other sources.

Q1: "How would you feel if there was going to be a wind turbine farm developed where you live?"

Response: Some people are critical of wind turbines because they impact their view of the landscape. Perhaps some view the landscape as a recreational or cultural space that is characterized by recent historic land uses. Perhaps people who view the landscape in this manner object to its use because it doesn't fit with their idea of how it should be used. Other people are supportive of wind turbines because they see this technology as innovation and a solution to pressing environmental problems. They may see a proposed development as a solution (to climate change, energy self-sufficiency, and air quality) and an opportunity for economic development. The Proponent for this project has observed that farming the air for wind energy is a natural progression from farming the land for food energy. These are two competing perspectives that I can think of that impact how one feels about wind farm developments.

The [Green Energy and Green Economy Act \(GEA\)](#), passed by the Provincial Parliament directs the government to develop wind resources in Ontario and this project is a product of that initiative. According to the Ministry of Energy and Infrastructure, the GEA is part of Ontario's plan to become a leading green economy in North America by 1) Sparking growth in clean and renewable sources of energy such as wind, solar, hydro, biomass and biogas in Ontario, 2) Creating the potential for savings and better managed household energy expenditures through a series of conservation measures; and 3) Creating 50,000 jobs for Ontarians in its first three years.

Q2 "Would you buy a house near a wind turbine farm?"

Response: This particular project proposes five turbines spread over an area of 4800 hectares. The footprint of the facility would be minimal and impacts on the landscape also minimal. Given the scale and scope of the proposed facilities, if the project were approved and constructed, it would likely not impact house buying behavior.

Please contact me with any further questions.

Sincere regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:

Sent: Monday, September 06, 2010 6:35 PM

To: Jonathan Veale

Subject: RE: HAF Wind Energy Project - Project no. 1104037

Importance: High

Hello Jonathan,

Thank you for your quick response.

Two more questions please;

How would you feel if there was going to be a wind turbine farm developed where you live?

Would you buy a house near a wind turbine farm?

Thank you,

From: Jonathan Veale [<mailto:JVeale@morrisonhershfield.com>]

Sent: Thursday, September 02, 2010 11:02 AM

To:

Cc: Britney Pringle; Tom Lewis; Sunny Galia

Subject: RE: HAF Wind Energy Project - Project no. 1104037

Good morning

In your e-mail you had asked that I answer your questions in my reply. Below I have provide my responses to each.

Q1: "Is this project 100% going to happen?"

No. The project is subject to a [Renewable Energy Approval](#) (REA) from the Ontario Ministry of the Environment. Part of this approval includes clearances from the Ministry of Natural Resources and Ministry of Tourism and Culture. The project will also be posted on the [Environmental Registry](#) (EBR) for thirty days at some point in the new year. If the project receives approval it may be constructed.

Q2: "Who can I contact at the Ontario Ministry of Environment to get more information concerning this wind turbine project?"

You may contact Narren Santos, Senior Program Support Coordinator at MOE for any general questions about the REA process. She likely cannot speak to this particular project. If you have questions about this project, I can certainly do my best to address that or I can find someone who can.

Narren Santos

Senior Program Support Coordinator (A)

Renewable Energy Team

Environmental Assessment & Approvals Branch, Ministry of the Environment

2 St. Clair Avenue West, 12a Floor Toronto, ON M4V 1L5

Phone: 416.314.8442 | Fax: 416.314.6810 | Email: narren.santos@ontario.ca

Q3: "How many wind turbines are scheduled to be installed for this project?"

This proposal includes five (5) proposed turbines. All turbines would be located on private lands and adhering to the required setbacks for noise and natural heritage (among others). The total nameplate capacity (total possible output) of these turbines is 10.0 megawatts. Enough to power approximately 2500 homes.

Q4: "What would have to happen for this wind turbine project not to happen?"

A number of factors can impact the development of any project. The most obvious for this project is that if MOE did not authorize the project by not granting a Renewable Energy Approval. Narren could speak to those conditions. Another factor may be when the developer cannot find suitable land/locations.

Q5: "What other wind turbine projects have you been involved with?"

I have been involved with the Wainfleet Wind Energy Project which is presently in the planning stage. I have also been involved with projects in southern Alberta; however not in the environmental planning of those projects.

Q6: "Have those projects all gone ahead with their plans?"

One of the projects that I worked on in Alberta went to construction while the other has yet to be built. As mentioned, the Wainfleet Wind Energy Project has not been built nor has it been approved by MOE.

We will be hosting a Public Open House in the fall or early 2011. At that time we will be able to provide you with specific information on the proposed locations of each turbine and the layout of the overall facility. Before that meeting you will receive correspondence with the specifics about that meeting. In the mean time, please contact me with any further questions or comments.

I have attached our display boards from the last Public Open House for your interest.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



From:

Sent: Thursday, September 02, 2010 7:26 AM

To: Jonathan Veale

Subject: HAF Wind Energy Project - Project no. 1104037

Importance: High

Good Morning Jonathan,

I am following up on our telephone conversation yesterday about the above project. Could you please answer the following questions for me;

Is this project 100% going to happen?

Who can I contact at the Ontario Ministry of Environment to get more information concerning this wind turbine project?

How many wind turbines are scheduled to be installed for this project?

What would have to happen for this wind turbine project not to happen?

What other wind turbine projects have you been involved with?

Have those projects all gone ahead with their plans?

Your prompt attention to this matter would be greatly appreciated.

Thank you for your time.

Regards,

Britney Pringle

From:
Sent: Tuesday, September 14, 2010 9:48 AM
To: sunny@ipcenergy.ca
Cc: tom@ipcenergy.ca; Jonathan Veale
Subject: RE: HAF Wind Energy Project

Thank you for your timely response.

I represent my parents _____, who own a 60 acre parcel affected by your project. Could you kindly issue notices to my email address in regards to the next consultation meeting.

Thanks,

Subject: RE: HAF Wind Energy Project
Date: Tue, 14 Sep 2010 09:36:47 -0400
From: Sunny@ipcenergy.ca
To:
CC: Tom@ipcenergy.ca; JVeale@morrisonhershfield.com

Dear Mr

We would like to inform you that we need Renewable Energy Approval in order to proceed with the project. The REA includes environmental studies as well as stakeholder and public consultation including land owners in and around the project area.

Reimbursement to the land owners depend on several factors including the size of the land to be used for the project and which component of the project is located on the land. I have copied this email to our land and community relation person who will get in touch with you for further discussion about the opportunities available for signing an option agreement with us. I have also copied this email to our REA consultant for their records about your concerns. You may contact Jonathan directly if you need further information about the REA process and environmental studies related to this project. Apart from signing land this project will provide opportunities for the local businesses including construction companies. If you are interested in providing your services we will provide your information to the general contractor (likely to be selected in near future) and you may work out a suitable arrangement with them.

We thank you for your email and seek your support for this environmentally friendly wind energy project.

Sincerely,

Sunny Galia
Project Manager

IPC Energy

2550 Argentia Road, Suite 105

Mississauga, ON L5N 5R1

905 607-1016 ext 222

905 607-5995 fax

416 629 6440 mobile

sunny@ipcenergy.ca

www.ipcenergy.ca

From:

Sent: September-13-10 3:29 PM

To: Sunny Galia

Subject: HAF Wind Energy Project

Mr. Galia

We are property owners within your proposed area affected and as such, we have a couple of questions for you.

Do you require permission from the land owners in order to proceed with this project?

How are the land owners reimbursed for the use of their lands?

Thank you,

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, September 14, 2010 9:05 AM
To:
Cc: Britney Pringle; Sunny Galia; Tom Lewis
Subject: RE: Att; Jonathan

Hello Mr.

I do see that you left a message on my office phone yesterday. I will give you a call this afternoon and then hopefully we can chat about the project.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Monday, September 13, 2010 5:50 PM
To: Jonathan Veale
Subject: Att; Jonathan

Hello Johnathan, I am Sec-Tres. of C.C.R.C. (Caistor Center Residents Committee) and I left a message on your office phone today but never heard back. This was my 2nd call. Please call asap at 905 - , thanks for your time.

Britney Pringle

Subject: RE: Att; Jonathan

From:

Sent: Tuesday, September 14, 2010 3:19 PM

To: Jonathan Veale

Subject: RE: Att; Jonathan

Hello Johnathan, I am sending you this as per our phone call today and await a reply, please see attached letter, thanks again.

From: JVeale@morrisonhershfield.com

To:

Subject: RE: Att; Jonathan

Date: Tue, 14 Sep 2010 17:20:15 +0000

John Lewis, President, IPC Energy
IPC Energy Corporate Office
2550 Argentia Road, Suite 105
Mississauga, Ontario L5N 5R1

Phone: (905) 607-1016 Fax: (905) 607-5995

Email: customerservice@ipcenergy.ca

From:

Sent: Monday, September 13, 2010 5:50 PM

To: Jonathan Veale

Subject: Att; Jonathan

Hello Johnathan, I am Sec-Tres. of C.C.R.C. (Caistor Center Residents Committee) and I left a message on your office phone today but never heard back. This was my 2nd call. Please call _____ asap at 905 _____, thanks for your time.

Dear IPC,

I represent the C.C.R.C. (Caistor Center Residents Committee) and as such, have been urged to contact you about matters concerning the residents/ taxpayers of West Lincoln whose land is within the proposed sites of your wind turbine development. We feel it would be in the mutual best interest of all parties concerned that our residents needs be met. Some residents were informed of your first meeting at Abingdon Community Center last Aug.25, 2010, while others within the mapped area were not and this caused misunderstandings and feelings of resentment within the community. Residents feel everyone should have had a chance to attend that first open house meeting. They feel strongly about what is FAR TOO QUICKLY being pushed into our back yards before ALL of them have time to research, understand and decide what to do about the facts concerning these wind turbines. Most residents feel IPC are pushing their plans through as fast as possible in hopes that we won't have time to organize and deal with this drastic change in their lives. Some of the residents concerns are as follows:

A)It's not fair that some residents within your mapped area never got mailed the letter informing them of the first meeting and they feel that those letters should have been sent to EVERYONE within the mapped area, as they ALL live there so will all be EQUALLY effected by this. Also please note that the map you mailed residents has an inaccurately labeled street, causing more confusion. FYI, your map shows Regional Road 5 (as the road at the far south), there is no such road there, that is actually Silver Street 65... B)-Elderly residents NEED MORE TIME to get the info and time to fully understand the facts about what they feel WILL soon change their lives. There is much conflicting info on wind turbines and their effects, our elders need to find the info and, some do not own computers nor do they posses the knowhow to use them. This NOW requires trips to a library, have that info copied, then study the info. Then, they had to start tracking down your contact info which, since some didn't get it mailed to them, have no way to contact you with concerns. We ask for your help and understanding, so the elders can be granted more TIME to fully research and get educated as to what is to be built in their back yards effecting them and their wildlife....C)- IPC never informed any of the residential home owners about large sums of money being paid to farmers to allow land-use for these turbines in the neighborhood while the nearby residential homes WILL suffer a severe drop in property values, yet their taxes keep rising, This is not acceptable. We were told at the Aug.25 meeting that IPC will let residents know this Oct. exactly WHERE the turbines will be erected, then THIS SPRING they get built. This is all happening too fast m for everyone here, especially for our elderly residents who have lived here all their lives. At your Aug.25th open house, one of our town counsel members commented on how she was moved when she saw how elderly residents were literally in tears over this matter. We hereby are respectfully requesting IPC heads to host a **semi formal question and answer meeting** by Sept.27 in Abingdon Community Center, to allow the residents a chance to speak with IPC President John Lewis in cooperation with concerned residents, and sincerely reply to their needs in hopes that our residents concerns can be addressed and put at ease. Thank you.

Sincerely,

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, September 14, 2010 10:11 AM
To: Britney Pringle; Tom Lewis; Sunny Galia
Subject: FW: Perils of Wind Power

From:
Sent: Tuesday, September 14, 2010 10:10 AM
To:
Cc: DEAN ALLISON MP; Groombridge, Kim (ENE); LINDA ARBUCKLE Sec to Dean Allison MP; Jonathan Veale
Subject: Perils of Wind Power

Hello Again, this is something that concerns the lives of everyone it touches, PLEASE take a moment to study it just so we are ALL a bit more aware of what residents are facing, thanks for your time, Reg Denis, Sec-Tres./CEO, C.C.R.C. 905 957-6032

<http://windconcernsontario.wordpress.com/2010/09/12/%E2%80%98windfall%E2%80%99-documentary-explores-perils-of-wind-power/>

‘Windfall’ Documentary Explores Perils of Wind Power



By Anthony Kaufman [Wall Street Journal](#)

“Windfall,” a new documentary that premieres Friday at the Toronto International Film Festival, could take the sails out of wind power. The film observes the deeply divided residents of Meredith, New York — an Upstate farm community in decline — as they debate the pros and cons of allowing wind turbines on their land. Local proponents champion the promise of green energy and monetary compensation, while detractors question the efficiency of wind-generated energy and the drawbacks of living among 400-foot tall towers with gigantic rotating blades.

First-time director Laura Israel, who has a log cabin in Meredith, first became aware of the town’s wind energy debate when she read stories in the local newspaper about the potential dangers of turbines to the bird population (bats are also at risk). “I went through the same process myself as they did in the film,” says Israel. “First, I thought, maybe I’d like to get a wind turbine, but then I started going on the Internet and realized there was

more to the story.”

Israel videotaped in Meredith for about a year, documenting contentious board meetings and interviewing residents, and also visiting other areas in New York, such as Lewis County, where wind turbines have already taken hold. The film offers few experts on either side of the debate; rather, it allows local townspeople to discuss their own research, experiences and fears, such as the wind turbine’s “flicker effect,” as the machines pass across the sun and cast immense shadows, as well as the dangers of their low frequency hum.

Robert Bryce, author of “Power Hungry: The Myths of ‘Green’ Energy and the Real Fuels of the Future,” and a frequent critic of the wind industry (in the [op-ed pages of the Wall Street Journal](#)), says the “infrasound” issue is the most problematic for the wind industry. “They want to dismiss it out of hand, but the low frequency noise is very disturbing,” he explains. “I interviewed people all over, and they all complained with identical words and descriptions about the problems they were feeling from the noise.”

Because of wind energy’s massive expansion — the five-year average growth rate is up 39%, according to the American Wind Energy Association — Bryce suggests that the kinds of conflicts depicted in the film “are going to be much more common if it’s allowed to grow as fast as it could,” he says. “There’s a lot of pissed off people out there.”

Israel doesn’t want her film to be used as an advocacy prop for anti-wind advocates, however. She just wants people to be informed. “What I would want people to do is research it and look at it critically.” Invoking the words of Gordon Yancey, an outspoken wind critic from Tug Hill, NY who appears in the film, Israel advises, “Do your homework.”

Or as Bryce adds, “There’s no such thing as a free lunch and it’s the same with wind energy.”

Britney Pringle

From: Jonathan Veale
Sent: Friday, September 17, 2010 8:58 AM
To:
Subject: RE: ATTENTION : JOHNATHAN...URGENT/TIME SENSITIVE

Mr. ,

I did receive both of your voice messages. I am in the office today; however, I will direct your inquiry about participating lots to IPC Energy as they are managing the assessment of vacant lots and agreements with optioned properties. I expect that someone from IPC Energy will respond to you about this shortly. Given that we regularly receive correspondence from government and other members of the public, we normally respond to questions within two to three business days depending on the level of detail required in our response.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Thursday, September 16, 2010 6:00 PM
To: Jonathan Veale
Cc: sunny@ipcenergy.ca
Subject: ATTENTION : JOHNATHAN...URGENT/TIME SENSITIVE

Johnathan, it's here, I called BOTH your office and your cell # today and got no reply from either long distance call I placed, both calls were placed well before 4:45pm. I need to know info NOW, not tomorrow, as my family and I am very sadly being forced by IPC to sell and get out of our long time family home, FAST and at a great loss, if we can even sell at it all once buyers find out what's coming, due to unanswered and conflicting views on the possible health concerns to our family from living near your turbines. I need you to tell me asap if the field directly behind our home at is or is not "participating" in your project. I await your prompt accurate reply, TODAY. Each day I have to wait is another day that we will probably get NO OFFERS on our home listing and the more residents become aware of your project, the less likely they will stay here too. We are also aware that these turbines will only end up producing at most only about 13% of the 10mw you CLAIM will be produced and this project is in a low-moderate wind area only, not worth all the heartaches your causing our residents lives with your greed. NOTE* We want a minimum 2 km buffer from any homes, IPC should do the right thing here and change you regulations to put the lives and concerns of the people living here FIRST, ahead of your money hungry greed! I await your call

Britney Pringle

From: Jonathan Veale
Sent: Monday, September 20, 2010 1:46 PM
To:
Cc: Britney Pringle
Subject: RE: Att; Jonathan

Hello ,

We are nearly ready to send you our response. Some of the material that we would like to send you may be too large (file size) to send by e-mail. **Could we send it to you via regular mail?** We would need your address.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:]
Sent: Tuesday, September 14, 2010 3:19 PM
To: Jonathan Veale
Subject: RE: Att; Jonathan

Hello Johnathan, I am sending you this as per our phone call today and await a reply, please see attached letter, thanks again.

From: JVeale@morrisonhershfield.com
To:
Subject: RE: Att; Jonathan
Date: Tue, 14 Sep 2010 17:20:15 +0000

John Lewis, President, IPC Energy
IPC Energy Corporate Office
2550 Argentia Road, Suite 105
Mississauga, Ontario L5N 5R1

Phone: (905) 607-1016 Fax: (905) 607-5995
Email: customerservice@ipcenergy.ca

From:
Sent: Monday, September 13, 2010 5:50 PM
To: Jonathan Veale
Subject: Att; Jonathan

Hello Johnathan, I am Sec-Tres. of C.C.R.C. (Caistor Center Residents Committee) and I left a message on your office phone today but never heard back. This was my 2nd call. Please call [redacted] asap at 905 - [redacted], thanks for your time.

Britney Pringle

From: Jonathan Veale
Sent: Monday, September 20, 2010 2:38 PM
To:
Cc: Sunny Galia
Subject: RE: Att; Jonathan
Attachments: Response_1104037_Mr Denis-Veale_20Sept10.pdf; POH1 HAF Boards FINAL SM_Aug20_10.pdf; Comment Sheet.pdf

Mr.

Please find a response letter from IPC and myself. I have included the display boards from the August 25th Public Open House along with a comment sheet. Can you confirm that you received this e-mail? We are also mailing you paper copies for dissemination to C.C.R.C members.

Please let me know if you have any further thoughts.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



MORRISON HERSHFIELD
People • Culture • Capabilities

Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

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To: Jonathan Veale
Subject: RE: Att; Jonathan

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From: JVeale@morrisonhershfield.com
To:
Subject: RE: Att; Jonathan
Date: Tue, 14 Sep 2010 17:20:15 +0000

John Lewis, President, IPC Energy
IPC Energy Corporate Office
2550 Argentia Road, Suite 105
Mississauga, Ontario L5N 5R1

Phone: (905) 607-1016 Fax: (905) 607-5995
Email: customerservice@ipcenergy.ca

From:
Sent: Monday, September 13, 2010 5:50 PM

To: Jonathan Veale

Subject: Att; Jonathan

Hello Johnathan, I am Sec-Tres. of C.C.R.C. (Caistor Center Residents Committee) and I left a message on your office phone today but never heard back. This was my 2nd call. Please call _____, thanks for your time.



MORRISON HERSHFIELD

September 20, 2010

**Re: Response to Letter Dated September, 14, 2010
HAF Wind Energy Project**

Dear _____,

Thank-you for your letter e-mailed to us on September 14, 2010. In your letter you had made us aware of your concerns about the HAF Wind Energy Project. The purpose of this letter is to speak to your comments and provide you with additional information about the project.

Before we address your comments specifically, we would like to take the time to provide you with more information about this project:

- Initial notification of this project took place by two notices published in *Niagara This Week* with the first on **July, 22, 2010** and again on **August 19, 2010**. We also sent letters to all registered landowners within 300 meters of the study area. This information was obtained from municipal officials using property assessment information. Also, we compiled a list of our own which includes municipal and agency stakeholders. This list grows as the project progresses. We are keen to add anyone who is interested in learning more about this project.
- We are proposing five Vestas V-100 wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base. Additional resources on this can be found in the sub-bullets below;



- “Effect on Real Estate Values in the Municipality of Chatam-Kent, Ontario”
<http://www.canwea.ca/pdf/talkwind/PropertyValuesConsultingReportFebruary42010.pdf>
 - “The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis”
http://www.canwea.ca/pdf/talkwind/Property_Value_Study.pdf
 - “Talking About the Wind” http://www.canwea.ca/wind-energy/talkingaboutwind_e.php
- While municipal approval for this project is not required, the project team has met with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests;
 - Once we have determined the proposed design, we will provide copies of all our reports and maps to the Township and provide copies at publicly accessible locations (libraries, clerks office, etc...) where members of the public may view and comment on them; and,
 - The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. After this, the project could be constructed beginning in mid-2011.

Regarding your request for a ‘semi-formal question and answer session’ – we are following the prescribed process for wind energy projects in Ontario as required under the REA (O.Reg 359/09). This process provides all interested stakeholders, such as C.C.R.C., with an opportunity to comment on the project at any stage. These comments are essential to us developing a sound design that does not negatively impact the environment. We respectfully request written comments which we will respond to. This allows us to respond in a **clear, timely, and concise** fashion that is understandable and documentable for all concerned parties. Our objective is to provide **thoughtful, reasoned, and honest** responses to your comments. At this time, we do not believe that a question and answer session would contribute to these objectives. Also, we should note that we will be hosting another public open house later on this fall or early winter. We will send you an invitation to that event along with ample notice once a date has been selected.

For your information, we have included copies of the display boards from the August 25, 2010 public open house as well as additional comment sheets for your dissemination. Should you be aware of any specific individuals who wish to receive correspondence on this project we suggest that they contact us by e-mail or regular mail so that we may correspond with them.

Thank-you for letting us know about the mislabeled *Regional Road 65/Silver Street 65*. We apologize for this confusion and prior to our last Public Open House we corrected this on our maps.

In summary, we believe that farming the soil for food energy and farming the wind for electricity are both compatible land-uses. The HAF Wind Energy project will provide a net benefit to all communities involved and contribute to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs.

Please contact us if you have any further questions or comments.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

Attachments: *Public Open House Display Boards*
Comments Sheets

CC: *John Lewis, IPC*
Terry Hawrysh, IPC
Paul Draycott, MH

Britney Pringle

From: Jonathan Veale
Sent: Thursday, September 30, 2010 8:29 AM
To:
Cc: Sunny Galia; Britney Pringle
Subject: RE: Wind Turbines in West Lincoln

Importance: High

Hi ,
Thank-you for contacting us. I just wanted to let you know that we received your e-mail from Wednesday. We'll look in to finding a similar scale project that is in close proximity to your area. Are you looking to drive out to a site to see it for yourself? This would be Vineland Power Inc's first project, so you would only be able to see a similar project from another company. What part of the Township do you live in? Finally, may we add you to our contact list for this project?

We are normally able to respond to comments and requests for information within two business days.

Again, thank-you for your interest in the HAF Wind Energy Project. We look forward to answering your questions and explaining the proposal to you.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Wednesday, September 29, 2010 9:46 PM
To: tom@ipcenergy.ca; Jonathan Veale
Cc: narren.santos@ontario.ca
Subject: Fwd: Wind Turbines in West Lincoln

Hello

I sent the following message to IPC Energy Customer Service on Monday and have not received a response. I would appreciate it if someone responsible for the Industrial Wind Turbine project proposed for West Lincoln could respond to me. I want to take a drive to see what these Wind Turbines that are proposed for my rural community are like. Please - I want to see wind turbines of the same size as the ones proposed for West Lincoln.

Thank you in advance for your assistance.

----- Forwarded message -----

From:

Date: Mon, Sep 27, 2010 at 11:34 AM

Subject: Wind Turbines in West Lincoln

To: customerservice@ipcenergy.ca

Hello

I am a resident of West Lincoln. I understand that the wind turbines planned for West Lincoln are approx. 50 stories high. I would appreciate it if you could let me know the closest vicinity to West Lincoln that has similar size wind turbines. I would like to see them in action - since it appears they are coming to my community. Please, I am interested in seeing wind turbines of the same size - not smaller ones - so please send me the information for the closest wind turbines to West Lincoln that are the same size as the ones proposed for my community.

Thank You

Britney Pringle

Subject: Wind Turbines in West Lincoln

Begin forwarded message:

From:
Date: 30 September, 2010 12:59:15 EDT
To: Jonathan Veale <JVeale@morrisonhershfield.com>
Subject: Re: Wind Turbines in West Lincoln

Thank you for getting back to me. I would like to know the size of the Wind Turbines being proposed in West Lincoln, and where I can find similiar sized Wind Turbines. It does not matter to me what company was involved. I just want to be able to see and hear one in action. I am trying to educate myself on this matter, and I really need to see what the Wind Turbines proposed for West Lincoln are going to look like.

I have no problem with you adding me to your contact list. I live in Caistor Center on a 72 acre farm.

Thank You

On Thu, Sep 30, 2010 at 8:29 AM, Jonathan Veale <JVeale@morrisonhershfield.com> wrote:

Hi

Thank-you for contacting us. I just wanted to let you know that we received your e-mail from Wednesday. We'll look in to finding a similar scale project that is in close proximity to your area. Are you looking to drive out to a site to see it for yourself? This would be Vineland Power Inc's first project, so you would only be able to see a similar project from another company. What part of the Township do you live in? Finally, may we add you to our contact list for this project?

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Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



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Thank You

Britney Pringle

Subject: Wind Turbines in West Lincoln

Begin forwarded message:

From: Tom Lewis <Tom@ipcenergy.ca>
Date: 30 September, 2010 8:47:32 EDT
To:
Cc: <narren.santos@ontario.ca>
Subject: RE: Wind Turbines in West Lincoln

Mrs.

Thank you for your interest in this project.

In your email you inquired about other similar projects constructed in the area that you could visit. I would suggest a visit to the Mohawk Pont Wind Farm in Dunnville that project is of similar size to the ones being proposed for West Lincoln. Please note the project in Dunnville was based on the previous set back of less than 550m minimum set back from a non participating receptor. The information on the Mohawk point project as well as a map showing the location can be found via http://www.canwea.ca/featuredWindFarm_e.php?farmId=87

IPC regularly receives correspondence from the government and other members of the public, normally we respond to questions within two to three business days. Your inquiry was sent to Customer Service at IPC Energy may I suggest that future correspondence regarding this project be sent via our project website at www.hafwindenergy.ca or myself directly for a more prompt response.

I trust this information will assist you in gaining a better understanding of a working wind farm and if you have any further questions please do not hesitate to contact me directly.

Kind Regards,

Tom Lewis

Manager, Planning & Environment

IPC Energy

Office: 905.607.1016 Ext.227

Cell: 416.710.1982

Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

From:
Sent: September-29-10 9:46 PM
To: Tom Lewis; jveale@morrisonhershfield.com
Cc: narren.santos@ontario.ca
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To: customerservice@ipcenergy.ca

Hello

I am a resident of West Lincoln. I understand that the wind turbines planned for West Lincoln are approx. 50 stories high. I would appreciate it if you could let me know the closest vicinity to West Lincoln that has similar size wind turbines. I would like to see them in action - since it appears they are coming to my community. Please, I am interested in seeing wind turbines of the same size - not smaller ones - so please send me the information for the closest wind turbines to West Lincoln that are the same size as the ones proposed for my community.

Thank You

Britney Pringle

From: Jonathan Veale
Sent: Friday, October 01, 2010 2:42 PM
To:
Cc: Tom Lewis; Sunny Galia
Subject: RE: Wind Turbines in West Lincoln

Thank-you for your e-mail. In your e-mail you had asked that I provide additional information on similar projects elsewhere. The Canadian Wind Energy Association provides a [list of other facilities](#) that are similar in scale to those proposed by Vineland Power Inc. I noticed that the [Cruickshank Wind Farm](#) is a similar capacity and size to the one proposed. There are other wind farms throughout Canada that are similar in size and scale. Most are much larger in scale than what is proposed for the HAF project.

Regarding the total height of the [Mohawk Point Wind Farm](#) turbines, I do not know the details on the model selected, so I cannot speak to its height. I believe this it is very close to the same size as what is proposed for HAF. "Total height" for a turbine is determined as "tower height" plus "blade height". The tower is the cylindrical-looking support structure that holds the turbine generator and blades. The blades are the rotating arms. So the number that you gave me for Mohawk Point, 120m, could just be the "tower height" or the "total height".

As mentioned in an earlier e-mail, we will have a site plan/turbine layout for you to see in the near future. Once that is available, we will be better able to discuss how it could impact the visual aesthetics of the area. I know that members of the public have expressed a wide range of views on how they see that these turbines could impact the landscape. Vineland Power Inc. has stated that it believes that the project will contribute to the landscape and provide a net benefit to Niagara Region.

Vineland Power Inc. is also undertaking a noise assessment to ensure that noise emissions meet or exceed provincial requirements. All turbines must be setback at least 550 meters from non-participating noise receptors (dwellings, schools, churches, etc...).

Below, I have provided you with some general information about this project.

About the HAF Wind Energy Project:

- Vineland Power Inc. is proposing five Vestas V-100 wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;

- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;
- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Thank-you again for your comments.

Jonathan Veale

Environmental Planner – Environmental Division
 Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
 Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:

Sent: Friday, October 01, 2010 1:53 PM

To: Jonathan Veale

Subject: Re: Wind Turbines in West Lincoln

Hi Jonathan

I went on the web to look for Mohawk Point Wind Farm. According to what I could find, the wind turbines there are 120 metres high. Below you state that the 5 coming to West Lincoln are 145 meters high. I will go to Mohawk Point, but I would also appreciate it if you could let me know where 145 meter high wind turbines presently exist. Even if they are not in driveable distance I would just like to know where they are.

Also, thank you for the photo. My concern is that these Industrial Wind Turbines are going to be too close to people's homes. Your picture does not show any homes. However, based on the information I have heard, and what neighbours are telling me, there are going to be homes close by. Our friends have a one acre lot, and 3 farms surrounding them are optioned properties. This is the problem I am having. Our community is not large farm after large farm. We have many one acre lots, and even a small survey close to the various optioned properties.

People have built there "dream homes" on these one acre lots. They want to live in the quite country and see natural beauty. Never in a million years did any of them ever think Industrial Wind Turbines would be their neighbour! I stress the word Industrial - because that is what they are - I don't consider them farms.

These Industrial Wind Turbines will probably not affect my home that much, since I am fortunate enough to be on 72 acres. However, I am extremely upset for my neighbours and what this is going to do our community.

I do not believe the optioned properties were all well thought out. If you are going to put Industrial Wind Turbines in Rural Communities they should go in areas where there are large farms, with few homes in the area.

Caistor Center does not meet that Criteria.

So, if you could let me know where the other 145 meter high wind turbines are that would be great.

Thanks

On Fri, Oct 1, 2010 at 12:09 PM, Jonathan Veale <JVeale@morrisonhershfield.com> wrote:

I believe that Tom's e-mail (also attached) to you suggests that you could visit Mohawk Pont Wind Farm in Dunnville. This would give you a sense on the size of the proposed HAF Wind Energy Project. The HAF Wind Energy turbines would have a total height of approximately 145 meters and there would be up to five turbines total. In the coming months, we will be able to provide you with the exact layout and design of the facility. We will be hosting another Public Open House in the late fall or winter to present the detailed proposal too community. You will receive notice of the details on this as soon as we have selected a date.

I found a typical picture on the internet: <http://www.thewindpower.net/images/image1424.jpg>

I've also attached the display boards from the first Public Open House for your interest. These generally explain the project further.

I hope that this helps. Please let me know if I can explain any aspect of this project.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com

From:
Sent: Thursday, September 30, 2010 12:59 PM
To: Jonathan Veale
Subject: Re: Wind Turbines in West Lincoln

Thank you for getting back to me. I would like to know the size of the Wind Turbines being proposed in West Lincoln, and where I can find similar sized Wind Turbines. It does not matter to me what company was involved. I just want to be able to see and hear one in action. I am trying to educate myself on this matter, and I really need to see what the Wind Turbines proposed for West Lincoln are going to look like.

I have no problem with you adding me to your contact list. I live in Caistor Center on a 72 acre farm.

Thank You

On Thu, Sep 30, 2010 at 8:29 AM, Jonathan Veale <JVeale@morrisonhershfield.com> wrote:

Hi

Thank-you for contacting us. I just wanted to let you know that we received your e-mail from Wednesday. We'll look in to finding a similar scale project that is in close proximity to your area. Are you looking to drive out to a site to see it for yourself? This would be Vineland Power Inc's first project, so you would only be able to see a similar project from another company. What part of the Township do you live in? Finally, may we add you to our contact list for this project?

We are normally able to respond to comments and requests for information within two business days.

Again, thank-you for your interest in the HAF Wind Energy Project. We look forward to answering your questions and explaining the proposal to you.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



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morrisonhershfield.com

From:
Sent: Wednesday, September 29, 2010 9:46 PM
To: tom@ipcenergy.ca; Jonathan Veale
Cc: narren.santos@ontario.ca
Subject: Fwd: Wind Turbines in West Lincoln

Hello

I sent the following message to IPC Energy Customer Service on Monday and have not received a response. I would appreciate it if someone responsible for the Industrial Wind Turbine project proposed for West Lincoln could respond to me. I want to take a drive to see what these Wind Turbines that are proposed for my rural community are like. Please - I want to see wind turbines of the same size as the ones proposed for West Lincoln.

Thank you in advance for your assistance.

----- Forwarded message -----

From:

Date: Mon, Sep 27, 2010 at 11:34 AM

Subject: Wind Turbines in West Lincoln

To: customerservice@ipcenergy.ca

Hello

I am a resident of West Lincoln. I understand that the wind turbines planned for West Lincoln are approx. 50 stories high. I would appreciate it if you could let me know the closest vicinity to West Lincoln that has similiar size wind turbines. I would like to see them in action - since it appears they are coming to my community. Please, I am interested in seeing wind turbines of the same size - not smaller ones - so please send me the information for the closest wind turbines to West Lincoln that are the same size as the ones proposed for my community.

Thank You

Britney Pringle

From: Jonathan Veale
Sent: Wednesday, October 13, 2010 4:50 PM
To:
Subject: RE: HAF WIND ENERGY INQUIRY FORM
Attachments: image001.jpg

Thank-you for your comments. We have received your e-mail sent on Tuesday. In your message you had commented that you believe that our health and environmental study to be insufficient. You also commented that the setback for turbines should be at least 2 km. And, you had commented that the Proponent is "dividing the community".

For your information, the REA has established strict guidelines and setbacks that must be followed with regards to the protection of the natural environment and impacts to local residences and communities. Currently we are completing studies for Natural Heritage, Archaeology, Cultural Heritage and Noise. Our Natural Heritage Report includes the assessment of Species At Risk, as well as bats, birds and other wildlife. Once these studies are complete, and approved by the Ontario Ministry of Natural Resources (MNR), it will allow us to determine the best locations for the five turbines. All of the proposed turbines would adhere to setbacks from residences (550m) and natural features, most will exceed this distance. We must also produce an Environmental Impact Statement which describes all of the potential effects that may occur as a result of the project and how we will reduce or eliminate them. These studies have been completed and submitted to the appropriate government agencies for review. In any case, we will not build on significant features as this is not possible. Our Natural Heritage Assessment must be approved by the MNR or the project cannot be constructed. Likewise, the Ministry of the Environment (MOE) will not approve a project that negatively impacts residents.

Wind turbines do produce noise, which could be a health concern if produced in proximity to humans. That said, all projects must meet regulatory requirements for sound in order to be approved. Acceptable separation distances for sound are between 300 and 600 meters. All of the noise setbacks for our project will be greater than 550 meters. At these distances, the sound generated from turbines is similar to a whisper. While conditions differ, the sound is often masked by background noise or the wind itself. Modern turbines are so quiet that it is possible to carry on a normal conversation at the base. ([GEAA, 2010](#)). We believe that the regulatory requirements are sufficient to protect human health and we are working to exceed these requirements.

With regards to health side effects as a result of living within close proximity to wind turbines, a May 2010 report published by the Chief Medical Officer of Health for Ontario concluded that vibration from low frequency wind turbines at residential setbacks does not cause adverse health effects. They also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. ([MHLC, 2010](#)).

You had commented that the Proponent was "dividing the community". We believe that this project will provide a net community benefit. The project will benefit the local community by contributing to the tax base through the creation of jobs (permanent and temporary), property tax assessments paid to the local municipality, and school tax assessment. The proponent will also make tax contributions on their profits and through the HST. We do intend to produce a few permanent positions with the majority of employment being attributed to construction and maintenance. Given the scale of the project (five turbines), we believe that this is a small but reasonable contribution to employment in Wainfleet.

We also believe that this project contributes to a more sustainable future. If approved, the project will generate enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emissions and our dependence on fossil fuels.

Some folks have stated that they have concerns regarding the protection of the value of their property. Numerous studies have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. A study in Madison New York found no connection between wind turbine visibility and property value even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm ([GEAA, 2010](#)).

More about the HAF Wind Energy Project

- We are proposing five wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
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- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Please contact me if you should have any further questions or comments.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com

Jonathan Veale M.E.S. EP
Environmental Planner – Environmental Division
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-----Original Message-----

From:
Sent: Tuesday, October 12, 2010 7:28 PM
To: tom@ipcenergy.ca; sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Mr.

First Name =

Last Name =

Full Address =

Postal Code =

Email =

Phone Number =

Impacted by the project? = YES

Organisation Name =

Organisation Type =

Feedback | Comments | Concerns = Your company needs to do more studies of health effects before proceeding with this project. I have heard only negative results of having these industrial wind turbines in communities!! The set backs need to be at least 2KM from any homes, churches, schools, etc. Stop dividing rural communities with your massive turbines.

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, October 12, 2010 2:37 PM
To:
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Mr.
Thank-you for your comments. I have added them to our record for the HAF Wind Energy Project. If you have any specific questions related to the design or Renewable Energy Approval (REA) process for this project I would be happy to address those questions. Please feel free to e-mail me directly. Once we have determined a date for the next public open house, we will send you correspondence detailing that information.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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morrisonhershfield.com

-----Original Message-----

From:
Sent: Tuesday, October 12, 2010 1:52 PM
To: tom@ipcenergy.ca; sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //
Title = Mr.
First Name =
Last Name =
Full Address =
Postal Code =
Email = _____
Phone Number =
Impacted by the project? = YES

Organisation Name =
Organisation Type =
Feedback | Comments | Concerns = I cant believe in this day and age with all the advances in technology we are putting up something that has not been thoroughly researched that could end up affecting our health and well-being, not to mention lower our property values, as well as divide small community. Yourself, the Liberal Government (Dalton McGuinty in particular), and PCL should be ashamed of yourselves for misleading people in a small community about the monetary benefits that they'll receive from these monstrosities. Its such a shame.

Britney Pringle

From: Tom Lewis [mailto:Tom@ipcenergy.ca]
Sent: Thursday, October 14, 2010 11:48 AM
To:
Cc: Jonathan Veale
Subject: RE: Turbines

Mr. ,

Thank-you for your e-mail. I have been on the road all week and this is my first day back in the office. I will review your questions and provide a response shortly. Generally, we provide responses to questions and comments within two to three business days.

The purpose of this e-mail is to let you know that your message has been received.

Regards,

Tom Lewis

Manager, Planning & Environment
IPC Energy

Office: 905.607.1016 Ext.227
Cell: 416.710.1982
Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

From:
Sent: October-13-10 7:16 PM
To: Tom Lewis; Sunny Galia
Subject: FW: Turbines

Hey, I was wondering if I was to young to recieve a response from you, or have you just not got around to doing the research necessary to answer the questions I asked you.

Thanks

From:
To: tom@ipcenergy.ca

Subject: Turbines

Date: Tue, 12 Oct 2010 14:39:36 -0400

Dear _____,

I live in the community, West Lincoln, where you are about to put up wind turbines. My name is _____ . I am 19 years old and I have a few questions to ask you.

1) I was wondering how you felt about dividing a small community? Was that part of your plan?

The community that you are invading with your mistake WAS a very close knit community and has been since my grandma was a mere child. All of a sudden, these inefficient turbines are being put in by some people of the community and they have now been outcast by the rest of the people. Families who have been friends for generations now will walk by each other and not say hello all over something that has not been researched thoroughly.

2) Due to the sheer size and intrusiveness of these turbines peoples property values drop significantly; those who have it and those that live close. Is this a true statement? and if so, will people be reimbursed?

I have done my research, unlike you, and I have been told by many realtors that property values drop up to 50%, and found many facts stating that property values drop a significant amount as well.

3) Do you have research saying that property values do not drop? If so, could I receive a copy.

4) I was wondering if all the health factors involved with these turbines are true? Do you have any research that proves they are health friendly? If so, could i have a copy of the research?

I have done my research in this part as well, i don't think you have. I have many articles from websites, books and papers, saying that the health risks involved with these turbines are real. People have become sick and have wished that they never allowed you or any other energy 'in'efficient company's put one up. I have gone to people's houses who have these turbines and most wished they had never put them up and almost all who lived around them thought the same.

5) Have you gone to people's houses and asked how they are or anything like that? if so, what were their answers? Do you have any testimonials I could look at?

6) Also, why in some other countries (i,e Denmark) are they taking their Wind turbines down?

There's only one reason they would be doing this. THEY DO NOT WORK.

I look forward to hearing your answers.

Thanks

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, November 09, 2010 2:46 PM
To:
Cc: Tom Lewis
Subject: FW: Turbines
Attachments: RE: HAF Wind Energy Project; RE: HAF Wind Energy Project; HAF Wind Energy Project; RE: Turbines; RE: Turbines; FW: Turbines; RE: Turbines; RE: Turbines

Mr. ,

We have received a number of recent e-mails from you regarding your dissatisfaction in not receiving a response from me to your October 12, 2010 e-mail. You did, however, receive a response from Mr. Lewis to your questions on October 18, 2010. I stand by my earlier comments that I believe that we have already addressed your comments in Mr. Lewis's e-mail.

Generally, on behalf of the proponent, Vineland Power Inc., I respond to comments regarding the Renewable Energy Approval (REA) process and environmental issues while Mr. Lewis addresses questions that relate to community relations. We formulate our questions together so that everyone receives similar responses to similar questions. This approach allows the public to interface with the person most knowledgeable about the types of questions and concerns that they may have.

I trust that I have addressed your concerns about my not responding to the same comments to which Mr. Lewis has already responded.

The purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. If you should have any further comments or questions, please forward them to me as such and we will respond where appropriate.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From: Tom Lewis [mailto:Tom@ipcenergy.ca]
Sent: Friday, October 15, 2010 5:07 PM
To:
Cc: Jonathan Veale; Sunny Galia
Subject: RE: Turbines

Mr.

Thank you for your correspondence dated October 13th 2010 regarding the HAF wind Energy project. In an effort to respond to some of the project specific concerns you raised please see the following response along with links to associated studies or other sources of information.

1. **Question:** Due to the sheer size and intrusiveness of these turbines people's property values drop significantly; those who have it and those that live close. Is this a true statement and if so, will people be reimbursed? I have done my research, unlike you, and I have been told by many realtors that property values drop up to 50%, and found many facts stating that property values drop a significant amount as well. Do you have research saying that property values do not drop? If so, could I receive a copy.

Answer: Property Values Issue has been studied more in the U.S. than Canada (simply because there is more historical data). Some studies show property values increasing and others show them declining. Recent study by Renewable Energy Policy Project (REPP) in the U.S. was one of the most comprehensive – it found that there was *"no evidence that property values decreased as a result of wind farms [...] for the great majority of projects the property values actually rose more quickly in the view shed than they did in the comparable community. Moreover, values increased faster in the view shed after the projects came online than they did before."*

Source: [www.canwea.ca/.../CanWEA-Addressing concerns about wind energy.ppt](http://www.canwea.ca/.../CanWEA-Addressing_concerns_about_wind_energy.ppt)

For additional information on property values please see the following link

http://www.canwea.ca/search_e.php?siteurl=canwea.ca%2Fwind-energy%2Ffriends_e.php&cx=015734362125599675611%3Aspyzhprofis&cof=FORID%3A11&ie=UTF-8&q=property+values+&sa=Search#1530

2. **Question:** I was wondering if all the health factors involved with these turbines are true? Do you have any research that proves they are health friendly? If so, could i have a copy of the research?

Answer: Wind energy is a benign technology with no associated emissions, harmful pollutants or waste products. In over 25 years and with more than 68,000 turbines installed around the world, no member of the public has ever been harmed by wind turbines. In response to recent unscientific accusations that wind turbines emit infrasound and cause associated health problems, Dr Geoff Leventhall, Consultant in Noise Vibration and Acoustics and author of the Defra Report on Low Frequency Noise and its Effects 16, says: "I can state quite categorically that there is no significant infrasound from current designs of wind turbines. To say that there is an infrasound problem is one of the hares which objectors to wind farms like to run. There will not be any effects from infrasound from the turbines."

Also a panel undertook extensive review, analysis, and discussion of the large body of peer reviewed literature on sound and health effects in general, and on sound produced by wind turbines. Each panel member contributed a unique expertise in audiology, acoustics, otolaryngology, occupational/ environmental medicine, or public health. With a diversity of perspectives represented, the panel assessed the plausible biological effects of exposure to wind turbine sound.

The review, analysis, and discussion of current knowledge, the panel reached consensus on the following conclusions: There is no evidence that the audible or sub-audible sounds emitted by wind turbines have any direct adverse physiological effects. The ground-borne vibrations from wind turbines are too weak to be detected by, or to affect, humans. The sounds emitted by wind turbines are not unique. There is no reason to believe, based on the levels and frequencies of the sounds and the panel's experience with sound exposures in occupational settings, that the sounds from wind turbines could plausibly have direct adverse health consequences.

That Study can be found at http://www.awea.org/newsroom/releases/AWEA_CanWEA_SoundWhitePaper_12-11-09.pdf

For additional information on Health Effect please see the following link

http://www.canwea.ca/search_e.php?siteurl=canwea.ca%252Fwind-energy%252Ffriends_e.php&cx=015734362125599675611%3AAspyzhprofis&cof=FORID%3A11&ie=UTF-8&q=Human+Health+&sa=Search#1468

3. **Question:** Have you gone to people's houses and asked how they are or anything like that? if so, what were their answers? Do you have any testimonials I could look at?

Answer: Please see the following link to testimonials as requested http://canwea.ca/wind-energy/friends_e.php

4. **Question:** Also, why in some other countries (i,e Denmark) are they taking their Wind turbines down? There's only one reason they would be doing this. THEY DO NOT WORK. **Answer:** A modern wind turbine produces electricity 70-85% of the time, but it generates different outputs dependent on wind speed. Over the course of a year, it will generate about 30% of the theoretical maximum output. This is known as its load factor. The load factor of conventional power stations is on average 50%. The West Lincoln Wind Farm will generate enough to meet the electricity demands of approximately 2500 homes.

In Denmark: Research and Markets (http://www.researchandmarkets.com/research/3cc5b5/analyzing_the_wind) has announced the addition of the "Analyzing the Wind Power Industry in Denmark" report to their offering. Wind power provided nearly 20 percent of the Denmark's electricity in 2007, a significantly higher proportion than in any other country. Denmark was a pioneer in developing commercial wind power during the 1970s and today almost half of the wind turbines around the world are produced by Danish manufacturers such as Vestas.

Denmark has relatively modest average wind speeds in the range of 4.9 to 5.6 meters per second measured at 10 m height. Onshore wind resources are highest in the Western part of the country, and on the Eastern islands with coastlines facing South or West. The country has very large offshore wind resources, and large areas of sea territory with a shallow water depth of 5 to 15 m, where siting is most feasible. These sites offer higher wind speeds, in the range of roughly 8.5 to 9 m/s at 50 m height.

There have been no major problems from wind variability, although there is a temporary problem resulting from the connection of a large bloc of wind power from offshore wind farms to a single point on a weak section of the transmission network. Denmark is connected by transmission line to other European countries and therefore it does not need to install additional peak-load plant to balance its wind power. Instead, it purchases additional power from its neighbours when necessary.

With some strengthening of the grid, Denmark plans to increase wind's share even further. Aruvian Research presents its research report Analyzing the Wind Power Industry in Denmark a highly comprehensive research compilation of the booming wind power industry in Denmark. The report also provides a look at Denmark s energy industry and a brief profile of the global wind power industry. The report, Analyzing the Wind Power Industry in Denmark, explores the importance of wind power in today s world. The report looks at the basics of the wind energy industry, economics, issues and barriers, and other such factors. Aruvian s offering includes

a complete analysis of the Danish Wind Power Energy Industry, including an analysis of the companies operating in the industry, the regulatory framework in place, an industry profile, a complete profile of the Danish Offshore Wind Energy industry, developments in the market, challenges facing the industry, technological developments in turbines, and lots more information is included.

Source: http://www.canwea.ca/images/uploads/File/News_clippings/july_2008/07_17_08.pdf

http://www.canwea.ca/search_e.php?siteurl=canwea.ca%252Fwind-energy%252Ffriends_e.php&cx=015734362125599675611%3AAspyzhprofis&cof=FORID%3A11&ie=UTF-8&q=Denmark+&sa=Search#1196

IPC believes that this project will provide a net community benefit. The project will benefit the local community by contributing to the tax base through the creation of jobs (permanent and temporary), property tax assessments paid to the local municipality, and school tax assessment. The proponent will also make tax contributions on their profits and through the HST. We do intend to produce a few permanent positions with the majority of employment being attributed to construction and maintenance. Given the scale of the project (five turbines), we believe that this is a small but reasonable contribution to employment in West Lincoln.

We also believe that this project contributes to a more sustainable future. If approved, the project will generate enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emissions and our dependence on fossil fuels.

More about the HAF Wind Energy Project

- We are proposing five wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
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- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

I trust this information will assist you. I would encourage you to visit our website for updated information on the project as it becomes available. As always we welcome your feedback and your comments have been included in our records for the renewable energy approval process.

Regards,

Tom Lewis

Manager, Planning & Environment

IPC Energy

Office: 905.607.1016 Ext.227

Cell: 416.710.1982

Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

From:

Sent: October-13-10 7:16 PM

To: Tom Lewis; Sunny Galia

Subject: FW: Turbines

Hey, I was wondering if I was to young to recieve a response from you, or have you just not got around to doing the research necessary to answer the questions I asked you.

Thanks

From:

To: tom@ipcenergy.ca

Subject: Turbines

Date: Tue, 12 Oct 2010 14:39:36 -0400

Dear ,

I live in the community, West Lincoln, where you are about to put up wind turbines. My name is . I am 19 years old and I have a few questions to ask you.

1) I was wondering how you felt about dividing a small community? Was that part of your plan?

The community that you are invading with your mistake WAS a very close knit community and has been since my grandma was a mere child. All of a sudden, these inefficient turbines are being put in by some people of the community and they have now been outcast by the rest of the people. Families who have been friends for generations now will walk by each other and not say hello all over something that has not been researched thoroughly.

2) Due to the sheer size and intrusiveness of these turbines peoples property values drop significantly; those who have it and those that live close. Is this a true statement? and if so, will people be reimbursed?

I have done my research, unlike you, and I have been told by many realtors that property values drop up to 50%, and found many facts stating that property values drop a significant amount as well.

3) Do you have research saying that property values do not drop? If so, could I receive a copy.

4) I was wondering if all the health factors involved with these turbines are true? Do you have any research that proves they are health friendly? If so, could i have a copy of the research?

I have done my research in this part as well, i don't think you have. I have many articles from websites, books and papers, saying that the health risks involved with these turbines are real. People have become sick and have wished that they never allowed you or any other energy 'in'efficient company's put one up. I have gone to people's houses who have these turbines and most wished they had never put them up and almost all who lived around them thought the same.

5) Have you gone to people's houses and asked how they are or anything like that? if so, what were their answers? Do you have any testimonials I could look at?

6) Also, why in some other countries (i,e Denmark) are they taking their Wind turbines down?

There's only one reason they would be doing this. THEY DO NOT WORK.

I look forward to hearing your answers.

Thanks

Britney Pringle

From:
Sent: Wednesday, October 13, 2010 8:56 AM
To: Jonathan Veale
Subject: Re: HAF WIND ENERGY INQUIRY FORM

Mr Veale. Would you have a wind turbine in your back yard .

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Date: Tue, 12 Oct 2010 18:36:59 +0000
To:
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Mr.
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Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

-----Original Message-----

From:
Sent: Tuesday, October 12, 2010 1:52 PM
To: tom@ipcenergy.ca; sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //
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First Name =
Last Name =
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Phone Number =
Impacted by the project? = YES

Organisation Name =

Organisation Type =

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From: Jonathan Veale
Sent: Wednesday, October 13, 2010 4:36 PM
To:
Subject: Re: HAF Wind Energy Project
Attachments: Re: HAF WIND ENERGY INQUIRY FORM; Re: HAF WIND ENERGY INQUIRY FORM; Re: HAF WIND ENERGY INQUIRY FORM; Re: HAF WIND ENERGY INQUIRY FORM

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The REA has established strict guidelines and setbacks that must be followed with regards to the protection of the natural environment and impacts to local residences and communities. Currently we are completing studies for Natural Heritage, Archaeology, Cultural Heritage and Noise. Our Natural Heritage Report includes the assessment of Species At Risk, as well as bats, birds and other wildlife. Once these studies are complete, and approved by the Ontario Ministry of Natural Resources (MNR), it will allow us to determine the best locations for the five turbines. All of the proposed turbines would adhere to setbacks from residences (550m) and natural features, most will exceed this distance. We must also produce an Environmental Impact Statement which describes all of the potential effects that may occur as a result of the project and how we will reduce or eliminate them. These studies have been completed and submitted to the appropriate government agencies for review. In any case, we will not build on significant features as this is not possible. Our Natural Heritage Assessment must be approved by the MNR or the project cannot be constructed. Likewise, the Ministry of the Environment (MOE) will not approve a project that negatively impacts residents.

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More about the HAF Wind Energy Project

- We are proposing five Vestas V-100 wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
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Please contact me if you should have any further questions or comments.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



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Office: 416 499 3110 x1639 | Fax: 416 499 9658
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From:
Sent: Wednesday, October 13, 2010 10:27 AM
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Britney Pringle

Subject: RE: HAF Wind Energy Project

From:

Sent: Wednesday, October 13, 2010 5:20 PM

To: Jonathan Veale

Subject: Re: HAF Wind Energy Project

Look at what is happening in other communities as far as noise, health and property values . We have gone to lowbanks to see them we have looked into other communities are you calling those people liars. Judging from your arrogant response you don't care .

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>

Date: Wed, 13 Oct 2010 20:35:46 +0000

To:

Subject: Re: HAF Wind Energy Project

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Britney Pringle

From:

Sent: Wednesday, October 13, 2010 7:10 PM

To: Jonathan Veale

Subject: Re: HAF Wind Energy Project

Mr. Veale one more question are you willing to guarantee that our health and property values won't be effected by the turbines are you willing to put that into writing ?

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Please contact me if you should have any further questions or comments.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Wednesday, October 13, 2010 10:27 AM
To: Jonathan Veale
Subject: Re: HAF WIND ENERGY INQUIRY FORM

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Sent on the TELUS Mobility network with BlackBerry

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Date: Tue, 12 Oct 2010 18:36:59 +0000
To:
Subject: RE: HAF WIND ENERGY INQUIRY FORM

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Regards,

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Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



-----Original Message-----

From:
Sent: Tuesday, October 12, 2010 1:52 PM
To: tom@ipcenergy.ca; sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //
Title = Mr.
First Name =
Last Name =
Full Address =
Postal Code =
Email = _____
Phone Number =
Impacted by the project? = YES

Organisation Name =
Organisation Type =
Feedback | Comments | Concerns = I cant believe in this day and age with all the advances in technology we are putting up something that has not been thoroughly researched that could end up affecting our health and well-being, not to mention lower our property values, as well as divide small community. Yourself, the Liberal Government (Dalton McGuinty in particular), and PCL should be ashamed of yourselves for misleading people in a small community about the monetary benefits that they'll receive from these monstrosities. Its such a shame.

Begin forwarded message:

From: _____
Date: 14 October, 2010 7:47:34 EDT
To: Jonathan Veale <JVeale@morrisonhershfield.com>
Subject: Re: HAF Wind Energy Project
Reply-To: _____

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Last Name =

Full Address =

Postal Code =

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Britney Pringle

From: Jonathan Veale
Sent: Monday, October 18, 2010 2:47 PM
To:
Subject: RE: HAF Wind Energy Project
Attachments: Re: HAF Wind Energy Project; Re: HAF Wind Energy Project; Re: HAF Wind Energy Project; Re: HAF Wind Energy Project

Mr. :

Thank-you for your four recent e-mails. We acknowledge that we received your e-mails from October 15th, 14th, and two sent on October 13 (attached). In these messages you had made a number of comments related to noise, health and property values. We have included these comments in the public record for this project as was the case with your earlier messages. We have and will continue to use your comments to improve the design of the project.

In addition to our response on October 13, 2010, I have produced additional comments for you:

Presently, we have recently completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Once the locations have been determined, all of the proposed turbines must adhere to the minimum setback requirements from residences (550m), natural features, and sound power (40dBA) levels at non-participating noise receptors (residences, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities is in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public at least sixty (60) days before the second Public Open House. Newspaper notices will be published and letters will be sent to landowners advising them of how they may obtain or view copies of the project's draft reports which will contain site plans and maps showing the locations of the project's turbines and results of environmental studies.

With regards to your concerns about potential noise generated as a result of the project's operations, a Noise Assessment Study has been completed for the project and predicts the sound levels generated at noise receptors within a 1500 meter radius of each wind turbine generator. This will be available at least sixty (60) days before the next Public Open House. Overall, the project must meet all regulatory requirements for sound in order to be approved. At distances of 550 meters (minimum setback requirement) or greater sound generated from turbines is similar to a whisper. While conditions differ, the sound emitted from modern turbines is often masked by background noise or the wind itself. The technology for wind turbines has improved significantly and current model turbines are much quieter than earlier models.

It is understandable that you may have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. Studies conducted in Canada, the United States, and Europe have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located

within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the municipality of Chatham-Kent also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

With regards to how this project will affect the appearance of the surrounding countryside and your family's quality of life, the HAF Wind Energy Project is a 9.0 megawatt wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend to overpower the existing natural landscape or current agricultural land-uses within the community. The design of the project and the layout of the facility will ensure impacts to the surrounding environment will be as minimal as possible. The turbines will be placed on a few separate private properties within the 4808 ha (48.08 km²) study area, so there is a good chance that depending on the proximity of your home to the final turbine locations that the turbines might not even be visible from your property, and will therefore have no effect on your family's daily life.

You had also asked for written guarantees that you would not be impacted by the project, specifically in relation to your health and property values. First, we believe that this project serves the public interest by providing clean and renewable power near where it is used. Second, the proponent is committed to delivering this public benefit without negative residual effects. This includes following, and where possible, exceeding the regulatory requirements for the project. Finally, all of the environmental commitments are listed and described in the draft and final Renewable Energy Approval Packages presented to the public. These documents will be available to you before the next Public Open House. We believe this to be more than sufficient to describe the potential effects of the project.

Regarding future wind energy projects in the Township: While I am not aware of any other projects in the Township or presently underway, including a second phase to this project, it is entirely possible that other wind farms could be developed. This would be completely contingent upon interest from local landowners and those land owners satisfying the regulatory requirements.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for your fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

You will also receive a notice letter regarding the project's second Pubic Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project

documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

I believe that I have addressed all of your questions and comments up to this point. If you require any further clarification about this project please do not hesitate to contact me.

Yours truly,

Jonathan Veale

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CC: Tom Lewis, IPC
Sunny Galia, IPC

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morrisonhershfield.com

From:**Sent:** Wednesday, October 13, 2010 7:10 PM**To:** Jonathan Veale**Subject:** Re: HAF Wind Energy Project

Mr. Veale one more question are you willing to guarantee that our health and property values won't be effected by the turbines are you willing to put that into writing ?

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>**Date:** Wed, 13 Oct 2010 20:35:46 +0000**To:****Subject:** Re: HAF Wind Energy Project

Mr. :

Thank-you for your comments. We have received your e-mails, sent at 8:54am, 10:25am, 1:34pm, and 3:46pm today (attached). In these messages you had asked me if I would have a wind turbine in my backyard. I interpret this to mean that you are concerned about how this project could impact nearby residents, such as yourself. I will certainly do my best to speak to this comment. I cannot speak to my personal preferences about wind energy projects. I can inform you about the Renewable Energy Approval (REA) process and how you can meaningfully contribute to the discussion about this particular project. I can also discuss wind energy technology and how it could be used in the Township.

The REA has established strict guidelines and setbacks that must be followed with regards to the protection of the natural environment and impacts to local residences and communities. Currently we are completing studies for Natural Heritage, Archaeology, Cultural Heritage and Noise. Our Natural Heritage Report includes the assessment of Species At Risk, as well as bats, birds and other wildlife. Once these studies are complete, and approved by the Ontario Ministry of Natural Resources (MNR), it will allow us to determine the best locations for the five turbines. All of the proposed turbines would adhere to setbacks from residences (550m) and natural features, most will exceed this distance. We must also produce an Environmental Impact Statement which describes all of the potential effects that may occur as a result of the project and how we will reduce or eliminate them. These studies have been completed and submitted to the appropriate government agencies for review. In any case, we will not build on significant features as this is not possible. Our Natural Heritage Assessment must be approved by the MNR or the project cannot be constructed. Likewise, the Ministry of the Environment (MOE) will not approve a project that negatively impacts residents.

Wind turbines do produce noise. However, all projects must meet regulatory requirements for sound in order to be approved. Acceptable separation distances for sound are between 300 and 600 meters. All of the noise setbacks for our project will be greater than 550 meters. At these distances, the sound generated from turbines is similar to a whisper. While conditions differ, the sound is often masked by background noise or the wind itself. Modern turbines are so quiet that it is possible to carry on a normal conversation at the base. ([GEAA, 2010](#)).

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The project will benefit the local community by contributing to the tax base through the creation of jobs (permanent and temporary), property tax assessments paid to the local municipality, and school tax assessment. The proponent will also make tax contributions on their profits and through the HST. We do intend to produce a few permanent positions with the majority of employment being attributed to construction and maintenance. Given the scale of the project (five turbines), we believe that this is a small but reasonable contribution to employment in Wainfleet.

We also believe that this project contributes to a more sustainable future. If approved, the project will generate enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emissions and our dependence on fossil fuels.

Some folks have stated that they have concerns regarding the protection of the value of their property. Numerous studies have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. A study in Madison New York found no connection between wind turbine visibility and property value even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm ([GEAA, 2010](#)).

More about the HAF Wind Energy Project

- We are proposing five Vestas V-100 wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;
- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Please contact me if you should have any further questions or comments.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Wednesday, October 13, 2010 10:27 AM
To: Jonathan Veale
Subject: Re: HAF WIND ENERGY INQUIRY FORM

Mr Veale. Would you have a wind turbine in your back yard .

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Date: Tue, 12 Oct 2010 18:36:59 +0000
To:
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Mr. :

Thank-you for your comments. I have added them to our record for the HAF Wind Energy Project. If you have any specific questions related to the design or Renewable Energy Approval (REA) process for this project I would be happy to address those questions. Please feel free to e-mail me directly. Once we have determined a date for the next public open house, we will send you correspondence detailing that information.

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-----Original Message-----

From:
Sent: Tuesday, October 12, 2010 1:52 PM
To: tom@ipcenergy.ca; sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //
Title = Mr.

First Name =
Last Name =
Full Address =
Postal Code =
Email =
Phone Number =
Impacted by the project? = YES

Organisation Name =
Organisation Type =
Feedback | Comments | Concerns = I cant believe in this day and age with all the advances in technology we are putting up something that has not been thoroughly researched that could end up affecting our health and well-being, not to mention lower our property values, as well as divide small community. Yourself, the Liberal Government (Dalton McGuinty in particular), and PCL should be ashamed of yourselves for misleading people in a small community about the monetary benefits that they'll receive from these monstrosities. Its such a shame.

Britney Pringle

From:
Sent: Monday, October 18, 2010 3:43 PM
To: Jonathan Veale
Subject: Re: HAF Wind Energy Project

You still did not address the problems in other communities Port Burwell as well as Kincardine to name a few .

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Date: Mon, 18 Oct 2010 18:46:42 +0000
To:
Subject: RE: HAF Wind Energy Project

Mr. :

Thank-you for your four recent e-mails. We acknowledge that we received your e-mails from October 15th, 14th, and two sent on October 13 (attached). In these messages you had made a number of comments related to noise, health and property values. We have included these comments in the public record for this project as was the case with your earlier messages. We have and will continue to use your comments to improve the design of the project.

In addition to our response on October 13, 2010, I have produced additional comments for you:

Presently, we have recently completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Once the locations have been determined, all of the proposed turbines must adhere to the minimum setback requirements from residences (550m), natural features, and sound power (40dBA) levels at non-participating noise receptors (residences, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities is in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

The location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public at least sixty (60) days before the second Public Open House. Newspaper notices will be published and letters will be sent to landowners advising them of how they may obtain or view copies of the project's draft reports which will contain site plans and maps showing the locations of the project's turbines and results of environmental studies.

With regards to your concerns about potential noise generated as a result of the project's operations, a Noise Assessment Study has been completed for the project and predicts the sound levels generated at noise receptors within a 1500 meter radius of each wind turbine generator. This will be available at least sixty (60) days before the next Public Open House. Overall, the project must meet all regulatory requirements for sound in order to be approved. At distances of 550 meters (minimum setback requirement) or greater sound generated from turbines is similar to a whisper. While conditions differ, the sound emitted from modern turbines is often masked by

background noise or the wind itself. The technology for wind turbines has improved significantly and current model turbines are much quieter than earlier models.

It is understandable that you may have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. Studies conducted in Canada, the United States, and Europe have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the municipality of Chatham-Kent also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

With regards to how this project will affect the appearance of the surrounding countryside and your family's quality of life, the HAF Wind Energy Project is a 9.0 megawatt wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend to overpower the existing natural landscape or current agricultural land-uses within the community. The design of the project and the layout of the facility will ensure impacts to the surrounding environment will be as minimal as possible. The turbines will be placed on a few separate private properties within the 4808 ha (48.08 km²) study area, so there is a good chance that depending on the proximity of your home to the final turbine locations that the turbines might not even be visible from your property, and will therefore have no effect on your family's daily life.

You had also asked for written guarantees that you would not be impacted by the project, specifically in relation to your health and property values. First, we believe that this project serves the public interest by providing clean and renewable power near where it is used. Second, the proponent is committed to delivering this public benefit without negative residual effects. This includes following, and where possible, exceeding the regulatory requirements for the project. Finally, all of the environmental commitments are listed and described in the draft and final Renewable Energy Approval Packages presented to the public. These documents will be available to you before the next Public Open House. We believe this to be more than sufficient to describe the potential effects of the project.

Regarding future wind energy projects in the Township: While I am not aware of any other projects in the Township or presently underway, including a second phase to this project, it is entirely possible that other wind farms could be developed. This would be completely contingent upon interest from local landowners and those land owners satisfying the regulatory requirements.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for your fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

You will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

I believe that I have addressed all of your questions and comments up to this point. If you require any further clarification about this project please do not hesitate to contact me.

Yours truly,

Jonathan Veale

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CC: Tom Lewis, IPC
Sunny Galia, IPC

From:

Sent: Friday, October 15, 2010 9:18 AM

To: Jonathan Veale

Subject: Re: HAF Wind Energy Project

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Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>

Date: Thu, 14 Oct 2010 11:15:43 +0000

To:

Subject: RE: HAF Wind Energy Project

Mr. ,

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Regards,

Jonathan Veale



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Planificateur environnementale – Division Environnementale
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-----Original Message-----

From:
Sent: Tuesday, October 12, 2010 1:52 PM
To: tom@ipcenergy.ca; sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //
Title = Mr.
First Name =
Last Name =
Full Address =
Postal Code =
Email = _____
Phone Number =
Impacted by the project? = YES

Organisation Name =
Organisation Type =
Feedback | Comments | Concerns = I cant believe in this day and age with all the advances in technology we are putting up something that has not been thoroughly researched that could end up affecting our health and well-being, not to mention lower our property values, as well as divide small community. Yourself, the Liberal Government (Dalton McGuinty in particular), and PCL should be ashamed of yourselves for misleading people in a small community about the monetary benefits that they'll receive from these monstrosities. Its such a shame.

Britney Pringle

From:
Sent: Tuesday, October 19, 2010 2:34 PM
To: Jonathan Veale
Subject: Re: HAF Wind Energy Project

Mr. Veale in the last e-mail you sent you made a comment that depending on where they place the turbines we may not be able to see them. Mr. Veale we live less than a kilometer away from three of them was that comment a joke or were you serious.

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Date: Mon, 18 Oct 2010 18:46:42 +0000
To:
Subject: RE: HAF Wind Energy Project

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jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:

Sent: Wednesday, October 13, 2010 7:10 PM

To: Jonathan Veale

Subject: Re: HAF Wind Energy Project

Mr. Veale one more question are you willing to guarantee that our health and property values won't be effected by the turbines are you willing to put that into writing ?

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>

Date: Wed, 13 Oct 2010 20:35:46 +0000

To:

Subject: Re: HAF Wind Energy Project

Mr. :

Thank-you for your comments. We have received your e-mails, sent at 8:54am, 10:25am, 1:34pm, and 3:46pm today (attached). In these messages you had asked me if I would have a wind turbine in my backyard. I interpret this to mean that you are concerned about how this project could impact nearby residents, such as yourself. I will certainly do my best to speak to this comment. I cannot speak to my personal preferences about wind energy projects. I can inform you about the Renewable Energy Approval (REA) process and how you can meaningfully contribute to the discussion about this particular project. I can also discuss wind energy technology and how it could be used in the Township.

The REA has established strict guidelines and setbacks that must be followed with regards to the protection of the natural environment and impacts to local residences and communities. Currently we are completing studies for Natural Heritage, Archaeology, Cultural Heritage and Noise. Our Natural Heritage Report includes the assessment of Species At Risk, as well as bats, birds and other wildlife. Once these studies are complete, and approved by the Ontario Ministry of Natural Resources (MNR), it will allow us to determine the best locations for the five turbines. All of the proposed turbines would adhere to setbacks from residences (550m) and natural features, most will exceed this distance. We must also produce an Environmental Impact Statement which describes all of the potential effects that may occur as a result of the project and how we will reduce or eliminate them. These studies have been completed and submitted to the appropriate government agencies for review. In any case, we will not build on significant features as this is not possible. Our Natural Heritage Assessment must be approved by the MNR or the project cannot be constructed. Likewise, the Ministry of the Environment (MOE) will not approve a project that negatively impacts residents.

Wind turbines do produce noise. However, all projects must meet regulatory requirements for sound in order to be approved. Acceptable separation distances for sound are between 300 and 600 meters. All of

the noise setbacks for our project will be greater than 550 meters. At these distances, the sound generated from turbines is similar to a whisper. While conditions differ, the sound is often masked by background noise or the wind itself. Modern turbines are so quiet that it is possible to carry on a normal conversation at the base. ([GEAA, 2010](#)).

With regards to health side effects as a result of living within close proximity to wind turbines, a May 2010 report published by the Chief Medical Officer of Health for Ontario concluded that vibration from low frequency wind turbines at residential setbacks does not cause adverse health effects. They also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which know health effects occur. ([MHLC, 2010](#)).

The project will benefit the local community by contributing to the tax base through the creation of jobs (permanent and temporary), property tax assessments paid to the local municipality, and school tax assessment. The proponent will also make tax contributions on their profits and through the HST. We do intend to produce a few permanent positions with the majority of employment being attributed to construction and maintenance. Given the scale of the project (five turbines), we believe that this is a small but reasonable contribution to employment in Wainfleet.

We also believe that this project contributes to a more sustainable future. If approved, the project will generate enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emissions and our dependence on fossil fuels.

Some folks have stated that they have concerns regarding the protection of the value of their property. Numerous studies have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. A study in Madison New York found no connection between wind turbine visibility and property value even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm ([GEAA, 2010](#)).

More about the HAF Wind Energy Project

- We are proposing five Vestas V-100 wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;

- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Please contact me if you should have any further questions or comments.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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From:
Sent: Wednesday, October 13, 2010 10:27 AM
To: Jonathan Veale
Subject: Re: HAF WIND ENERGY INQUIRY FORM

Mr Veale. Would you have a wind turbine in your back yard .

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Date: Tue, 12 Oct 2010 18:36:59 +0000
To:
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Mr. :

Thank-you for your comments. I have added them to our record for the HAF Wind Energy Project. If you have any specific questions related to the design or Renewable Energy Approval (REA) process for this project I would be happy to address those questions. Please feel free to e-mail me directly. Once we have determined a date for the next public open house, we will send you correspondence detailing that information.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



-----Original Message-----

From:
Sent: Tuesday, October 12, 2010 1:52 PM
To: tom@ipcenergy.ca; sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //
Title = Mr.
First Name =
Last Name =
Full Address =
Postal Code =
Email = _____
Phone Number =
Impacted by the project? = YES

Organisation Name =
Organisation Type =
Feedback | Comments | Concerns = I cant believe in this day and age with all the advances in technology we are putting up something that has not been thoroughly researched that could end up affecting our health and well-being, not to mention lower our property values, as well as divide small community. Yourself, the Liberal Government (Dalton McGuinty in particular), and PCL should be ashamed of yourselves for misleading people in a small community about the monetary benefits that they'll receive from these monstrosities. Its such a shame.

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, October 19, 2010 12:20 PM
To:
Cc: tom@ipcenergy.ca
Subject: RE: Turbines
Attachments: RE: Turbines

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Mr. ,
You're right, I did say I would reply earlier. I overlooked your e-mail because I saw a response from Mr. Lewis to your October 12th e-mail (attached). He and I collaborate on responding to all questions and comments. His response contains my input. You'll note that your October 12th e-mail was sent to him and addressed to me, I would not respond any differently.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



MORRISON HERSHFIELD
People • Culture • Capabilities

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From:
Sent: Monday, October 18, 2010 6:04 PM
To: Jonathan Veale
Subject: RE: Turbines

Hey Mr. Veale, you said you would get back to me in a couple of days and it is now the eighteenth and I emailed you on the fourteenth, so I was wondering if you had the answers to my questions yet. Let me know. Thanks,

-----Original Message-----

From: Jonathan Veale
Sent: 10/14/2010 11:12:31 AM
To:
Subject: RE: Turbines

Mr. ,
Thank-you for your e-mail. I will review your questions and provide a response shortly. Generally, we provide responses to questions and comments within two to three business days. The purpose of this e-mail is to let you know that your message has been received.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:

Sent: Wednesday, October 13, 2010 7:19 PM

To: Jonathan Veale

Subject: FW: Turbines

From:

To: tom@ipcenergy.ca

Subject: Turbines

Date: Tue, 12 Oct 2010 14:39:36 -0400

Dear Mr. Veale,

I live in the community, West Lincoln, where you are about to put up wind turbines. My name is Benson Merritt. I am 19 years old and I have a few questions to ask you.

1) I was wondering how you felt about dividing a small community? Was that part of your plan?

The community that you are invading with your mistake WAS a very close knit community and has been since my grandma was a mere child. All of a sudden, these inefficient turbines are being put in by some people of the community and they have now been outcast by the rest of the people. Families who have been friends for generations now will walk by each other and not say hello all over something that has not been researched thoroughly.

2) Due to the sheer size and intrusiveness of these turbines peoples property values drop significantly; those who have it and those that live close. Is this a true statement? and if so, will people be reimbursed?

I have done my research, unlike you, and I have been told by many realtors that property values drop up to 50%, and found many facts stating that property values drop a significant amount as well.

3) Do you have research saying that property values do not drop? If so, could I receive a copy.

4) I was wondering if all the health factors involved with these turbines are true? Do you have any research that proves they are health friendly? If so, could i have a copy of the research?

I have done my research in this part as well, i don't think you have. I have many articles from websites, books and papers, saying that the health risks involved with these turbines are real. People have become sick and have wished that they never allowed you or any other energy 'in'efficient company's put one up. I have gone to people's houses who have these turbines and most wished they had never put them up and almost all who lived around them thought the same.

5) Have you gone to people's houses and asked how they are or anything like that? if so, what were their answers? Do you have any testimonials I could look at?

6) Also, why in some other countries (i,e Denmark) are they taking their Wind turbines down?

There's only one reason they would be doing this. THEY DO NOT WORK.

I look forward to hearing your answers.

Thanks

Britney Pringle

Subject: RE: Turbines

-----Original Message-----

From:
Sent: Tuesday, October 19, 2010 2:56 PM
To: Jonathan Veale; Jonathan Veale
Subject: RE: Turbines

No, really? My mistake. I would like to know what your input to those answers were.

Thanks,

-----Original Message-----

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Sent: October 19, 2010 12:20 PM
To:
Cc:
Subject: RE: Turbines

[The entire original message is not included]

Britney Pringle

From:
Sent: Tuesday, October 19, 2010 9:08 AM
To: Jonathan Veale
Subject: Re: Wind Turbines in West Lincoln

Hi

I would appreciate it if you could clarify some of the items that you mentioned below:

1. Is a barn with livestock considered a non-participating receptor? For example, is a horse stable considered a non-participating receptor.
2. What are the MNR setbacks from wetlands, woodlots, watercourses etc. We have a tributary from the 20 mile creek running through our property. What would be the required setback from something like that?
3. Could you kindly expand on the employment opportunities that these Wind Turbines will bring. What kind of full-time permanent positions will these create in my community.
4. What is the estimated increase in property tax to the municipality that one wind turbine will bring. I know that you can only make an estimate - but I would like to have an idea of the financial benefit the Municipality may gain.

I am trying to keep an open mind about these wind turbines and need as much information as possible. My family and I drove to Dunnville. In my opinion they are going to have a negative impact on the aesthetics of my community, and they do not belong in a rural area. They are Industrial Wind Turbines and belong in areas already zoned as Industrial.

Obviously, you will not agree with me. If you could please get back to me with the answers for the questions above I would appreciate it.

Thank You

On Fri, Oct 1, 2010 at 2:41 PM, Jonathan Veale <JVeale@morrisonhershfield.com> wrote:

Thank-you for your e-mail. In your e-mail you had asked that I provide additional information on similar projects elsewhere. The Canadian Wind Energy Association provides a [list of other facilities](#) that are similar in scale to those proposed by Vineland Power Inc. I noticed that the [Cruickshank Wind Farm](#) is a similar capacity and size to the one proposed. There are other wind farms throughout Canada that are similar in size and scale. Most are much larger in scale than what is proposed for the HAF project.

Regarding the total height of the [Mohawk Point Wind Farm](#) turbines, I do not know the details on the model selected, so I cannot speak to its height. I believe this it is very close to the same size as what is

proposed for HAF. "Total height" for a turbine is determined as "tower height" plus "blade height". The tower is the cylindrical-looking support structure that holds the turbine generator and blades. The blades are the rotating arms. So the number that you gave me for Mohawk Point, 120m, could just be the "tower height" or the "total height".

As mentioned in an earlier e-mail, we will have a site plan/turbine layout for you to see in the near future. Once that is available, we will be better able to discuss how it could impact the visual aesthetics of the area. I know that members of the public have expressed a wide range of views on how they see that these turbines could impact the landscape. Vineland Power Inc. has stated that it believes that the project will contribute to the landscape and provide a net benefit to Niagara Region.

Vineland Power Inc. is also undertaking a noise assessment to ensure that noise emissions meet or exceed provincial requirements. All turbines must be setback at least 550 meters from non-participating noise receptors (dwellings, schools, churches, etc...).

Below, I have provided you with some general information about this project.

About the HAF Wind Energy Project:

- Vineland Power Inc. is proposing five Vestas V-100 wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;

- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Thank-you again for your comments.

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



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morrisonhershfield.com

From:
Sent: Friday, October 01, 2010 1:53 PM

To: Jonathan Veale
Subject: Re: Wind Turbines in West Lincoln

Hi Jonathan

I went on the web to look for Mohawk Point Wind Farm. According to what I could find, the wind turbines there are 120 metres high. Below you state that the 5 coming to West Lincoln are 145 meters high. I will go to

Mohawk Point, but I would also appreciate it if you could let me know where 145 meter high wind turbines presently exist. Even if they are not in driveable distance I would just like to know where they are.

Also, thank you for the photo. My concern is that these Industrial Wind Turbines are going to be too close to people's homes. Your picture does not show any homes. However, based on the information I have heard, and what neighbours are telling me, there are going to be homes close by. Our friends have a one acre lot, and 3 farms surrounding them are optioned properties. This is the problem I am having. Our community is not large farm after large farm. We have many one acre lots, and even a small survey close to the various optioned properties.

People have built there "dream homes" on these one acre lots. They want to live in the quite country and see natural beauty. Never in a million years did any of them ever think Industrial Wind Turbines would be their neighbour! I stress the word Industrial - because that is what they are - I don't consider them farms.

These Industrial Wind Turbines will probably not affect my home that much, since I am fortunate enough to be on 72 acres. However, I am extremely upset for my neighbours and what this is going to do our community.

I do not believe the optioned properties were all well thought out. If you are going to put Industrial Wind Turbines in Rural Communities they should go in areas where there are large farms, with few homes in the area.

Caistor Center does not meet that Criteria.

So, if you could let me know where the other 145 meter high wind turbines are that would be great.

Thanks

On Fri, Oct 1, 2010 at 12:09 PM, Jonathan Veale <JVeale@morrisonhershfield.com> wrote:

I believe that Tom's e-mail (also attached) to you suggests that you could visit Mohawk Pont Wind Farm in Dunnville. This would give you a sense on the size of the proposed HAF Wind Energy Project. The HAF Wind Energy turbines would have a total height of approximately 145 meters and there would be up to five turbines total.

In the coming months, we will be able to provide you with the exact layout and design of the facility. We will be hosting another Public Open House in the late fall or winter to present the detailed proposal too community. You will receive notice of the details on this as soon as we have selected a date.

I found a typical picture on the internet: <http://www.thewindpower.net/images/image1424.jpg>

I've also attached the display boards from the first Public Open House for your interest. These generally explain the project further.

I hope that this helps. Please let me know if I can explain any aspect of this project.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658

morrisonhershfield.com

From:
Sent: Thursday, September 30, 2010 12:59 PM
To: Jonathan Veale
Subject: Re: Wind Turbines in West Lincoln

Thank you for getting back to me. I would like to know the size of the Wind Turbines being proposed in West Lincoln, and where I can find similiar sized Wind Turbines. It does not matter to me what company was involved. I just want to be able to see and hear one in action. I am trying to educate myself on this matter, and I really need to see what the Wind Turbines proposed for West Lincoln are going to look like.

I have no problem with you adding me to your contact list. I live in Caistor Center on a 72 acre farm.

Thank You

On Thu, Sep 30, 2010 at 8:29 AM, Jonathan Veale <JVeale@morrisonhershfield.com> wrote:

Hi ,

Thank-you for contacting us. I just wanted to let you know that we received your e-mail from Wednesday. We'll look in to finding a similar scale project that is in close proximity to your area. Are you looking to drive out to a site to see it for yourself? This would be Vineland Power Inc's first project, so you would only be able to see a similar project from another company. What part of the Township do you live in? Finally, may we add you to our contact list for this project?

We are normally able to respond to comments and requests for information within two business days.

Again, thank-you for your interest in the HAF Wind Energy Project. We look forward to answering your questions and explaining the proposal to you.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com

Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658

morrisonhershfield.com

From:
Sent: Wednesday, September 29, 2010 9:46 PM
To: tom@ipcenergy.ca; Jonathan Veale
Cc: narren.santos@ontario.ca
Subject: Fwd: Wind Turbines in West Lincoln

Hello

I sent the following message to IPC Energy Customer Service on Monday and have not received a response. I would appreciate it if someone responsible for the Industrial Wind Turbine project proposed for West Lincoln could respond to me. I want to take a drive to see what these Wind Turbines that are proposed for my rural community are like. Please - I want to see wind turbines of the same size as the ones proposed for West Lincoln.

Thank you in advance for your assistance.

----- Forwarded message -----

From:
Date: Mon, Sep 27, 2010 at 11:34 AM
Subject: Wind Turbines in West Lincoln
To: customerservice@ipcenergy.ca

Hello

I am a resident of West Lincoln. I understand that the wind turbines planned for West Lincoln are approx. 50 stories high. I would appreciate it if you could let me know the closest vicinity to West Lincoln that has similar size wind turbines. I would like to see them in action - since it appears they are coming to my community. Please, I am interested in seeing wind turbines of the same size - not smaller ones - so please send me the

information for the closest wind turbines to West Lincoln that are the same size as the ones proposed for my community.

Thank You

Britney Pringle

From: Sunny Galia [mailto:Sunny@ipcenergy.ca]
Sent: Friday, October 29, 2010 9:32 AM
To:
Cc: Tom Lewis; Jonathan Veale
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Dear Ms. _____ :

As I mentioned previously developers are paid fixed amount as per the FIT contract. No other provincial funding is involved with this project.

As per the community partnership definition the developer or the project owner need not be located in the project area or township. The proponent of this project is located in the Niagara region. More information about the project proponent and developer is available in the project description report which can be down loaded from the project web site www.hafwindenergy.ca.

Just to make it clear 13.5 cents per KWH and a price adder up to 1 cent per KWH for community project is paid by the OPA to the project owner and this is not a payment for the land owners. Thanks.

Sunny

From:
Sent: October-28-10 6:24 PM
To: Sunny Galia
Subject: Re: HAF WIND ENERGY INQUIRY FORM

Hi Sunny

Thanks for getting back to me. Could you please address my question regarding provincial funding. Is provincial funding involved with this project? If the answer is yes - what is the dollar amount? Also - I am surprised this project is not in vineland ? I assume Vineland power is situated there? If it was a true community partnership it would make sense to locate it in vineland. Please explain this to me.

Also I got the 14 cents from your figure of 13.5, I just rounded

Sent on the TELUS Mobility network with BlackBerry

From: "Sunny Galia" <Sunny@ipcenergy.ca>
Date: Thu, 28 Oct 2010 13:13:45 -0400
To:
Cc: Tom Lewis<Tom@ipcenergy.ca>; <JVeale@morrisonhershfield.com>
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Dear _____ :

As I mentioned previously the developers are paid only the fixed amount of 13.5 cents per KWH and a price adder up to 1 cent per KWH depending on the community and/or aboriginal participation level. The cost of the wind project depends on several factors including the size of the project, cost of equipments, cost of construction, cost of interconnection, availability of the infrastructure including access roads and transmission/distribution lines, distance from the point of interconnection etc etc. As a rule of thumb a typical wind farm would cost approximately \$ 2.5 million per MW. No matter what, the developers are paid a fixed price per KWH as per the FIT contract and therefore the rate payers do not assume the risk for cost over runs, if any. Also I am not sure where did you get the 14 cents a KWH for the land owners but it is not true. As I said we'll be able to discuss further about the potential land owner payments if you have some land for project development. We are working through the process of Renewable Energy Approval and the engineering design of the project. In near future we'll be publishing the draft REA package including the turbine and infrastructure layout, various environmental studies, noise assessment reports etc for public and stake holder review as required by the RESA process. We'll also have a second public open house after 60 days of public review of the draft REA package. Public and stake holders will have opportunities to express their concerns and offer their comments on every aspect of the project including the site layout and the studies. We'll appreciate your participation in the whole process of public consultation. I hope that I have addressed most of your concerns. As usual please feel free to contact us if you have any additional questions or concerns. Thanks.

Sunny Galia
Project Manager
IPC Energy
2550 Argentia Road, Suite 105
Mississauga, ON L5N 5R1
905 607-1016 ext 222
905 607-5995 fax
416 629 6440 mobile
sunny@ipcenergy.ca
www.ipcenergy.ca

From:
Sent: October-28-10 10:01 AM
To: Sunny Galia
Subject: Re: HAF WIND ENERGY INQUIRY FORM

Thank you for your reply. I understand the confidentiality aspect - however, if provincial funding is involved (tax payers money) don't I have a right to know? Also, if the land owner is receiving approx. 14 cents a kiilo watt - and let's say I am paying 8 Cents to hydro - where does the difference come from? At the end of the day I can support this project if I know it is financially sound and benefits the tax payers in my community. I can't say that right now. Also, can you please confirm the cost of constructing and installing one industrial wind turbine. I would hope this information isn't confidential as well. Finally, when will the residents finally know where these industrial wind turbines are going.

On Thu, Oct 28, 2010 at 9:53 AM, Sunny Galia <Sunny@ipcenergy.ca> wrote:
Dear

We highly appreciated your efforts to obtain the accurate information from the right source.
We would like to inform you that financial and cost/benefit information is confidential in nature and can not be

disclosed. Every business engages financial expert to find out feasibility and financial viability of the project before it invests serious amount of money in to the project. Moreover the FIT pricing are based on reasonable rate of return on the investments. Therefore it is safe to assume that Vineland Power will make a reasonable profit on their investment.

There are many misconceptions about the cost of the projects, how much the participating land owners will make and the price per KWH and the government support. Currently OPA is offering 13.5 cents per kWH and a price adder up to 1 cent a KWH depending on community and/or aboriginal communities participation. In view of this pricing payment of 18 cents a KWH to the land owners is just not possible. The exact payments to the land owners is confidential in nature. However we can discuss it further if you have some land to offer for project development. Wind energy has come a long way in competing with the conventional sources of energy such as thermal, oil/gas fired and nuclear power generating stations. It is very environmentally friendly in nature since it does not consume any fuel and does not emit green house gases during the operation of the project. Please do not hesitate to contact us if you need additional information or clarification. Thank you for your interest in our proposed wind project and effort to make an informed decision.

Sunny Galia
Project Manager
IPC Energy
2550 Argentia Road, Suite 105
Mississauga, ON L5N 5R1
905 607-1016 ext 222
905 607-5995 fax
416 629 6440 mobile
sunny@ipcenergy.ca
www.ipcenergy.ca

-----Original Message-----

From:
Sent: October-27-10 9:39 PM
To: Tom Lewis; Sunny Galia; JVeale@morrisonhershfield.com
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Ms.
First Name =
Last Name =
Full Address =
Postal Code =
Email = _____
Phone Number =
Impacted by the project? = YESNO

Organisation Name =
Organisation Type =
Feedback | Comments | Concerns = I would like to see some kind of cost/benefit analysis for this project. For example, what is the cost related to the construction of these industrial wind turbines and how long it will take Vineland Power to recoup their investment. I would also like to know how the provincial government is

involved - are they funding this project through grants? I have heard from local farmers that they will be receiving 18 cents a kilowatt - one farmer said he is going to make 1 million dollars in 20 years. With figures like that being paid out - how is this actually going to help reduce energy costs for people living in Ontario? By the way you ask if I am impacted by the project- how would I know if I am impacted by the project since no one is actually telling us where these industrial wind turbines are going. All I know is what I hear from neighbours!

Britney Pringle

From: Jonathan Veale
Sent: Friday, October 29, 2010 11:29 AM
To:
Cc: Sunny Galia; Tom@ipcenergy.ca; Britney Pringle
Subject: RE: HAF WIND ENERGY INQUIRY FORM
Attachments: RE: HAF WIND ENERGY INQUIRY FORM; Re: Wind Turbines in West Lincoln; POH1_Display Board_REA Process.pdf

Ms. ,
Thank-you for taking the time to write us about the HAF Wind Energy Project, and your continued effort to gain a better understanding of the proposed project and the REA process, so that you may make an informed opinion about renewable energy projects such as the one proposed in West Lincoln.

I see that Mr. Galia has provided you with a response to some of your questions (attached). I have elaborated further below. I have tried to answer your questions thoroughly and directly. This does take time, so I appreciate your patience in obtaining my response.

Question 1. Is a barn with livestock considered a non-participating receptor?

Based on the current definition of a noise receptor in Ontario Regulation 359/09 a barn containing livestock is not considered a noise receptor. The goal of MOE setbacks between wind turbines and noise receptors is to limit noise at buildings where long term human residency is possible and is likely to occur. Structures without servicing (i.e. water or sanitary services etc.) built to allow temporary or intermittent uses by humans are not intended to be considered noise receptors for the purposes of measuring setbacks.

The definition of a noise receptor as referenced from O. Reg 359/09 is:

- A building or structure used for overnight accommodation; and
- A building or structure used as an educational facility, a day nursery or a place of worship.

Question 2. What are the MNR setbacks from wetlands, woodlots, watercourses etc. We have a tributary from the 20 Mile Creek running through our property. What would be the required setback from something like that?

The required minimum setback distances from natural features and water bodies (i.e. wetlands, woodlots, watercourses) is 120 metres.

If an applicant wants to locate the project within the setback from natural features, they have to undertake a study and submit a report (i.e. Environmental Impact Statement), as part of the application, that identifies and assesses any negative environmental effects the project may have on the natural feature and identify the mitigation measures that will be undertaken to mitigate those effects.

If an applicant is proposing to locate the project within the minimum setback distance from a water body, a water report must be prepared and must accompany the application. This report must identify and assess any negative environmental effects that the project may have on the water body and must identify mitigation measures in respect of those effects. Also, it would be important to note that parts of the project related to transmission lines and associated structures, roads, water crossings, culverts, etc. associated with the facility may be allowed within 30 metres of a water body or within the water body

itself. However, parts of the project related to the generation equipment (i.e. turbine), storage facilities and transformer stations may not.

The MNR must review a project's Natural Heritage Report, Environmental Impact Statement, and Environmental Effects Monitoring Plan before the report can be submitted to the MOE for approval, and proponents must include a copy of MNR comments as part of the final REA package for evaluation.

With regards to the tributary from 20 Mile Creek running through your property (whether it is a permanent or an intermittent stream) the setback distance would be 120 metres. The same requirements for proposing to build within that setback as previously mentioned above for water bodies would apply. At the Second Public Open House for the HAF Wind Energy Project (likely to take place early in the new year) we will have display boards showing maps of the proposed facilities in relation to natural features, water bodies and their proposed setback distances. At that time we would be happy to meet with you to discuss how the project might interact with the tributary running through your property.

Question 3. Could you kindly expand on the employment opportunities these Wind Turbines will bring? What kind of full-time permanent positions will these create in my community?

The majority of employment opportunities associated with the project will be created during the construction and decommissioning phases of the project and local suppliers and contractors will be used as much as possible. Vineland Power Inc. intends on creating a few permanent positions as required to oversee the project's operation and maintenance activities. This may include: a Project Manager/Site Supervisor, Turbine Technicians and seasonal grounds maintenance staff. Given the size of the project (five turbines) we believe that this is a small but meaningful contribution to 'green' jobs in Niagara Region and the Township of West Lincoln.

Question 4. What is the estimated increase in property tax to the municipality that one wind turbine will bring. I know that you can only make an estimate-but I would like to have an idea of the financial benefit the Municipality may gain.

You are correct, in that it would be difficult at this time to give the exact amount that the project would pay in property tax assessments each year to the local municipality. Property values/land classifications in Ontario are determined and assessed each year by the Municipal Property Assessment Corporation (MPAC), and each individual municipality is responsible for setting the tax rates, and calculating the taxes payable to them (i.e. municipal, regional, and educational taxes). Currently, as this is Vinland Power Inc.'s first venture into renewable energy, it does not have a precise estimate with regards to potential property tax payments as the project's value has not presently been assessed by the MPAC. I do not believe that it would be beneficial to provide you with a potentially inaccurate or misleading estimate. What I can suggest you do to determine potential property tax (i.e. financial gain) the municipality will receive from Vinland Power Inc. if the project is approved would be to contact the township's treasury department and inquire about present tax rates applied to industrial businesses/properties. I have provided the link for your convenience:

<http://www.westlincoln.ca/departments/treasury>

I realize that you trying to gain a better understanding of the financial benefits the HAF Wind Energy Project is likely to bring to local residents and the Township of West Lincoln. In an effort to provide you with this I have listed some links below, which discuss municipal/community benefits, testimonials (including municipal officials), and case studies of other wind farm projects located in Ontario, and the remaining provinces in Canada:

<http://www.canwea.ca/pdf/canwea-municipality-brochure-web-v1.pdf>

http://www.canwea.com/municipalities/municipalities_e.php

http://www.canwea.com/municipalities/municipalities_casestudies_e.php

Question 5. Has this project already been submitted to the Ministry of the Environment for their review? If you could provide more details regarding that process I would appreciate it.

Presently, the proponent (Vineland Power Inc.) has not submitted the required REA documents/reports to the Ministry of Environment for review. At this time we are working towards completing our draft REA package for public and agency review/comment and we are undertaking consultation requirements before we are eligible to submit the Final REA package to the MOE for approval. I have provided you with additional information regarding the REA process below so that you may have a better understanding of the requirements/process:

Renewable Energy Projects, such as the HAF Wind Energy Project are subject to Ontario Regulation 359/09 *Renewable Energy Approvals* (REA) under Part V.0.1 of the *Ontario Environmental Protection Act*. A Renewable Energy Approval is issued by the Ministry of Environment (MOE). The REA process requires proponents (like Vineland Power Inc.) of renewable energy projects to conduct environmental investigations and meet mandatory consultation requirements before the applicant can be eligible to apply for approval. As part of the consultation requirement renewable energy projects must engage with the public, local municipalities and aboriginal communities in discussions about the project as well as other required regulatory agencies. As part of public consultation for the REA process proponents are required to hold two (2) Public Open Houses and allow for public input throughout the development phase of the project. Once environmental studies and required reports have been completed and consultation requirements have been fulfilled the proponent can file their REA application form along with supporting documents and reports with the MOE. After the application has been filed with the MOE an Environmental Bill of Rights Notice of Proposal is posted on the Ontario Environmental Registry for a mandatory 30-day review period where the public and other agencies can view and comment on the complete REA package. After the 30-day review period the MOE reviews the application and supporting documents for approval. This MOE review period can last up to six (6) months. When a decision has been made, the director of the MOE will notify the proponent and will post the outcome of the decision on the Environmental Registry. To clarify this process I have attached a copy of one of the display boards that was shown at the Public Open House on August 25 that will help explain the REA process.

The Ministry of the Environment has also prepared a Renewable Energy Approval Guide which you can find here: http://www.ene.gov.on.ca/en/business/green-energy/docs/REP_Guide.pdf. This guide is fairly straight forward, and will provide you with additional background information regarding: the REA process, required project studies/reports, and setback distances for renewable energy projects. Some of the information that I have provided in response to your questions can also be referenced in this document.

Question 6. What is the estimated cost to build one wind turbine?

The cost of a wind project depends on several factors including the size of the project, availability of infrastructure, cost of interconnection, time of construction etc. Currently, the industry standard for building a wind turbine is approximately 2.5 million per megawatt (MW).

Question 7. Will the final study include a cost/ benefit analysis? What I am referring to is something that shows the cost of the wind turbines, the projected payouts to the land owners (the costs) - compared to the amount of energy these industrial wind turbines will be producing

We are not required to complete or submit a cost/benefit analysis study as part of the REA package submitted to the MOE for approval. However, proponents would have to demonstrate the economic viability of their project in order to receive financing to build the wind farm from financial lenders. I do not believe the project would receive financing from lenders if the proponent was unable to demonstrate that the project could generate a profit in respect of the operations associated costs. That being said, financial matters between the proponent and lenders would remain private.

Question 8. I am getting confused by all the information I am hearing. I heard from a neighbour that is considering leasing his land that he will be receiving 18 cents a kilowatt. We are currently paying hydro I believe about 7.5 cents a kilowatt. If this is the case how and where does hydro make up the difference? Also, if the farmer is receiving that much money a kilowatt - how does Vineland Power make money?

Land lease agreements between Vineland Power Inc. and local landowners is confidential, and I am unfortunately unable to advise you of the potential financial compensation your neighbour or other land owners may receive if they wish to participate in the project. What I can provide some clarification on in terms of how the project would generate income, which may help you determine the accuracy of your neighbours claim (i.e. receiving 18 ¢/kWh) is that the project has been awarded an Ontario Power Authority (OPA) Feed-In Tariff (FIT) contract, which will allow the project to feed directly into the Hydro One distribution grid. The FIT program is designed to purchase power from renewable energy facilities at guaranteed rates for 20 years. Presently, wind energy projects which have been awarded a FIT contract will receive 13.5 ¢/kWh from the OPA and can receive an additional 1¢/kWh if it is a community project. The annual energy production for the HAF Wind Energy Project is estimated to be approximately 26 Million kWh.

If you would like to know more about the OPA/FIT contracts please follow the provided link:
<http://www.powerauthority.on.ca/>

Question 9. What role is the provincial government playing? I am asking these, no longer as someone who may be affected by wind turbines, I am asking these questions as a tax payer - trying to figure out how the money flows

In early 2009 the Provincial Parliament passed the *Green Energy and Green Economy Act (GEA)*, which directs the government to develop renewable energy resources (i.e. wind, solar, bio-energy, hydro) in an effort to help reduce Ontario's reliance on fossil fuels by producing clean and sustainable sources of energy. This provincial strategy to develop renewable sources of energy seeks to phase out coal-fired generation plants by 2014, help assist the province meet its greenhouse gas reduction targets, and create new forms of 'green' industry and jobs. FIT contracts awarded to renewable energy projects by the OPA (an entity of the provincial government) therefore allows proponents to tap directly into the provinces hydro grid with service guarantees for 20 years.

If you would like to know more about the GEA, and the province's renewable and sustainable energy initiatives please follow the provided link to the Ministry of Energy and Infrastructure's website:
<http://www.mei.gov.on.ca/en/energy/gea/>

Thank-you again for your interest in the HAF Wind Energy Project, and taking the time to write us with your questions and concerns. We continue to welcome your correspondence. If you require any further

Britney Pringle

From: Jonathan Veale
Sent: Friday, October 29, 2010 12:13 PM
To: Britney Pringle
Subject: FW: HAF Wind Project - Project 1104037

From: Tom Lewis [mailto:Tom@ipcenergy.ca]
Sent: Wednesday, October 27, 2010 8:08 AM
To:
Cc: Jonathan Veale
Subject: RE: HAF Wind Project - Project 1104037

Mrs.

I have asked Jonathan to respond to your question regarding reports being submitted to the various government agencies.

In response to your question about the link to the town website. IPC choose to provide "a link" to the town website in an effort to inform the public exactly where this project is located. The municipality was linked in an effort to do just so. There was some concern that since this project is owned by Vineland power Inc. and called the HAF Wind Energy there may be some confusion as to the actual location of the project. This was originally discussed at our first and second meeting with the township. No permission was needed by IPC to provide a link to the Town of West Lincoln's website and no permission was requested.

I would agree that it is unprofessional to hang up on people who are inquiring about a project. I believe you are referring to my hanging up on an individual whose choice of words became less than civil and included profanity. I asked that individual to write all comments and concerns to IPC as we move forward and to not contact me via phone prior to disconnecting.

IPC respects the opinions of those both for and against this project and encourages mutual respect on the matter by all regardless of one's personal opinions on the project.

Jonathan will be in touch with you shortly regarding your questions related to the studies submitted to the applicable government agencies..

I will be out of the office the rest of the day.

Regards,

Tom Lewis

Manager, Planning & Environment

IPC Energy

Office: 905.607.1016 Ext.227

Cell: 416.710.1982

Fax: 905.607.5995



clarification about this project, the REA process or the answers to your questions please do not hesitate to contact me.

Best Regards,

Jonathan Veale M.E.S. EP
Project Manager – Environmental Division
Chef de projet – Division Environnementale
jveale@morrisonhershfield.com



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Cell: 416 347 8766
morrisonhershfield.com

Please consider the environment before printing this email.

From:

Sent: October-27-10 7:10 AM

To: Tom Lewis

Cc: Jonathan Veale

Subject: HAF Wind Project - Project 1104037

Importance: High

Tom,

Have you submitted your reports to the government yet concerning the above project?

What are the departments you have send the reports to for the above project?

Who are the contact names of the people in the government that you are dealing with for the above project?

Did the Township of West Lincoln give you permission to link their website to your HAF website?

I do not think it is very professional to hang up on people who are inquiring about this project. I guess some questions and statements were too true for you to handle and you didn't have anything prepared for those kind of questions or comments. People do talk in this community and that is exact what you don't want to happen.

Our group is talking to EVERYONE – farmers included to let them know that this project is not welcome in our area.

Your immediate response it greatly appreciated!

Britney Pringle

From: Jonathan Veale
Sent: Friday, October 29, 2010 2:14 PM
To:
Subject: RE: HAF Wind Energy Project
Attachments: Re: HAF Wind Energy Project; Re: HAF Wind Energy Project; REP_Guide.pdf

Mr.
Thank-you for your recent e-mails. I have included your comments in the public record for the HAF Wind Energy project. We have addressed your comments and we will retain them on file. All comments become part of the public record.

For your information, I can address comments about the Renewable Energy Approval (REA) process and this particular project. I can not speak about other projects elsewhere. I would note that other renewable projects likely did not follow the same rigorous process as prescribed under the REA since this regulation was recently passed in 2009.

The purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. I have attached a *Guide to Provincial Approvals for Renewable Energy Projects (2010)*. I believe that this may help you to understand our role in the process and how you can contribute. If you have concerns about the province's public policy towards renewable energy, I would suggest that you contact your MPP or the Minister responsible. Contact information can be found [here](#).

I understand that you may disagree; however, our position is that the HAF Wind Energy project will provide a net benefit to all communities involved and contribute to a more resilient energy system and sustainable future for Niagara Region. Given the options, this project is a very good alternative to meeting our present and future energy needs. It is from this perspective that we are proceeding with this proposal.

Our objective remains to provide **thoughtful, reasoned, and honest** responses to all comments.

Yours truly,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

CC: Tom Lewis, Sunny Galia, Britney Pringle

Mr. Veale in the last e-mail you sent you made a comment that depending on where they place the turbines we may not be able to see them. Mr. Veale we live less than a kilometer away from three of them was that comment a joke or were you serious.

-----Original Message-----

From: Jonathan Veale

To:

Subject: RE: HAF Wind Energy Project

Sent: Oct 18, 2010 2:46 PM

Mr. :

Thank-you for your four recent e-mails. We acknowledge that we received your e-mails from October 15th, 14th, and two sent on October 13 (attached). In these messages you had made a number of comments related to noise, health and property values. We have included these comments in the public record for this project as was the case with your earlier messages. We have and will continue to use your comments to improve the design of the project.

In addition to our response on October 13, 2010, I have produced additional comments for you: Presently, we have recently completed our Natural Heritage, Cultural Heritage, Archeology, and Noise Assessment Studies to help us determine the best locations for the project's five (5) turbines within the project study area. Once the locations have been determined, all of the proposed turbines must adhere to the minimum setback requirements from residences (550m), natural features, and sound power (40dBA) levels at non-participating noise receptors (residences, schools, places of worship, etc...). In order for the project to be approved by the Ministry of Environment (MOE) it must be demonstrated that the project's proposed facilities is in compliance with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed. The location of the project's turbines and site layout of the proposed facility is expected to be determined shortly and will be made available to the public at least sixty (60) days before the second Public Open House. Newspaper notices will be published and letters will be sent to landowners advising them of how they may obtain or view copies of the project's draft reports which will contain site plans and maps showing the locations of the project's turbines and results of environmental studies.

With regards to your concerns about potential noise generated as a result of the project's operations, a Noise Assessment Study has been completed for the project and predicts the sound levels generated at noise receptors within a 1500 meter radius of each wind turbine generator. This will be available at least sixty (60) days before the next Public Open House. Overall, the project must meet all regulatory requirements for sound in order to be approved. At distances of 550 meters (minimum setback requirement) or greater sound generated from turbines is similar to a whisper. While conditions differ, the sound emitted from modern turbines is often masked by background noise or the wind itself. The technology for wind turbines has improved significantly and current model turbines are much quieter than earlier models.

It is understandable that you may have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project. Studies conducted in Canada, the United States, and Europe have found that there is no evidence that a commercial wind farm within sight of a property will decrease its value. One study released by the U.S. Department of Energy's Lawrence Berkeley National Laboratory found no connection between wind turbine visibility and property values even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the municipality of Chatham-Kent also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. With regards to how this project will affect the appearance of the surrounding countryside and your family's quality of life, the HAF Wind Energy Project is a 9.0 megawatt wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend to overpower the existing natural landscape or current agricultural land-uses within the community. The design of the project and the layout of the facility will ensure impacts

to the surrounding environment will be as minimal as possible. The turbines will be placed on a few separate private properties within the 4808 ha (48.08 km²) study area, so there is a good chance that depending on the proximity of your home to the final turbine locations that the turbines might not even be visible from your property, and will therefore have no effect on your family's daily life.

You had also asked for written guarantees that you would not be impacted by the project, specifically in relation to your health and property values. First, we believe that this project serves the public interest by providing clean and renewable power near where it is used. Second, the proponent is committed to delivering this public benefit without negative residual effects. This includes following, and where possible, exceeding the regulatory requirements for the project. Finally, all of the environmental commitments are listed and described in the draft and final Renewable Energy Approval Packages presented to the public. These documents will be available to you before the next Public Open House. We believe this to be more than sufficient to describe the potential effects of the project.

Regarding future wind energy projects in the Township: While I am not aware of any other projects in the Township or presently underway, including a second phase to this project, it is entirely possible that other wind farms could be developed. This would be completely contingent upon interest from local landowners and those land owners satisfying the regulatory requirements.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for your fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

Vineland Power Inc. is making every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community.

You will also receive a notice letter regarding the project's second Public Open House scheduled to take place later this fall or sometime early in the new year. You are also encouraged to visit the projects website, which will be updated regularly at:

www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

I believe that I have addressed all of your questions and comments up to this point. If you require any further clarification about this project please do not hesitate to contact me.

Yours truly,

Jonathan Veale

Environmental Planner - Environmental Division Planificateur environnementale - Division Environnementale jveale@morrisonhershfield.com

Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1 Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

CC: Tom Lewis, IPC
Sunny Galia, IPC

From:
To: Jonathan Veale Subject: Re: HAF Wind Energy Project

Sent: Friday, October 15, 2010 9:18 AM

Mr .Veale at a meeting last night there other farms in the area that are being used for phase two of the project meaning more windturbines can you explain that to me you said only 4 or 5 you wonder why there's mistrust !
Sent on the TELUS Mobility network with BlackBerry

Britney Pringle

From: Jonathan Veale
Sent: Friday, October 29, 2010 4:07 PM
To: Tom Lewis; Sunny Galia; Britney Pringle; Terry Hawrysh
Subject: FW: Why

-----Original Message-----

From:
Sent: Friday, October 29, 2010 3:55 PM
To: Jonathan Veale
Subject: Why

Then tell me why in Germany did they lay off 3000 people at a turbine plant . Its because other countries have realized what an unefficient Sent on the TELUS Mobility network with BlackBerry

Britney Pringle

From: Jonathan Veale
Sent: Friday, October 29, 2010 3:27 PM
To: Britney Pringle
Subject: FW: Turbines

-----Original Message-----

From:
Sent: Friday, October 29, 2010 2:55 PM
To: Jonathan Veale; Jonathan Veale
Subject: RE: Turbines

Hey john, im still waiting for your reply to my email. Yet again your late with your answer. I know you've been out of town but you had it well before you left. Not very professional to ignore a person who's looking for information regarding your poor product.

-----Original Message-----

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Sent: October 19, 2010 12:20 PM
To:
Cc: tom@ipcenergy.ca
Subject: RE: Turbines

[The entire original message is not included]

Britney Pringle

From: Jonathan Veale
Sent: Friday, October 29, 2010 3:48 PM
To:
Cc: Tom Lewis
Subject: HAF Wind Energy Project
Attachments: RE: Turbines; FW: Turbines; RE: Turbines; REP_Guide.pdf; RE: Turbines
Importance: High

Mr. ,
Thank-you for your recent e-mails. I have included your comments in the public record for the HAF Wind Energy project. I believe that we have already addressed your comments in Mr. Lewis's response from October 18, 2010. As stated, Mr. Lewis and I collaborate on responses for this project and my response to this comment remains. If you should have any further comments or questions, please forward them to me as such and I will respond.

For your information, I can address comments about the Renewable Energy Approval (REA) process and this particular project. I cannot speak about other projects elsewhere or broader public policy. The purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. I have attached a *Guide to Provincial Approvals for Renewable Energy Projects (2010)*. I believe that this may help you to understand our role in the process and how you can contribute. If you have concerns about the province's public policy towards renewable energy, I would suggest that you contact your MPP or the Minister responsible. Contact information can be found [here](#).

I understand that you may disagree; however, our position is that the HAF Wind Energy project will provide a net benefit to all communities involved and contribute to a more resilient energy system and sustainable future for Niagara Region. Given the options, this project is a very good alternative to meeting our present and future energy needs. It is from this perspective that we are proceeding with this proposal.

Our objective remains to provide **thoughtful, reasoned, and honest** responses.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com

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morrisonhershfield.com

No, really? My mistake. I would like to know what your input to those answers were.

Thanks,

-----Original Message-----

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Sent: October 19, 2010 12:20 PM
To:
Cc: tom@ipcenergy.ca
Subject: RE: Turbines

[The entire original message is not included]

Mr.

Thank you for your correspondence dated October 13th 2010 regarding the HAF wind Energy project. In an effort to respond to some of the project specific concerns you raised please see the following response along with links to associated studies or other sources of information.

1. **Question:** Due to the sheer size and intrusiveness of these turbines people's property values drop significantly; those who have it and those that live close. Is this a true statement and if so, will people be reimbursed? I have done my research, unlike you, and I have been told by many realtors that property values drop up to 50%, and found many facts stating that property values drop a significant amount as well. Do you have research saying that property values do not drop? If so, could I receive a copy.

Answer: Property Values Issue has been studied more in the U.S. than Canada (simply because there is more historical data). Some studies show property values increasing and others show them declining. Recent study by Renewable Energy Policy Project (REPP) in the U.S. was one of the most comprehensive – it found that there was *“no evidence that property values decreased as a result of wind farms [...] for the great majority of projects the property values actually rose more quickly in the view shed than they did in the comparable community. Moreover, values increased faster in the view shed after the projects came online than they did before.”*

Source: www.canwea.ca/.../CanWEA-Addressing_concerns_about_wind_energy.ppt

For additional information on property values please see the following link

http://www.canwea.ca/search_e.php?siteurl=canwea.ca%2Fwind-energy%2Ffriends_e.php&cx=015734362125599675611%3Aspyzhprofis&cof=FORID%3A11&ie=UTF-8&q=property+values+&sa=Search#1530

2. **Question:** I was wondering if all the health factors involved with these turbines are true? Do you have any research that proves they are health friendly? If so, could i have a copy of the research?

Answer: Wind energy is a benign technology with no associated emissions, harmful pollutants or waste products. In over 25 years and with more than 68,000 turbines installed around the world, no member of the public has ever been harmed by wind turbines. In response to recent unscientific accusations that wind turbines emit infrasound and cause associated health problems, Dr Geoff Leventhall, Consultant in Noise Vibration and Acoustics and author of the Defra Report on Low Frequency Noise and its Effects 16, says: "I can state quite categorically that there is no significant infrasound from current designs of wind turbines. To say that there is an infrasound problem is one of the hares which objectors to wind farms like to run. There will not be any effects from infrasound from the turbines."

Also a panel undertook extensive review, analysis, and discussion of the large body of peer reviewed literature on sound and health effects in general, and on sound produced by wind turbines. Each panel member contributed a unique expertise in audiology, acoustics, otolaryngology, occupational/ environmental medicine, or public health. With a diversity of perspectives represented, the panel assessed the plausible biological effects of exposure to wind turbine sound.

The review, analysis, and discussion of current knowledge, the panel reached consensus on the following conclusions: There is no evidence that the audible or sub-audible sounds emitted by wind turbines have any direct adverse physiological effects. The ground-borne vibrations from wind turbines are too weak to be detected by, or to affect, humans. The sounds emitted by wind turbines are not unique. There is no reason to believe, based on the levels and frequencies of the sounds and the panel's experience with sound exposures in occupational settings, that the sounds from wind turbines could plausibly have direct adverse health consequences.

That Study can be found at http://www.awea.org/newsroom/releases/AWEA_CanWEA_SoundWhitePaper_12-11-09.pdf

For additional information on Health Effect please see the following link

http://www.canwea.ca/search_e.php?siteurl=canwea.ca%252Fwind-energy%252Ffriends_e.php&cx=015734362125599675611%3AAspyzhprofis&cof=FORID%3A11&ie=UTF-8&q=Human+Health+&sa=Search#1468

3. **Question:** Have you gone to people's houses and asked how they are or anything like that? if so, what were their answers? Do you have any testimonials I could look at?

Answer: Please see the following link to testimonials as requested http://canwea.ca/wind-energy/friends_e.php

4. **Question:** Also, why in some other countries (i,e Denmark) are they taking their Wind turbines down? There's only one reason they would be doing this. THEY DO NOT WORK. **Answer:** A modern wind turbine produces electricity 70-85% of the time, but it generates different outputs dependent on wind speed. Over the course of a year, it will generate about 30% of the theoretical maximum output. This is known as its load factor. The load factor of conventional power stations is on average 50%. The West Lincoln Wind Farm will generate enough to meet the electricity demands of approximately 2500 homes.

In Denmark: Research and Markets (http://www.researchandmarkets.com/research/3cc5b5/analyzing_the_wind) has announced the addition of the "Analyzing the Wind Power Industry in Denmark" report to their offering. Wind power provided nearly 20 percent of the Denmark's electricity in 2007, a significantly higher proportion than in any other country. Denmark was a pioneer in developing commercial wind power during the 1970s and today almost half of the wind turbines around the world are produced by Danish manufacturers such as Vestas.

Denmark has relatively modest average wind speeds in the range of 4.9 to 5.6 meters per second measured at 10 m height. Onshore wind resources are highest in the Western part of the country, and on the Eastern islands with coastlines facing South or West. The country has very large offshore wind resources, and large areas of sea territory with a shallow water depth of 5 to 15 m, where siting is most feasible. These sites offer higher wind speeds, in the range of roughly 8.5 to 9 m/s at 50 m height.

There have been no major problems from wind variability, although there is a temporary problem resulting from the connection of a large bloc of wind power from offshore wind farms to a single point on a weak section of the transmission network. Denmark is connected by transmission line to other European countries and therefore it does not need to install additional peak-load plant to balance its wind power. Instead, it purchases additional power from its neighbours when necessary.

With some strengthening of the grid, Denmark plans to increase wind's share even further. Aruvian Research presents its research report Analyzing the Wind Power Industry in Denmark a highly comprehensive research compilation of the booming wind power industry in Denmark. The report also provides a look at Denmark s energy industry and a brief profile of the global wind power industry. The report, Analyzing the Wind Power Industry in Denmark, explores the importance of wind power in today s world. The report looks at the basics of the wind energy industry, economics,

issues and barriers, and other such factors. Aruvian s offering includes a complete analysis of the Danish Wind Power Energy Industry, including an analysis of the companies operating in the industry, the regulatory framework in place, an industry profile, a complete profile of the Danish Offshore Wind Energy industry, developments in the market, challenges facing the industry, technological developments in turbines, and lots more information is included.

Source: http://www.canwea.ca/images/uploads/File/News_clippings/july_2008/07_17_08.pdf

http://www.canwea.ca/search_e.php?siteurl=canwea.ca%252Fwind-energy%252Ffriends_e.php&cx=015734362125599675611%3AAspyzhprofis&cof=FORID%3A11&ie=UTF-8&q=Denmark+&sa=Search#1196

IPC believes that this project will provide a net community benefit. The project will benefit the local community by contributing to the tax base through the creation of jobs (permanent and temporary), property tax assessments paid to the local municipality, and school tax assessment. The proponent will also make tax contributions on their profits and through the HST. We do intend to produce a few permanent positions with the majority of employment being attributed to construction and maintenance. Given the scale of the project (five turbines), we believe that this is a small but reasonable contribution to employment in West Lincoln.

We also believe that this project contributes to a more sustainable future. If approved, the project will generate enough power for approximately 2,500 homes by feeding directly into the Hydro One distribution system. We believe that this small contribution is one meaningful way that we can reduce green house gas emissions and our dependence on fossil fuels.

More about the HAF Wind Energy Project

- We are proposing five wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;
- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

I trust this information will assist you. I would encourage you to visit our website for updated information on the project as it becomes available. As always we welcome your feedback and your comments have been included in our records for the renewable energy approval process.

Regards,

Tom Lewis

Manager, Planning & Environment

IPC Energy

Office: 905.607.1016 Ext.227

Cell: 416.710.1982

Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

From:

Sent: October-13-10 7:16 PM

To: Tom Lewis; Sunny Galia

Subject: FW: Turbines

Hey, I was wondering if I was too young to receive a response from you, or have you just not got around to doing the research necessary to answer the questions I asked you.

Thanks

From:

To: tom@ipcenergy.ca

Subject: Turbines

Date: Tue, 12 Oct 2010 14:39:36 -0400

Dear Tom,

I live in the community, West Lincoln, where you are about to put up wind turbines. My name is Benson Merritt. I am 19 years old and I have a few questions to ask you.

1) I was wondering how you felt about dividing a small community? Was that part of your plan?

The community that you are invading with your mistake WAS a very close knit community and has been since my grandma was a mere child. All of a sudden, these inefficient turbines are being put in by some people of the community and they have now been outcast by the rest of the people. Families who have been friends for generations now will walk by each other and not say hello all over something that has not been researched thoroughly.

2) Due to the sheer size and intrusiveness of these turbines people's property values drop significantly; those who have it and those that live close. Is this a true statement? and if so, will people be reimbursed?

I have done my research, unlike you, and I have been told by many realtors that property values drop up to 50%, and found many facts stating that property values drop a significant amount as well.

3) Do you have research saying that property values do not drop? If so, could I receive a copy.

4) I was wondering if all the health factors involved with these turbines are true? Do you have any research that proves they are health friendly? If so, could i have a copy of the research?

I have done my research in this part as well, i don't think you have. I have many articles from websites, books and papers, saying that the health risks involved with these turbines are real. People have become sick and have wished that they never allowed you or any other energy 'in'efficient company's put one up. I have gone to people's houses who have these turbines and most wished they had never put them up and almost all who lived around them thought the same.

5) Have you gone to people's houses and asked how they are or anything like that? if so, what were their answers? Do you have any testimonials I could look at?

6) Also, why in some other countries (i,e Denmark) are they taking their Wind turbines down?

There's only one reason they would be doing this. THEY DO NOT WORK.

I look forward to hearing your answers.

Thanks

Britney Pringle

-----Original Message-----

From:

Sent: Friday, October 29, 2010 3:52 PM

To: Jonathan Veale; Jonathan Veale

Subject: RE: HAF Wind Energy Project

Its like you think im an idiot. I want your input, separate from toms, on the questions I asked.

-----Original Message-----

From: Jonathan Veale <JVeale@morrisonhershfield.com>

Sent: October 29, 2010 3:48 PM

To:

Cc: Tom@ipcenergy.ca

Subject: HAF Wind Energy Project

[The entire original message is not included]

Britney Pringle

From: Jonathan Veale
Sent: Monday, November 01, 2010 11:47 AM
To:
Subject: RE: HAF Wind Project - Project # 1104037

Ms.
The HAF Wind Energy Project's (Vineland Power Inc.) FIT reference number is **F-000604-WIN-130-601**. To my knowledge, this is the only FIT Contract awarded to Vineland Power Inc. If I become aware of another, I will certainly let you know. Since a Phase 2 is not yet planned and no contract has been awarded for such a phase, this should be the only number you need to interface with the government on this project.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

CC: Britney Pringle, Tom Lewis, Sunny Galia

From:
Sent: Monday, November 01, 2010 7:33 AM
To: Jonathan Veale
Subject: HAF Wind Project - Project # 1104037
Importance: High

Jonathan,

What is the FIT reference number for Phase 1 and Phase 2?

Your prompt reply would be appreciated.

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, November 09, 2010 3:24 PM
To:
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Thank-you for your e-mail. To answer your follow-up questions, I have provided a response to each below.

Comment 1. [Can you please let me know who determines if this is a community project? What is the criteria in determining if it is a community project?]

Response: Vineland Power Inc. made this determination based on the involvement of members of the local community in the development and establishment of this project. The owners of Vineland Power Inc. reside and conduct business in Niagara Region and commercial electricity generation is not their primary business or employment. Generally, A 'community project' refers to one or more of the following:

- a. one of more individuals resident in Ontario;
- b. a registered charity with its head office in Ontario;
- c. a not-for-profit organization with its head office in Ontario;
- d. a co-operative corporation all of whose members are resident in Ontario;
- e. a private corporation whose shareholders all fall into categories (a) – (d) above, and for whom commercial electricity generation is not their primary business or employment;
- f. a partnership or limited partnership whose partners all fall into categories (a) – (d) above, and for whom commercial electricity generation is not their primary business or employment; or
- g. any other organization that would be considered to have a 100% Community Participation Level under the Feed-in-Tariff rules.

Also, all turbines would be located on lots where the property owner's primary business is not electricity generation.

Comment 2: In terms of increased taxes - I thought you would be able to give me an estimate. Does the entire property get assessed as industrial?

Response: Property taxes on wind turbines are capped at an assessed value of \$40,000 per megawatt, plus one acre. Based on this number, this facility could be assessed for property taxes on an assessed value of \$360,000 to \$450,000 depending on the amount of land required. This is an estimate and may vary. I do not have information on how this might unfold in West Lincoln. The land normally retains its present zoning. If you require more information on the property tax assessment for wind facilities in the Township of West Lincoln, I would suggest contacting Brian Treble at the Township.

Thank-you again for your interest in this project. If you should have any further comments or questions, please forward them to me as such and we will respond where appropriate.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division



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Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Wednesday, November 03, 2010 5:55 PM
To: Jonathan Veale
Cc: Sunny Galia; Tom@ipcenergy.ca; Britney Pringle
Subject: Re: HAF WIND ENERGY INQUIRY FORM

Hi Jonathan

Can you please let me know who determines if this is a community project. Also, what is the criteria in determining if it is a community project.

In terms of increased taxes - I thought you would be able to give me an estimate. Does the entire property get assessed as industrial?

I appreciate it if you would get back to me regarding the above items.

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Date: Fri, 29 Oct 2010 15:29:07 +0000
To:
Cc: Sunny Galia<Sunny@ipcenergy.ca>; Tom@ipcenergy.ca<Tom@ipcenergy.ca>; Britney Pringle<BPringle@morrisonhershfield.com>
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Ms.
Thank-you for taking the time to write us about the HAF Wind Energy Project, and your continued effort to gain a better understanding of the proposed project and the REA process, so that you may make an informed opinion about renewable energy projects such as the one proposed in West Lincoln.

I see that Mr. Galia has provided you with a response to some of your questions (attached). I have elaborated further below. I have tried to answer your questions thoroughly and directly. This does take time, so I appreciate your patience in obtaining my response.

Question 1. Is a barn with livestock considered a non-participating receptor?

Based on the current definition of a noise receptor in Ontario Regulation 359/09 a barn containing livestock is not considered a noise receptor. The goal of MOE setbacks between wind turbines and noise receptors is to limit noise at buildings where long term human residency is possible and is likely to occur. Structures without servicing (i.e. water or sanitary services etc.) built to allow temporary or intermittent

uses by humans are not intended to be considered noise receptors for the purposes of measuring setbacks.

The definition of a noise receptor as referenced from O. Reg 359/09 is:

- A building or structure used for overnight accommodation; and
- A building or structure used as an educational facility, a day nursery or a place of worship.

Question 2. What are the MNR setbacks from wetlands, woodlots, watercourses etc. We have a tributary from the 20 Mile Creek running through our property. What would be the required setback from something like that?

The required minimum setback distances from natural features and water bodies (i.e. wetlands, woodlots, watercourses) is 120 metres.

If an applicant wants to locate the project within the setback from natural features, they have to undertake a study and submit a report (i.e. Environmental Impact Statement), as part of the application, that identifies and assesses any negative environmental effects the project may have on the natural feature and identify the mitigation measures that will be undertaken to mitigate those effects.

If an applicant is proposing to locate the project within the minimum setback distance from a water body, a water report must be prepared and must accompany the application. This report must identify and assess any negative environmental effects that the project may have on the water body and must identify mitigation measures in respect of those effects. Also, it would be important to note that parts of the project related to transmission lines and associated structures, roads, water crossings, culverts, etc. associated with the facility may be allowed within 30 metres of a water body or within the water body itself. However, parts of the project related to the generation equipment (i.e. turbine), storage facilities and transformer stations may not.

The MNR must review a project's Natural Heritage Report, Environmental Impact Statement, and Environmental Effects Monitoring Plan before the report can be submitted to the MOE for approval, and proponents must include a copy of MNR comments as part of the final REA package for evaluation.

With regards to the tributary from 20 Mile Creek running through your property (whether it is a permanent or an intermittent stream) the setback distance would be 120 metres. The same requirements for proposing to build within that setback as previously mentioned above for water bodies would apply. At the Second Public Open House for the HAF Wind Energy Project (likely to take place early in the new year) we will have display boards showing maps of the proposed facilities in relation to natural features, water bodies and their proposed setback distances. At that time we would be happy to meet with you to discuss how the project might interact with the tributary running through your property.

Question 3. Could you kindly expand on the employment opportunities these Wind Turbines will bring? What kind of full-time permanent positions will these create in my community?

The majority of employment opportunities associated with the project will be created during the construction and decommissioning phases of the project and local suppliers and contractors will be used as much as possible. Vineland Power Inc. intends on creating a few permanent positions as required to oversee the project's operation and maintenance activities. This may include: a Project Manager/Site Supervisor, Turbine Technicians and seasonal grounds maintenance staff. Given the size of the project (five turbines) we believe that this is a small but meaningful contribution to 'green' jobs in Niagara Region and the Township of West Lincoln.

Question 4. What is the estimated increase in property tax to the municipality that one wind turbine will bring. I know that you can only make an estimate-but I would like to have an idea of the financial benefit the Municipality may gain.

You are correct, in that it would be difficult at this time to give the exact amount that the project would pay in property tax assessments each year to the local municipality. Property values/land classifications in Ontario are determined and assessed each year by the Municipal Property Assessment Corporation (MPAC), and each individual municipality is responsible for setting the tax rates, and calculating the taxes payable to them (i.e. municipal, regional, and educational taxes). Currently, as this is Vinland Power Inc.'s first venture into renewable energy, it does not have a precise estimate with regards to potential property tax payments as the project's value has not presently been assessed by the MPAC. I do not believe that it would be beneficial to provide you with a potentially inaccurate or misleading estimate. What I can suggest you do to determine potential property tax (i.e. financial gain) the municipality will receive from Vinland Power Inc. if the project is approved would be to contact the township's treasury department and inquire about present tax rates applied to industrial businesses/properties. I have provided the link for your convenience:

<http://www.westlincoln.ca/departments/treasury>

I realize that you trying to gain a better understanding of the financial benefits the HAF Wind Energy Project is likely to bring to local residents and the Township of West Lincoln. In an effort to provide you with this I have listed some links below, which discuss municipal/community benefits, testimonials (including municipal officials), and case studies of other wind farm projects located in Ontario, and the remaining provinces in Canada:

<http://www.canwea.ca/pdf/canwea-municipality-brochure-web-v1.pdf>

http://www.canwea.com/municipalities/municipalities_e.php

http://www.canwea.com/municipalities/municipalities_casestudies_e.php

Question 5. Has this project already been submitted to the Ministry of the Environment for their review? If you could provide more details regarding that process I would appreciate it.

Presently, the proponent (Vineland Power Inc.) has not submitted the required REA documents/reports to the Ministry of Environment for review. At this time we are working towards completing our draft REA package for public and agency review/comment and we are undertaking consultation requirements before we are eligible to submit the Final REA package to the MOE for approval. I have provided you with additional information regarding the REA process below so that you may have a better understanding of the requirements/process:

Renewable Energy Projects, such as the HAF Wind Energy Project are subject to Ontario Regulation 359/09 *Renewable Energy Approvals* (REA) under Part V.0.1 of the *Ontario Environmental Protection Act*. A Renewable Energy Approval is issued by the Ministry of Environment (MOE). The REA process requires proponents (like Vineland Power Inc.) of renewable energy projects to conduct environmental investigations and meet mandatory consultation requirements before the applicant can be eligible to apply for approval. As part of the consultation requirement renewable energy projects must engage with the public, local municipalities and aboriginal communities in discussions about the project as well as other required regulatory agencies. As part of public consultation for the REA process proponents are required to hold two (2) Public Open Houses and allow for public input throughout the development

phase of the project. Once environmental studies and required reports have been completed and consultation requirements have been fulfilled the proponent can file their REA application form along with supporting documents and reports with the MOE. After the application has been filed with the MOE an Environmental Bill of Rights Notice of Proposal is posted on the Ontario Environmental Registry for a mandatory 30-day review period where the public and other agencies can view and comment on the complete REA package. After the 30-day review period the MOE reviews the application and supporting documents for approval. This MOE review period can last up to six (6) months. When a decision has been made, the director of the MOE will notify the proponent and will post the outcome of the decision on the Environmental Registry. To clarify this process I have attached a copy of one of the display boards that was shown at the Public Open House on August 25 that will help explain the REA process.

The Ministry of the Environment has also prepared a Renewable Energy Approval Guide which you can find here: http://www.ene.gov.on.ca/en/business/green-energy/docs/REP_Guide.pdf. This guide is fairly straight forward, and will provide you with additional background information regarding: the REA process, required project studies/reports, and setback distances for renewable energy projects. Some of the information that I have provided in response to your questions can also be referenced in this document.

Question 6. What is the estimated cost to build one wind turbine?

The cost of a wind project depends on several factors including the size of the project, availability of infrastructure, cost of interconnection, time of construction etc. Currently, the industry standard for building a wind turbine is approximately 2.5 million per megawatt (MW).

Question 7. Will the final study include a cost/ benefit analysis? What I am referring to is something that shows the cost of the wind turbines, the projected payouts to the land owners (the costs) - compared to the amount of energy these industrial wind turbines will be producing

We are not required to complete or submit a cost/benefit analysis study as part of the REA package submitted to the MOE for approval. However, proponents would have to demonstrate the economic viability of their project in order to receive financing to build the wind farm from financial lenders. I do not believe the project would receive financing from lenders if the proponent was unable to demonstrate that the project could generate a profit in respect of the operations associated costs. That being said, financial matters between the proponent and lenders would remain private.

Question 8. I am getting confused by all the information I am hearing. I heard from a neighbour that is considering leasing his land that he will be receiving 18 cents a kilowatt. We are currently paying hydro I believe about 7.5 cents a kilowatt. If this is the case how and where does hydro make up the difference? Also, if the farmer is receiving that much money a kilowatt - how does Vineland Power make money?

Land lease agreements between Vineland Power Inc. and local landowners is confidential, and I am unfortunately unable to advise you of the potential financial compensation your neighbour or other land owners may receive if they wish to participate in the project. What I can provide some clarification on in terms of how the project would generate income, which may help you determine the accuracy of your neighbour's claim (i.e. receiving 18 ¢/kWh) is that the project has been awarded an Ontario Power Authority (OPA) Feed-In Tariff (FIT) contract, which will allow the project to feed directly into the Hydro One distribution grid. The FIT program is designed to purchase power from renewable energy facilities at guaranteed rates for 20 years. Presently, wind energy projects which have been awarded a FIT contract will receive 13.5 ¢/kWh from the OPA and can receive an additional 1¢/kWh if it is a community project.

The annual energy production for the HAF Wind Energy Project is estimated to be approximately 26 Million kWh.

If you would like to know more about the OPA/FIT contracts please follow the provided link:
<http://www.powerauthority.on.ca/>

Question 9. What role is the provincial government playing? I am asking these, no longer as someone who may be affected by wind turbines, I am asking these questions as a tax payer - trying to figure out how the money flows

In early 2009 the Provincial Parliament passed the *Green Energy and Green Economy Act (GEA)*, which directs the government to develop renewable energy resources (i.e. wind, solar, bio-energy, hydro) in an effort to help reduce Ontario's reliance on fossil fuels by producing clean and sustainable sources of energy. This provincial strategy to develop renewable sources of energy seeks to phase out coal-fired generation plants by 2014, help assist the province meet its greenhouse gas reduction targets, and create new forms of 'green' industry and jobs. FIT contracts awarded to renewable energy projects by the OPA (an entity of the provincial government) therefore allows proponents to tap directly into the provinces hydro grid with service guarantees for 20 years.

If you would like to know more about the GEA, and the province's renewable and sustainable energy initiatives please follow the provided link to the Ministry of Energy and Infrastructure's website:
<http://www.mei.gov.on.ca/en/energy/gea/>

Thank-you again for your interest in the HAF Wind Energy Project, and taking the time to write us with your questions and concerns. We continue to welcome your correspondence. If you require any further clarification about this project, the REA process or the answers to your questions please do not hesitate to contact me.

Best Regards,

Jonathan Veale M.E.S. EP
Project Manager – Environmental Division
Chef de projet – Division Environnementale
jveale@morrisonhershfield.com



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Britney Pringle

-----Original Message-----

From:

Sent: Wednesday, November 03, 2010 12:35 PM

To: Jonathan Veale; Jonathan Veale

Subject: RE: HAF Wind Energy Project

Still waiting. Im guessing you had nothing to do with those answers. That's why I haven't received anything.

-----Original Message-----

From: Jonathan Veale <JVeale@morrisonhershfield.com>

Sent: October 29, 2010 3:48 PM

To:

Cc: Tom@ipcenergy.ca

Subject: HAF Wind Energy Project

[The entire original message is not included]

Britney Pringle

From:
Sent: Thursday, November 04, 2010 9:52 PM
To: Jonathan Veale; Jonathan Veale
Subject: RE: HAF Wind Energy Project

Still waiting. This is unprofessional and I have let people know about your poor customer service.

-----Original Message-----

From: Jonathan Veale <JVeale@morrisonhershfield.com>
Sent: October 29, 2010 3:48 PM
To:
Cc: Tom@ipcenergy.ca
Subject: HAF Wind Energy Project

[The entire original message is not included]

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, November 09, 2010 4:37 PM
To:
Cc: Tom Lewis
Subject: RE: Meeting

Mr.
Please find a response on behalf of IPC Energy and myself. Since your question relates to the second Public Open House, I have responded.

Regarding your request for clarification on the date and time of Public Open House #2, we have not yet determined a date for this event. We anticipate that it will be held in the new year. We are presently obtaining environmental approvals and completing our reports for public review. We are committed to ensuring that our application remains rigorous and thorough. Once we have determined a date and location for Public Open House #2, we will inform you and other residents by letter notification and newspaper notice.

Municipal stakeholders will have at least 90-days and members of the public will have at least 60-days to review our draft Renewable Energy Approval (REA) package in advance of the second Public Open House. Following that period, comments will be incorporated into the design of the project and Vineland Power Inc. may submit a Renewable Energy Approval to the Ministry of the Environment (MOE). The REA application will then be posted on the [Environmental Registry](#) for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

For your information, the purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. If you should have any further comments or questions, please forward them to me as such and we will respond where appropriate.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

-----Original Message-----

From:
Sent: November-05-10 4:14 PM
To: Tom Lewis
Subject: Meeting

Mr. Lewis wondering when your open house is for the turbines in West Lincoln area I understand your probably trying to keep it as quiet as

possible wouldn't want to many difficult questions . Anyway would ask that you respond. By the way our open house is Wednesday November the 10 at Caistor Center School 6:30 you should come and see the pain and suffering you have caused people .
Sent on the TELUS Mobility network with BlackBerry

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, November 09, 2010 1:05 PM
To:
Cc: Tom Lewis
Subject: RE: HAF Wind Project

Follow Up Flag: Follow up
Flag Status: Flagged

Ms.
I have provided input in to the proponent's response as it relates to the consultation process as described under the Renewable Energy Approval (REA). You will receive an e-mail from Mr. Lewis shortly. I look forward to reading everyone's responses.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
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-----Original Message-----

From:
Sent: Tuesday, November 09, 2010 11:52 AM
To: Tom Lewis; Jonathan Veale; MOE; Mr. McGuinty; Tim Hudak; Mr. Duguid; Mr. Wilkinson
Subject: HAF Wind Project

I would appreciate a response from each one of you;

Exactly how did you come up with a 550 meter setback distance as being safe? Is 549 meters unsafe? Where is the science to back up the numbers? I think it was you Tom that mentioned in one of our many conversations that there is no reason for 550 meters, that its just more than the original set back distance.

Please respond as soon as possible. Also Tom, you did not reply yet to my question of when is your 2nd open house and where are the turbines going to be located?

Sent on the TELUS Mobility network with BlackBerry

Britney Pringle

-----Original Message-----

From: Tom Lewis [mailto:Tom@ipcenergy.ca]

Sent: Tuesday, November 09, 2010 1:19 PM

To:

Cc: Jonathan Veale; MOE; Mr. McGuinty; Tim Hudak; Mr. Duguid; Mr. Wilkinson; Sunny Galia; John Andrews

Subject: RE: HAF Wind Project

Mrs.

Thank you for your email.

I have attached some reference docs with respect to setbacks. IPC along with Vinland power are following the provincial guidelines for this project. I would suggest that you speak directly with the regulators regarding the rationale for the current setbacks as well as sound levels. These are provincially regulated setbacks not setbacks chosen by IPC or Vinland Power.

In response to your request for clarification on the date and time of Public Open House #2, IPC has not yet determined a date for this event.

We anticipate that it will be held in the new year. We are presently obtaining environmental approvals and completing our reports for public review. IPC is committed to ensuring that our application remains rigorous and thorough. Once we have determined a date and location for Public Open House #2, we will inform you and other residents by letter notification and newspaper notice. Municipal stakeholders will have at least 90-days and members of the public will have at least 60-days to review our draft Renewable Energy Approval (REA) package in advance of the second Public Open House. Following that period, comments will be incorporated into the design of the project and Vinland Power Inc. may submit a Renewable Energy Approval to the Ministry of the Environment (MOE). The REA application will then be posted on the Environmental Registry for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

I trust this email answers your questions.

Tom Lewis
Manager, Planning & Environment
IPC Energy

Office: 905.607.1016 Ext.227

Cell: 416.710.1982

Fax: 905.607.5995

www.IPCEnergy.ca

Please consider the environment before printing this email.

-----Original Message-----

From:

Sent: November-09-10 11:52 AM

To: Tom Lewis; Jonathan Veale; MOE; Mr. McGuinty; Tim Hudak; Mr. Duguid; Mr. Wilkinson

Subject: HAF Wind Project

I would appreciate a response from each one of you;

Exactly how did you come up with a 550 meter setback distance as being safe? Is 549 meters unsafe? Where is the science to back up the numbers? I think it was you Tom that mentioned in one of our many conversations that there is no reason for 550 meters, that its just more than the original set back distance.

Please respond as soon as possible. Also Tom, you did not reply yet to my question of when is your 2nd open house and where are the turbines going to be located?

Sent on the TELUS Mobility network with BlackBerry

Britney Pringle

-----Original Message-----

From: Tom Lewis [mailto:Tom@ipcenergy.ca]
Sent: Tuesday, November 09, 2010 1:21 PM
To:
Cc: Jonathan Veale; Sunny Galia
Subject: RE: meeting

,

As discussed during our last phone conversation. IPC has not yet determined a date for our second Public Open House. We anticipate that it will be held in the new year. We are presently obtaining environmental approvals and completing our reports for public review. IPC is committed to ensuring that our application remains rigorous and thorough. Once we have determined a date and location for Public Open House #2, we will inform you and other residents by letter notification and newspaper notice. Municipal stakeholders will have at least 90-days and members of the public will have at least 60-days to review our draft Renewable Energy Approval (REA) package in advance of the second Public Open House. Following that period, comments will be incorporated into the design of the project and Vineland Power Inc. may submit a Renewable Energy Approval to the Ministry of the Environment (MOE). The REA application will then be posted on the Environmental Registry for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

I trust this email answers your questions.

Tom Lewis
Manager, Planning & Environment
IPC Energy

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Please consider the environment before printing this email.

-----Original Message-----

From:
Sent: November-09-10 12:35 PM
To: Tom Lewis
Subject: meeting

Tom this my 3rd request WHEN IS YOUR OPEN HOUSE ! Richard Merritt Sent on the TELUS Mobility network with BlackBerry

Britney Pringle

-----Original Message-----

From:

Sent: Wednesday, November 10, 2010 9:42 AM

To: Jonathan Veale

Subject: Setbacks

Veale then here's my concern its been proven in Europe that 550 meters is not enough that its more like 2 to 3 km. More and more reports are coming out in Europe and Canada that more studies are needed did you read the report by Dr. Hazel Lynn the Grey Bruce Medical Officer for health how do you then tell me their safe again I ask you to give me a written guarentee that my family my community and myself won't get sick from these IWT . I feel this is a concern so a reply would be nice. Hope to see you at our open house tonight come out and hear the real stories of what your doing to peoples lives .

Sent on the TELUS Mobility network with BlackBerry

Britney Pringle

-----Original Message-----

From: Tom Lewis [mailto:Tom@ipcenergy.ca]
Sent: Tuesday, November 16, 2010 5:06 PM
To:
Cc: Jonathan Veale; Sunny Galia
Subject: RE: IWT

Dear

Thank you for your email of November 12th 2010. This email is to confirm that IPC has received your comments regarding the HAF wind energy project in West Lincoln.

IPC energy, Vineland Power and Morrison Hershfield are working closely to address public questions and concerns regarding this project. Our team will ensure that the questions and concerns asked by the public are addressed by the most appropriate person. We will review your question and decide who is the right person to respond.

The idea behind public consultation is to provide as much information to the public as practically possible at a given time to help members of the public make an informed and educated decision about the project.

From this point forward please send your questions/concerns via the contact us page on the project website provided at www.hafwindenergy.ca by filling out the registration and information form and the appropriate team member will respond to your inquiry.

Kind Regards,

Tom Lewis
Manager, Planning & Environment
IPC Energy

Office: 905.607.1016 Ext.227
Cell: 416.710.1982
Fax: 905.607.5995

www.IPCEnergy.ca

Please consider the environment before printing this email.

-----Original Message-----

From:
Sent: November-12-10 11:10 AM
To: Tom Lewis

Subject: IWT

Tom I would like an answer to this question the last time I was allowed to talk to you on the phone and I told you about all the homes going up for sale I ask you what you thought of that and you said they should at least wait until they know where the turbines are going first. If and I stress if these things are safe why should it matter . I would like an answer from you not Veale .

Sent on the TELUS Mobility network with BlackBerry

Britney Pringle

-----Original Message-----

From: Sunny Galia [mailto:Sunny@ipcenergy.ca]

Sent: Tuesday, November 16, 2010 10:49 AM

To:

Cc:

Subject: RE: HAF energy project INDUSTRIAL WIND TURBINE PROJECT HAMILTON/NIAGARA BOUNDARY

Hello ,

We thank you for your email about the HAF wind energy project. We appreciate your concerns about the project and the Renewable Energy Approval process.

IPC and Vineland Power are committed to follow a thorough and meaningful public consultation process as per the REA requirements. We have hired a very experienced and qualified environmental consultant- Morrison Hershfield for conducting environmental studies, preparing necessary reports and public consultation required as per the regulation. We are sending copy of this email to Morrison Hershfield to review your concerns and address them appropriately. You will receive a response from them very soon.

Best Regards,

Sunny Galia

Project Manager

IPC Energy

2550 Argentia Road, Suite 105

Mississauga, ON L5N 5R1

905 607-1016 ext 222

905 607-5995 fax

416 629 6440 mobile

sunny@ipcenergy.ca

www.ipcenergy.ca

-----Original Message-----

From:

Sent: November-15-10 6:24 PM

To: Sunny Galia

Cc:

Subject: HAF energy project INDUSTRIAL WIND TURBINE PROJECT HAMILTON/NIAGARA BOUNDARY

Mr. Sunny Galia,

Please be advised that the constituents of Glanbrook Ward 11, within the Hamilton City limits, would like to express extreme concern in regards to the process in which IPC Energy presented public information, on August 25, 2010, regarding the HAF energy project. This meeting pertained to properties directly adjacent to Glanbrook homes along Westbrook Road, and those in close proximity located on Golf Club Road, Woodburn Road, Guyatt Road, and Binbrook Road, although no one in Glanbrook had been formally notified in writing, nor was there any posting made public in our local newspapers, the Glanbrook Gazette/ the Hamilton Spectator.

We would also like to note that this area consists of approximately 200 Glanbrook homes.

As per the Ontario RENEWABLE ENERGY PROJECTS guide to approvals page 24:

"At an early stage of project planning, the applicant must notify landowners within 120 metres of the proposed project location and place a notice in a local newspaper."

As residents of the City of Hamilton, where our homes could potentially be amongst the closest in proximity to the HAF energy project, we would like to request that IPC energy, along with Vineland Power, re-host the preliminary community consultation meeting in order to allow Hamilton citizens, an opportunity to review and comment on the project proposed along the boundary road of our municipalities.

Many constituents are still unaware of the INDUSTRIAL WIND TURBINE PROJECT, which appears to be moving forward in our community.

"Applicants must also hold at least two community consultation meetings at the beginning of the process, once the project concept is clear. The first community consultation meeting takes place at the start of project planning." -REP Guide page 24

Trusting that transparency will not be an issue, we await your reply.

Kindly,

Britney Pringle

From: Jonathan Veale
Sent: Wednesday, November 17, 2010 7:45 PM
To:
Cc: timhudak@niagara.net; btreble@westlincoln.ca; contact@brendajohnson.ca; Bob.Bratina@hamilton.ca; russ.powers@hamilton.ca; robert.pasuta@hamilton.ca; Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca; maria.pearson@hamilton.ca; brad.clark@hamilton.ca; brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca; sam.merulla@hamilton.ca; chad.collins@hamilton.ca; tom.jackson@hamilton.ca; scott.duvall@hamilton.ca; terry.whitehead@hamilton.ca; david.Mitchell@hamilton.ca; Sunny Galia
Subject: RE: HAF Wind Energy Project
Attachments: POH1 HAF Boards FINAL SM_Aug20_10.pdf

Thank-you for your e-mail to Mr. Sunny Galia on November 15, 2010. In your e-mail you expressed your concerns about not being notified about the proposed HAF Wind Energy Project, located in the Township of West Lincoln. You presented the requirements of the [Renewable Energy Approval \(O.Reg. 359/09\)](#) fairly accurately; however, I do wish to clarify some points that pertain to your question and why residents of Hamilton were not specifically contacted.

First, you are correct, the Proponent (Vineland Power Inc.) is required to provide notice to every assessed owner of land within 120 metres of the project location. The project location is defined as follows:

“project location” means, when used in relation to a renewable energy project, a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposes to engage in the project;
(REA, 2009)

No portion of the proposed HAF Wind Energy *project location* (roads, taplines, turbines, etc..) will come within 120 metres of Hamilton. Otherwise we would need to consult with landowners west of Westbrook Road. In fact, I anticipate that no portion of the project location will be found within 750 metres of the boundary with Hamilton. Our consultation area includes the portion east of Westbrook Road. We have had comments about this being unclear, these are legitimate concerns, and we are considering various options to correct this misunderstanding. In the mean time we are informing anyone who may inquire about this concern. Also, in the very near future I will be able to provide you and anyone who is interested with the layout of the facility. I could e-mail you maps or provide you with paper copies.

In public consultation it can be controversial to determine the extent to which we should consult. Generally, we rely on the regulatory requirements. Since the project is entirely located within the Township of West Lincoln we opted to design the project and consultation to that area. This allows us to focus on those who may be most impacted by the project. That being said, I am always pleased when people take an interest.

Regarding your request for an additional Public Open House and notifications for Hamilton, we remain committed to our existing approach to public consultation within the consultation area that we have developed. That means I do not plan for any additional Public Open Houses for those west

of Westbrook Road. We will, however, also be hosting a Public Open House in February, 2011 and I will examine how we can further reach out to landowners west of Westbrook Road in advance of that event. You and your neighbours are welcome to attend.

If you should have any comments or know anyone who has any thoughts about the HAF Wind Energy Project, please direct correspondence to myself:

Jonathan Veale

Environmental Planner

Morrison Hershfield

Suite 600, 235 Yorkland Blvd.

Toronto, ON M2J 1T1

jveale@morrisonhershfield.com

With your permission, I can add your name to our mailing list so that you may remain informed about this proposal. Moreover, if you know anyone else who would like to receive correspondence about this project, they should contact me to be added to our mailing list. I have included display boards from our first Public Open House back in August, 2010 for your interest.

Thank-you again for your e-mail.

Yours truly,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1

Office: 416 499 3110 x1639 | Fax: 416 499 9658

morrisonhershfield.com

-----Original Message-----

From:

Sent: November-15-10 6:24 PM

To: Sunny Galia

Cc: timhudak@niagara.net; btreble@westlincoln.ca;
contact@brendajohnson.ca; Bob.Bratina@hamilton.ca;
russ.powers@hamilton.ca; robert.pasuta@hamilton.ca;
Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca;
maria.pearson@hamilton.ca; brad.clark@hamilton.ca;
brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca;
sam.merulla@hamilton.ca; chad.collins@hamilton.ca;
tom.jackson@hamilton.ca; scott.duvall@hamilton.ca;
terry.whitehead@hamilton.ca; david.Mitchell@hamilton.ca

Subject: HAF energy project INDUSTRIAL WIND TURBINE PROJECT
HAMILTON/NIAGARA BOUNDARY

Mr. Sunny Galia,

Please be advised that the constituents of Glanbrook Ward 11, within the Hamilton City limits, would like to express extreme concern in regards to the process in which IPC Energy presented public information, on August 25, 2010, regarding the HAF energy project. This meeting pertained to properties directly adjacent to Glanbrook homes along Westbrook Road, and those in close proximity located on Golf Club Road, Woodburn Road, Guyatt Road, and Binbrook Road, although no one in Glanbrook had been formally notified in writing, nor was there any posting made public in our local newspapers, the Glanbrook Gazette/ the Hamilton Spectator.

We would also like to note that this area consists of approximately 200 Glanbrook homes.

As per the Ontario RENEWABLE ENERGY PROJECTS guide to approvals page 24:

"At an early stage of project planning, the applicant must notify landowners within 120 metres of the proposed project location and place a notice in a local newspaper."

As residents of the City of Hamilton, where our homes could potentially be amongst the closest in proximity to the HAF energy project, we would like to request that IPC energy, along with Vineland Power, re-host the preliminary community consultation meeting in order to allow Hamilton citizens, an opportunity to review and comment on the project proposed along the boundary road of our municipalities.

Many constituents are still unaware of the INDUSTRIAL WIND TURBINE PROJECT, which appears to be moving forward in our community.

"Applicants must also hold at least two community consultation meetings at the beginning of the process, once the project concept is clear.
The first community consultation meeting takes place at the start of project planning." -REP Guide page 24

Trusting that transparency will not be an issue, we await your reply.

Kindly,

Britney Pringle

-----Original Message-----

From: Tom Lewis [mailto:Tom@ipcenergy.ca]
Sent: Wednesday, November 17, 2010 9:59 AM
To:
Cc: Jonathan Veale; Sunny Galia
Subject: RE: Partnering with IPC

,

Thank you for your email of November 17th. This email is to confirm that IPC has received your comments regarding the HAF wind energy project in West Lincoln.

IPC energy, Vineland Power and Morrison Hershfield are working closely to address public questions and concerns regarding this project. Our team will ensure that the questions and concerns asked by the public are addressed by the most appropriate person. We will review your question and decide who is the right person to respond.

The idea behind public consultation is to provide as much information to the public as practically possible at a given time to help members of the public make an informed and educated decision about the project.

From this point forward please send your questions/concerns via the contact us page on the project website provided at www.hafwindenergy.ca by filling out the registration and information form and the appropriate team member will respond to your inquiry.

Regards,

Tom Lewis
Manager, Planning & Environment
IPC Energy

Office: 905.607.1016 Ext.227
Cell: 416.710.1982
Fax: 905.607.5995

www.IPCEnergy.ca

Please consider the environment before printing this email.

-----Original Message-----

From:
Sent: November-17-10 6:29 AM
To: Tom Lewis

Subject: Partnering with IPC

Can you tell me what studies have been done on the effects of property values for landowners in the immediate area of wind farms? And the results of those studies?

Thanks you in advance

Britney Pringle

-----Original Message-----

From: Tom Lewis [mailto:Tom@ipcenergy.ca]
Sent: Wednesday, November 17, 2010 10:02 AM
To:
Cc: Jonathan Veale; Sunny Galia
Subject: RE: West Lincoln Project

Mr.

Thank you for your email of November 17th. This email is to confirm that IPC has received your comments regarding the HAF wind energy project in West Lincoln.

IPC energy, Vineland Power and Morrison Hershfield are working closely to address public questions and concerns regarding this project. Our team will ensure that the questions and concerns asked by the public are addressed by the most appropriate person. We will review your question and decide who is the right person to respond.

The idea behind public consultation is to provide as much information to the public as practically possible at a given time to help members of the public make an informed and educated decision about the project.

From this point forward please send your questions/concerns via the contact us page on the project website provided at www.hafwindenergy.ca by filling out the registration and information form and the appropriate team member will respond to your inquiry.

Regards,

-----Original Message-----

From:
Sent: November 17, 2010 6:27 AM
To: CustomerService
Subject: West Lincoln Project

I currently live in Glanbrook, on the border of West Lincoln where a wind farm is being finalized.

Can you tell me what studies have been done on the effects of property values in areas near wind farms?

I look forward to your reply.

Thank you

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, November 23, 2010 12:16 PM
To:
Subject: RE: West Lincoln Wind Farm

Dear Mr.

Thank-you for your email regarding the HAF Wind Energy project. Your comments help us to identify important concerns that you may have and determine what additional steps need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the community and residents.

With regards to potential property value changes, it is understandable that you may have concerns regarding the protection of the value of your property. We do not believe that there will be an impact to the surrounding residential property values as a result of the construction and operation of the HAF Wind Energy Project in West Lincoln, Ontario. We have based this response on numerous studies conducted in Canada, the United States, and Europe, which have found that there is no statistical evidence that a commercial wind farm within sight of a property will decrease its value. In your email you had requested that I provide you with some results of property value studies. Please find below results of property value studies that you may reference. I have also provided the link to each document for your convenience as well. As a suggestion, you may also look at the referenced sources in these studies for further reading on the subject.

1. "The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis." Ernest Orlando Lawrence Berkeley National Laboratory, (2009).
http://www.canwea.ca/pdf/talkwind/Property_Value_Study.pdf

This study was sponsored by the United States Department of Energy and found that neither the view of the wind facilities nor the distance of the home to those facilities is found to have any consistent, measurable, and statistically significant effect on home sales prices even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states.

2. "The Effect of Wind Development on Local Property Values." The Renewable Energy Policy Project, (2003). http://www.repp.org/articles/static/1/binaries/wind_online_final.pdf

This study was conducted in the United States and reviewed data on property sales in the vicinity of wind projects. It used statistical analysis to determine whether and the extent to which the presence of a wind power project has had an influence on the prices at which the properties had been sold. The study found that there was "no evidence that property values decreased as a result of wind farms [...] for the great majority of projects the property values actually rose more quickly in the view shed than they did in the comparable community. Moreover, values increased faster in the view shed after the projects came online than they did before."

3. "Wind Energy Study-Effect on Real Estate Values in the Municipality of Chatham-Kent, Ontario" Canadian Wind Energy Association, (2010).

<http://www.canwea.ca/pdf/talkwind/PropertyValuesConsultingReportFebruary42010.pdf>

This study concentrated on real estate values in the Municipality of Chatham-Kent, Ontario, which also found similar results to the previously mentioned studies that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. The study concluded that "in the study area, where wind farms were clearly visible, there was no empirical evidence to indicate that rural residential properties realized lower sale prices than similar residential properties within the same area that were outside of the viewshed of a wind turbine."

We have added the contact information that you provided to our project mailing list so that you may stay informed about the status of the project as it progresses through the REA. You will also receive a notice letter regarding the project's second Public Open House expected to take place in the new year. You are also encouraged to visit the projects website, which will be updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

I trust that my response has spoken to your concerns. If you require any further clarification about this project or my response to your inquiry please do not hesitate to contact me and I will do my best to address your comments.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

-----Original Message-----

From:
Sent: Wednesday, November 17, 2010 6:34 AM
To: Jonathan Veale
Subject: West Lincoln Wind Farm

Can you tell me what effects wind farms have on property values in surrounding areas, and more importantly what the results of those studies are?

Thank You

Britney Pringle

From: Jonathan Veale
Sent: Monday, November 22, 2010 2:19 PM
To:
Cc: Tim Hudak, MPP
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Ms.

Thank-you for your e-mail. I appreciate you taking your time to write me about the HAF Wind Energy Project. I respect that you share a different opinion about this proposal and I thank you for being reasoned and thoughtful in your assessment. That said, I do believe that this project will provide a net benefit to all communities involved and contribute to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs.

In your e-mail you had commented about the 'secrecy' about this project. This is certainly not our intention. In public consultation it can be difficult determining what information to provide and when to do so. Our approach has been to provide reliable information as it becomes available. We also cannot provide design and impacts information to the public until it has been reviewed by the appropriate Ministries and responsible authorities. Regarding so called 'gag-clauses' in contracts for optioned properties - I have heard of these clauses being used elsewhere; however, I am not aware of such a clause being included for landowners associated with this project.

In your e-mail you had mentioned that the next Public Open House may be as early as December, 2010. Given the current schedule of the project, the second Public Open House will likely be held in February, 2011. You will continue receive notification about this well before the actual event. We are also examining alternative approaches to consulting with the public. I will also keep you informed about this as well.

Thank-you again for your e-mails. If you should require any further information or clarification about the proposed project, please contact me. I look forward to seeing you at the next Public Open House.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Sunday, November 21, 2010 8:54 PM
To: Jonathan Veale
Cc: Tim Hudak, MPP
Subject: Re: HAF WIND ENERGY INQUIRY FORM

Hi Jonathan

I would first like to thank you for the time you have taken in responding to my e-mail queries. You have always responded to me on a timely basis, and in a very professional matter. I really appreciate that.

As I mentioned in one of my first e-mails - I have been trying to educate myself on the matter of industrial wind turbines. I had the opportunity to attend a wind energy information night held at a local school on Nov. 10th. I have also been reading what I can on the internet. I have visited Dunnville to view the wind turbines there. I have also spoken to someone who lives near a private wind turbine in Dunnville.

I have reviewed all of the information that I have found, and I am now firmly opposed to industrial wind turbines. I do not believe that industrial wind turbines are the proper solution to ensure viable long-term energy sources. I believe that a much better option is to recycle existing energy generation stations that already exist in Ontario. The communities that presently have generating stations - Nanticoke for example, would welcome this reinvestment.

Also, I am completely opposed to the Green Energy Act. Sometimes, legislation is needed to protect the good of the people. We may not like it - but it has the overall good of society at heart. The Green Energy Act does not fall into that kind of legislation. It is just a means for the Ontario Liberal Government to be able to boast that "Ontario is green". The Green Energy Act is harmful to rural residents and has stripped my rights to an appeal process. Shame on the Ontario Government.

Calling the project in Caistor Center a "community project" is an insult to my intelligence. Ask the close to 400 people that attended the information session on Nov. 10th if they feel this is a community project. Most people in the vicinity would not have even known about this if it wasn't for the newly formed WLWAG group in West Lincoln. This is not a community project - it is a small group of farmers that will make a profit (hopefully), while their neighbours live in fear of what these turbines will bring.

Jonathan, one item that kept bothering me is this - If this is such a great project - why all the secrecy. Why are the farmers that have signed leases on a "gag order" not to speak to anyone. How does that build a sense of community?

There are still too many uncertainties regarding health issues. Also, having these wind turbines in my backyard is going to disturb my well-being and the enjoyment of my home. I do not have a cottage to escape to - my home is my escape. I did not buy a 70 acre farm to sit in my back yard and stare at and listen to industrial wind turbines. Never in my wildest dreams did I think this would happen. Caistor Center is not composed of large farms (over 100 acres each). The community is comprised of farms right beside 1 acre lots. On a road you will see a farm , a one-acre lot, another one-acre lot and then a farm. There are even surveys in the mix. People moved to Caistor to enjoy a quiet country life.

The money part also bothers me. Vineland energy will receive 14.5 cents a kWh. The project is expected to produce 26 million kWh annually. That is an annual revenue of approximately 3.8 million dollars a year. It won't take long for Vineland energy to recoup their investment. Presently, I am paying 7.5 cents a kWh for hydro. So, this means that the OPA (essentially Ontario Tax Payers) will be supplementing the difference for Vineland Energy's profits. The owners of Vineland energy will enjoy their money - far away from the noise and annoyance of the industrial wind turbines. Wow - that is a real community project!

It is also not fair that the assessed value of the industrial wind turbines has a cap on it. Based on a previous e-mail - maximum assessment will be about \$450,000. In most cases, assessment is based on the cost of construction (so I believe). If a company moved into our industrial park and built a new plant - the assessed

value would be based on what it cost to build the plant. I believe that the assessment gained from the wind turbines will be offset with the decline in the assessed value of all of the neighbouring properties.

Jonathan, again I thank you for all of the information you have shared. I understand that this project will host another public meeting in late December, early January. I certainly hope that the meeting is not held near the holidays as many people are away, visiting family or vacationing. Surely, you would hold the next public meeting on a date that would ensure as many people as possible could attend.

I hope you don't mind that I am sharing this e-mail with my local MPPs office. This is a provincial issue - and I need to voice my concerns to Tim Hudak as well.

Thanks

On Tue, Nov 9, 2010 at 3:23 PM, Jonathan Veale <JVeale@morrisonhershfield.com> wrote:

,

Thank-you for your e-mail. To answer your follow-up questions, I have provided a response to each below.

Comment 1. [Can you please let me know who determines if this is a community project? What is the criteria in determining if it is a community project?]

Response: Vineland Power Inc. made this determination based on the involvement of members of the local community in the development and establishment of this project. The owners of Vineland Power Inc. reside and conduct business in Niagara Region and commercial electricity generation is not their primary business or employment. Generally, A 'community project' refers to one or more of the following:

- a. one of more individuals resident in Ontario;
- b. a registered charity with its head office in Ontario;
- c. a not-for-profit organization with its head office in Ontario;
- d. a co-operative corporation all of whose members are resident in Ontario;
- e. a private corporation whose shareholders all fall into categories (a) – (d) above, and for whom commercial electricity generation is not their primary business or employment;
- f. a partnership or limited partnership whose partners all fall into categories (a) – (d) above, and for whom commercial electricity generation is not their primary business or employment; or
- g. any other organization that would be considered to have a 100% Community Participation Level under the Feed-in-Tariff rules.

Also, all turbines would be located on lots where the property owner's primary business is not electricity generation.

Comment 2: In terms of increased taxes - I thought you would be able to give me an estimate. Does the entire property get assessed as industrial?

Response: Property taxes on wind turbines are capped at an assessed value of \$40,000 per megawatt, plus one acre. Based on this number, this facility could be assessed for property taxes on an assessed value of \$360,000 to \$450,000 depending on the amount of land required. This is an estimate and may vary. I do not have information on how this might unfold in West Lincoln. The land normally retains its present zoning. If you require more information on the property tax assessment for wind facilities in the Township of West Lincoln, I would suggest contacting Brian Treble at the Township.

Thank-you again for your interest in this project. If you should have any further comments or questions, please forward them to me as such and we will respond where appropriate.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658

morrisonhershfield.com

From:
Sent: Wednesday, November 03, 2010 5:55 PM
To: Jonathan Veale

Cc: Sunny Galia; Tom@ipcenergy.ca; Britney Pringle
Subject: Re: HAF WIND ENERGY INQUIRY FORM

Hi Jonathan

Can you please let me know who determines if this is a community project. Also, what is the criteria in determining if it is a community project.

In terms of increased taxes - I thought you would be able to give me an estimate. Does the entire property get assessed as industrial?

I appreciate it if you would get back to me regarding the above items.

Sent on the TELUS Mobility network with BlackBerry

From: Jonathan Veale <JVeale@morrisonhershfield.com>

Date: Fri, 29 Oct 2010 15:29:07 +0000

To:

Cc: Sunny Galia<Sunny@ipcenergy.ca>; Tom@ipcenergy.ca<Tom@ipcenergy.ca>; Britney Pringle<BPringle@morrisonhershfield.com>

Subject: RE: HAF WIND ENERGY INQUIRY FORM

Ms. ,

Thank-you for taking the time to write us about the HAF Wind Energy Project, and your continued effort to gain a better understanding of the proposed project and the REA process, so that you may make an informed opinion about renewable energy projects such as the one proposed in West Lincoln.

I see that Mr. Galia has provided you with a response to some of your questions (attached). I have elaborated further below. I have tried to answer your questions thoroughly and directly. This does take time, so I appreciate your patience in obtaining my response.

Question 1. Is a barn with livestock considered a non-participating receptor?

Based on the current definition of a noise receptor in Ontario Regulation 359/09 a barn containing livestock is not considered a noise receptor. The goal of MOE setbacks between wind turbines and noise receptors is to limit noise at buildings where long term human residency is possible and is likely to occur. Structures without servicing (i.e. water or sanitary services etc.) built to allow temporary or intermittent uses by humans are not intended to be considered noise receptors for the purposes of measuring setbacks.

The definition of a noise receptor as referenced from O. Reg 359/09 is:

- A building or structure used for overnight accommodation; and
- A building or structure used as an educational facility, a day nursery or a place of worship.

Question 2. What are the MNR setbacks from wetlands, woodlots, watercourses etc. We have a tributary from the 20 Mile Creek running through our property. What would be the required setback from something like that?

The required minimum setback distances from natural features and water bodies (i.e. wetlands, woodlots, watercourses) is 120 metres.

If an applicant wants to locate the project within the setback from natural features, they have to undertake a study and submit a report (i.e. Environmental Impact Statement), as part of the application, that identifies and assesses any negative environmental effects the project may have on the natural feature and identify the mitigation measures that will be undertaken to mitigate those effects.

If an applicant is proposing to locate the project within the minimum setback distance from a water body, a water report must be prepared and must accompany the application. This report must identify and assess any negative environmental effects that the project may have on the water body and must identify mitigation measures in respect of those effects. Also, it would be important to note that parts of the project related to transmission lines and associated structures, roads, water crossings, culverts, etc. associated with the facility may be allowed within 30 metres of a water body or within the water body itself. However, parts of the project related to the generation equipment (i.e. turbine), storage facilities and transformer stations may not.

The MNR must review a project's Natural Heritage Report, Environmental Impact Statement, and Environmental Effects Monitoring Plan before the report can be submitted to the MOE for approval, and proponents must include a copy of MNR comments as part of the final REA package for evaluation.

With regards to the tributary from 20 Mile Creek running through your property (whether it is a permanent or an intermittent stream) the setback distance would be 120 metres. The same requirements for proposing to build within that setback as previously mentioned above for water bodies would apply. At the Second Public Open House for the HAF Wind Energy Project (likely to take place early in the new year) we will have display boards showing maps of the proposed facilities in relation to natural features, water bodies and their proposed setback distances. At that time we would be happy to meet with you to discuss how the project might interact with the tributary running through your property.

Question 3. Could you kindly expand on the employment opportunities these Wind Turbines will bring? What kind of full-time permanent positions will these create in my community?

The majority of employment opportunities associated with the project will be created during the construction and decommissioning phases of the project and local suppliers and contractors will be used as much as possible. Vinland Power Inc. intends on creating a few permanent positions as required to oversee the project's operation and maintenance activities. This may include: a Project Manager/Site Supervisor, Turbine Technicians and seasonal grounds maintenance staff. Given the size of the project (five turbines) we believe that this is a small but meaningful contribution to 'green' jobs in Niagara Region and the Township of West Lincoln.

Question 4. What is the estimated increase in property tax to the municipality that one wind turbine will bring. I know that you can only make an estimate-but I would like to have an idea of the financial benefit the Municipality may gain.

You are correct, in that it would be difficult at this time to give the exact amount that the project would pay in property tax assessments each year to the local municipality. Property values/land classifications in Ontario are determined and assessed each year by the Municipal Property Assessment Corporation (MPAC), and each individual municipality is responsible for setting the tax rates, and calculating the taxes payable to them (i.e. municipal, regional, and educational taxes). Currently, as this is Vinland Power Inc.'s first venture into renewable energy, it does not have a precise estimate with regards to potential property tax payments as the project's value has not presently been assessed by the MPAC. I do not believe that it would be beneficial to provide you with a potentially inaccurate or misleading estimate. What I can suggest you do to determine potential property tax (i.e. financial gain) the municipality will receive from Vinland Power Inc. if the project is approved would be to contact the township's treasury department and inquire about present tax rates applied to industrial businesses/properties. I have provided the link for your convenience:

<http://www.westlincoln.ca/departments/treasury>

I realize that you trying to gain a better understanding of the financial benefits the HAF Wind Energy Project is likely to bring to local residents and the Township of West Lincoln. In an effort to provide you with this I have listed some links below, which discuss municipal/community benefits, testimonials (including municipal officials), and case studies of other wind farm projects located in Ontario, and the remaining provinces in Canada:

<http://www.canwea.ca/pdf/canwea-municipality-brochure-web-v1.pdf>

http://www.canwea.com/municipalities/municipalities_e.php

http://www.canwea.com/municipalities/municipalities_casestudies_e.php

Question 5. Has this project already been submitted to the Ministry of the Environment for their review? If you could provide more details regarding that process I would appreciate it.

Presently, the proponent (Vineland Power Inc.) has not submitted the required REA documents/reports to the Ministry of Environment for review. At this time we are working towards completing our draft REA package for public and agency review/comment and we are undertaking consultation requirements before we are eligible to submit the Final REA package to the MOE for approval. I have provided you with additional information regarding the REA process below so that you may have a better understanding of the requirements/process:

Renewable Energy Projects, such as the HAF Wind Energy Project are subject to Ontario Regulation 359/09 *Renewable Energy Approvals* (REA) under Part V.0.1 of the *Ontario Environmental Protection Act*. A Renewable Energy Approval is issued by the Ministry of Environment (MOE). The REA process requires proponents (like Vineland Power Inc.) of renewable energy projects to conduct environmental investigations and meet mandatory consultation requirements before the applicant can be eligible to apply for approval. As part of the consultation requirement renewable energy projects must engage with the public, local municipalities and aboriginal communities in discussions about the project as well as other required regulatory agencies. As part of public consultation for the REA process proponents are required to hold two (2) Public Open Houses and allow for public input throughout the development phase of the project. Once environmental studies and required reports have been completed and consultation requirements have been fulfilled the proponent can file their REA application form along with supporting documents and reports with the MOE. After the application has been filed with the MOE an Environmental Bill of Rights Notice of Proposal is posted on the Ontario Environmental Registry for a mandatory 30-day review period where the public and other agencies can view and comment on the complete REA package. After the 30-day review period the MOE reviews the application and supporting documents for approval. This MOE review period can last up to six (6) months. When a decision has been

made, the director of the MOE will notify the proponent and will post the outcome of the decision on the Environmental Registry. To clarify this process I have attached a copy of one of the display boards that was shown at the Public Open House on August 25 that will help explain the REA process.

The Ministry of the Environment has also prepared a Renewable Energy Approval Guide which you can find here: http://www.ene.gov.on.ca/en/business/green-energy/docs/REP_Guide.pdf. This guide is fairly straight forward, and will provide you with additional background information regarding: the REA process, required project studies/reports, and setback distances for renewable energy projects. Some of the information that I have provided in response to your questions can also be referenced in this document.

Question 6. What is the estimated cost to build one wind turbine?

The cost of a wind project depends on several factors including the size of the project, availability of infrastructure, cost of interconnection, time of construction etc. Currently, the industry standard for building a wind turbine is approximately 2.5 million per megawatt (MW).

Question 7. Will the final study include a cost/ benefit analysis? What I am referring to is something that shows the cost of the wind turbines, the projected payouts to the land owners (the costs) - compared to the amount of energy these industrial wind turbines will be producing

We are not required to complete or submit a cost/benefit analysis study as part of the REA package submitted to the MOE for approval. However, proponents would have to demonstrate the economic viability of their project in order to receive financing to build the wind farm from financial lenders. I do not believe the project would receive financing from lenders if the proponent was unable to demonstrate that the project could generate a profit in respect of the operations associated costs. That being said, financial matters between the proponent and lenders would remain private.

Question 8. I am getting confused by all the information I am hearing. I heard from a neighbour that is considering leasing his land that he will be receiving 18 cents a kilowatt. We are currently paying hydro I believe about 7.5 cents a kilowatt. If this is the case how and where does hydro make up the difference? Also, if the farmer is receiving that much money a kilowatt - how does Vineland Power make money?

Land lease agreements between Vineland Power Inc. and local landowners is confidential, and I am unfortunately unable to advise you of the potential financial compensation your neighbour or other land owners may receive if they wish to participate in the project. What I can provide some clarification on in

terms of how the project would generate income, which may help you determine the accuracy of your neighbours claim (i.e. receiving 18 ¢/kWh) is that the project has been awarded an Ontario Power Authority (OPA) Feed-In Tariff (FIT) contract, which will allow the project to feed directly into the Hydro One distribution grid. The FIT program is designed to purchase power from renewable energy facilities at guaranteed rates for 20 years. Presently, wind energy projects which have been awarded a FIT contract will receive 13.5 ¢/kWh from the OPA and can receive an additional 1¢/kWh if it is a community project. The annual energy production for the HAF Wind Energy Project is estimated to be approximately 26 Million kWh.

If you would like to know more about the OPA/FIT contracts please follow the provided link:

<http://www.powerauthority.on.ca/>

Question 9. What role is the provincial government playing? I am asking these, no longer as someone who may be affected by wind turbines, I am asking these questions as a tax payer - trying to figure out how the money flows

In early 2009 the Provincial Parliament passed the *Green Energy and Green Economy Act (GEA)*, which directs the government to develop renewable energy resources (i.e. wind, solar, bio-energy, hydro) in an effort to help reduce Ontario's reliance on fossil fuels by producing clean and sustainable sources of energy. This provincial strategy to develop renewable sources of energy seeks to phase out coal-fired generation plants by 2014, help assist the province meet its greenhouse gas reduction targets, and create new forms of 'green' industry and jobs. FIT contracts awarded to renewable energy projects by the OPA (an entity of the provincial government) therefore allows proponents to tap directly into the provinces hydro grid with service guarantees for 20 years.

If you would like to know more about the GEA, and the province's renewable and sustainable energy initiatives please follow the provided link to the Ministry of Energy and Infrastructure's website:

<http://www.mei.gov.on.ca/en/energy/gea/>

Thank-you again for your interest in the HAF Wind Energy Project, and taking the time to write us with your questions and concerns. We continue to welcome your correspondence. If you require any further clarification about this project, the REA process or the answers to your questions please do not hesitate to contact me.

Best Regards,

Jonathan Veale M.E.S. EP

Project Manager – Environmental Division

Chef de projet – Division Environnementale

jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658

Cell: 416 347 8766

morrisonhershfield.com

Britney Pringle

From: Sunny Galia [mailto:Sunny@ipcenergy.ca]

Sent: Monday, November 22, 2010 9:30 AM

To:

Cc: timhudak@niagara.net; contact@brendajohnson.ca; Whitehead, Terry; Duvall, Scott; Jackson, Tom; Collins, Chad; Merulla, Sam; Morelli, Bernie; McHattie, Brian; Clark, Brad; Pearson, Maria; judi.partridge@hamilton.ca; Ferguson, Lloyd; Pasuta, Robert; Powers, Russ; Bratina, Bob; treble@westlincoln.ca; Neil Switzer; Cam Pritchard

Subject: RE: HAF Wind Energy Project

Hello

The response you are referring to was sent by Jonathan Veale, our environmental consultant. He will review your concerns and will send you appropriate response soon. Thanks.

Sunny Galia

Project Manager

IPC Energy

2550 Argentia Road, Suite 105

Mississauga, ON L5N 5R1

905 607-1016 ext 222

905 607-5995 fax

416 629 6440 mobile

sunny@ipcenergy.ca

www.ipcenergy.ca

From:

Sent: November-20-10 4:22 PM

To: Sunny Galia; JVeale@morrisonhershfield.com

Cc: timhudak@niagara.net; contact@brendajohnson.ca; Whitehead, Terry; Duvall, Scott; Jackson, Tom; Collins, Chad; Merulla, Sam; Morelli, Bernie; McHattie, Brian; Clark, Brad; Pearson, Maria; judi.partridge@hamilton.ca; Ferguson, Lloyd; Pasuta, Robert; Powers, Russ; Bratina, Bob; treble@westlincoln.ca; Neil Switzer; Cam Pritchard

Subject: HAF Wind Energy Project

The information you provided to _____ was forwarded to me for my information. I am concerned about the statement therein, specifically "***I anticipate that no portion of the project location will be found within 750 metres of the boundary with Hamilton.***" This would indicate that portions of the project location will be found within 750 meters. My concern is that you have yet to indicate the specific location of the Industrial Wind Turbines. In accordance with information you have provided, the turbines of choice for this project are the Vestas V100-1.8MW, IWT's which have a maximum dB(A) of 106.5 at 11 m/s. In accordance with the EPA Sect 55 (3) Table, the location of more than 5 turbines of this size must be a minimum of 1200 meters from the nearest noise receptor. Given that it has already indicated there will be a Phase II to this project, and Phase I involves the erection of 5 IWTs, it stands to reason that Phase II involves the erection of at least the 6th turbine, which then requires that you conform with the 1200 m. setback regulation. I request confirmation that no IWT in Phase I of this project will be placed within the 1200 meter distance of a noise receptor, as well as confirmation that there will not be any more than 10 IWTs in the entire project (Phase I, II and any other phase that may be a part of this project). If in fact there is to be more than 10 IWTs in total

erected, I request confirmation that the minimum setback distance of 1500 m. for all turbines, including those erected in Phase I, will be adhered to.

I also request that you forward a chart which indicates the ratings beyond 11 m/s up to the cut out speed of 20 m/s, and the corresponding setbacks required.

Thank you.

From: Jonathan Veale <JVeale@morrisonhershfield.com>

Date: Thu, 18 Nov 2010 00:45:22 +0000

To:

Cc: timhudak@niagara.net<timhudak@niagara.net>; btreble@westlincoln.ca<btreble@westlincoln.ca>;

contact@brendajohnson.ca<contact@brendajohnson.ca>;

Bob.Bratina@hamilton.ca<Bob.Bratina@hamilton.ca>;

russ.powers@hamilton.ca<russ.powers@hamilton.ca>;

robert.pasuta@hamilton.ca<robert.pasuta@hamilton.ca>;

Lloyd.Ferguson@hamilton.ca<Lloyd.Ferguson@hamilton.ca>;

judi.partridge@hamilton.ca<judi.partridge@hamilton.ca>;

maria.pearson@hamilton.ca<maria.pearson@hamilton.ca>;

brad.clark@hamilton.ca<brad.clark@hamilton.ca>;

brian.McHattie@hamilton.ca<brian.McHattie@hamilton.ca>;

bernie.morelli@hamilton.ca<bernie.morelli@hamilton.ca>;

sam.merulla@hamilton.ca<sam.merulla@hamilton.ca>;

chad.collins@hamilton.ca<chad.collins@hamilton.ca>;

tom.jackson@hamilton.ca<tom.jackson@hamilton.ca>; scott.duvall@hamilton.ca<scott.duvall@hamilton.ca>;

terry.whitehead@hamilton.ca<terry.whitehead@hamilton.ca>; Sunny Galia<Sunny@ipcenergy.ca>

Subject: RE: HAF Wind Energy Project

Thank-you for your e-mail to Mr. Sunny Galia on November 15, 2010. In your e-mail you expressed your concerns about not being notified about the proposed HAF Wind Energy Project, located in the Township of West Lincoln. You presented the requirements of the [Renewable Energy Approval \(O.Reg. 359/09\)](#) fairly accurately; however, I do wish to clarify some points that pertain to your question and why residents of Hamilton were not specifically contacted.

First, you are correct, the Proponent (Vineland Power Inc.) is required to provide notice to every assessed owner of land within 120 metres of the project location. The project location is defined as follows:

"project location" means, when used in relation to a renewable energy project, a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposes to engage in the project;
(REA, 2009)

No portion of the proposed HAF Wind Energy *project location* (roads, taplines, turbines, etc..) will come within 120 metres of Hamilton. Otherwise we would need to consult with landowners west of Westbrook Road. In fact, I anticipate that no portion of the project location will be found within 750 metres of the boundary with Hamilton. Our consultation area includes the portion east of Westbrook Road. We have had comments about this being unclear, these are legitimate concerns, and we are considering various options to correct this misunderstanding. In the mean time we are informing anyone who may inquire about this concern. Also, in the very near future I will be able to

provide you and anyone who is interested with the layout of the facility. I could e-mail you maps or provide you with paper copies.

In public consultation it can be controversial to determine the extent to which we should consult. Generally, we rely on the regulatory requirements. Since the project is entirely located within the Township of West Lincoln we opted to design the project and consultation to that area. This allows us to focus on those who may be most impacted by the project. That being said, I am always pleased when people take an interest.

Regarding your request for an additional Public Open House and notifications for Hamilton, we remain committed to our existing approach to public consultation within the consultation area that we have developed. That means I do not plan for any additional Public Open Houses for those west of Westbrook Road. We will, however, also be hosting a Public Open House in February, 2011 and I will examine how we can further reach out to landowners west of Westbrook Road in advance of that event. You and your neighbours are welcome to attend.

If you should have any comments or know anyone who has any thoughts about the HAF Wind Energy Project, please direct correspondence to myself:

Jonathan Veale

Environmental Planner

Morrison Hershfield

Suite 600, 235 Yorkland Blvd.

Toronto, ON M2J 1T1

jveale@morrisonhershfield.com

With your permission, I can add your name to our mailing list so that you may remain informed about this proposal. Moreover, if you know anyone else who would like to receive correspondence about this project, they should contact me to be added to our mailing list. I have included display boards from our first Public Open House back in August, 2010 for your interest.

Thank-you again for your e-mail.

Yours truly,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1

Office: 416 499 3110 x1639 | Fax: 416 499 9658

morrisonhershfield.com

-----Original Message-----

From:

Sent: November-15-10 6:24 PM

To: Sunny Galia

Cc: timhudak@niagara.net; btreble@westlincoln.ca;
contact@brendajohnson.ca; Bob.Bratina@hamilton.ca;
russ.powers@hamilton.ca; robert.pasuta@hamilton.ca;
Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca;
maria.pearson@hamilton.ca; brad.clark@hamilton.ca;
brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca;
sam.merulla@hamilton.ca; chad.collins@hamilton.ca;
tom.jackson@hamilton.ca; scott.duvall@hamilton.ca;
terry.whitehead@hamilton.ca; david.Mitchell@hamilton.ca

Subject: HAF energy project INDUSTRIAL WIND TURBINE PROJECT
HAMILTON/NIAGARA BOUNDARY

Mr. Sunny Galia,

Please be advised that the constituents of Glanbrook Ward 11, within the Hamilton City limits, would like to express extreme concern in regards to the process in which IPC Energy presented public information, on August 25, 2010, regarding the HAF energy project. This meeting pertained to properties directly adjacent to Glanbrook homes along Westbrook Road, and those in close proximity located on Golf Club Road, Woodburn Road, Guyatt Road, and Binbrook Road, although no one in Glanbrook had been formally notified in writing, nor was there any posting made public in our local newspapers, the Glanbrook Gazette/ the Hamilton Spectator.

We would also like to note that this area consists of approximately 200 Glanbrook homes.

As per the Ontario RENEWABLE ENERGY PROJECTS guide to approvals page 24:

"At an early stage of project planning, the applicant must notify landowners within 120 metres of the proposed project location and place a notice in a local newspaper."

As residents of the City of Hamilton, where our homes could potentially be amongst the closest in proximity to the HAF energy project, we would like to request that IPC energy, along with Vineland Power, re-host the preliminary community consultation meeting in order to allow Hamilton citizens, an opportunity to review and comment on the project proposed along the boundary road of our municipalities.

Many constituents are still unaware of the INDUSTRIAL WIND TURBINE PROJECT, which appears to be moving forward in our community.

"Applicants must also hold at least two community consultation meetings at the beginning of the process, once the project concept is clear.

The first community consultation meeting takes place at the

start of project planning." -REP Guide page 24

Trusting that transparency will not be an issue, we await your reply.

Kindly,

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, November 23, 2010 12:41 PM
To:
Subject: RE: HAF WIND ENERGY INQUIRY FORM
Attachments: FAQ.pdf; 1104037_Project Description Report_29Sep10.pdf

Dear

Thank-you for your email regarding the HAF Wind Energy project. Your comments help us to identify important concerns that you may have and determine what additional steps need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the community and residents. We have included your comments in the public record for the project.

I appreciate you taking your time to write me about the HAF Wind Energy Project. I respect that you share a different opinion about this proposal and I thank you for explaining your perspective to me. That said, I do believe that this project will provide a net benefit to all communities involved and contribute to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs.

For your interest, I have attached the Ministry of the Environment's Frequently Asked Questions (FAQ) about Renewable Energy Approvals as well as the draft Project Description for the project. These resources provide more clarity about the process and this particular project.

More about the HAF Wind Energy Project

- We are proposing five wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;

- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Also, I have added the contact information that you provided to our project mailing list. You will continue to receive updates and regular correspondence about the project. You will also receive a notice letter regarding the project's second Pubic Open House expected to take place in the new year. Please visit the project's website, which is updated regularly at: www.hafwindenergy.ca. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the MOE for approval.

I trust that my response has spoken to your comments. If you require any further clarification about this project, or my response to your inquiry, please do not hesitate to contact me and I will do my best to address your comments.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

-----Original Message-----

From:
Sent: Thursday, November 18, 2010 9:11 AM
To: tom@ipcenergy.ca; sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Mr.

First Name =

Full Address =

Postal Code =

Email =

Phone Number =

Impacted by the project? = YES

Organisation Name =

Organisation Type =

Feedback | Comments | Concerns = I am a resident of west lincoln and am apauled by this project. I personally know people in europe who live near these wind farms and there is nothing GOOD or GREEN about them.

You know well the effects these Turbines have on people, yet you still proceed with these projects. Well I guess there is GREEN or GREED involved, by the companies like yourselves who make the money at the cost of the people in the communities you help destroy.

Do any of you live close to an Industrial wind Turbine ?

Probably not, because you know better, well so do we.

We are not all fooled by a few dollars waived under our noses. and smoke blown up you know where. These so called Green projects, need to have further studies done on their impacts.

People all over the world are finding out how horrific these Turbines can be.

The majority of people in West lincoln do not want this project.

If my property value drops in half or I have to abandon my home, will you compensate me?

What if I lose my job, because I cant sleep at night, will you pay my wages?

You people offer to pay money to poor farmers to put these turbines on their properties, knowing their very existance will be destroyed.

Pray on the people that maybe really need a few extra dollars and dont have time to think about their actions.

We should start paying them to not install them.

One by one, community by community,we will stand up, and be heard.

We will fight with everything we are.

Then hopefully we will sit back and have the last laugh, when your companies stocks fall, and no more greedy money is to be made.

That would be a glorius day.

Here is an idea, go install one of these Wind Turbines close to Dalton McGintys Home.

Then come back and talk to our community.

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, November 23, 2010 2:58 PM
To:
Cc: timhudak@niagara.net; contact@brendajohnson.ca; Whitehead, Terry; Duvall, Scott; Jackson, Tom; Collins, Chad; Merulla, Sam; Morelli, Bernie; McHattie, Brian; Clark, Brad; Pearson, Maria; judi.partridge@hamilton.ca; Ferguson, Lloyd; Pasuta, Robert; Powers, Russ; Bratina, Bob; treble@westlincoln.ca; Neil Switzer; Cam Pritchard; Sunny@ipcenergy.ca
Subject: RE: HAF Wind Energy Project
Attachments: 1104037_Wind Turbine Spec Report_30Sept10.pdf; Bulletin6_Required Setbacks from Turbines.pdf

Ms. ,

Thank-you for your follow-up email regarding the HAF Wind Energy project. As mentioned in my last e-mail to Ms. Jones, your comments help us to identify important concerns that you may have and determine what additional steps need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the community and residents. So thank-you for corresponding with me. We have included your comments in the public record for the project.

As I understand your comments, they relate to the Noise Assessment and the Turbine Specifications of the proposed model. We have not yet completed the Noise Assessment; however, once this is complete, I will provide it to you by e-mail. I anticipate that the Noise Assessment will be available within the next 30-days. I have attached the draft Wind Turbine Specification Report and the MOE's Technical Bulletin on Required Setbacks from Turbines. I trust that these will address your request for documentation about setbacks and the proposed turbine model ratings/details.

The proposal includes up to five (5) turbines to be located over a 48 km² (4800 ha) area. Our approach has been to locate turbines in such a way as to meet or exceed the 550m setback. We have avoided locating turbines in large clusters to minimize noise impacts. The Noise Assessment report will provide you with more of the information that you may be interested in. After I send it to you, please let me know if you have any other questions.

Regarding your concern about the proposed layout of the HAF Wind Energy Project, I expect to publish the draft Land Use Maps, draft Site Plan, and other resources and reports on the [Project Website](#) in the coming days. Again, no portion of the project location will be found within Hamilton and I expect that the proposed wind energy project will be set away approximately 750 meters from the nearest portion of Hamilton. Please check the website regularly to find the latest information about this project.

Regarding a potential second phase to the project (i.e. more turbines in the future), no proposal has been presented and no Feed-in-Tariff (FIT) contract has been awarded to Vineland Power Inc for additional phases. However, as you legitimately question, if more turbines were proposed by anyone (including Vineland Power Inc.) that facility would need to conform to the noise setbacks with consideration of this project (if it is approved). That would likely include greater setback distances than 550 meters for any additional facility. That means newer facilities need to consider earlier ones and thus the cumulative effects of existing turbines must be considered. This is a significant constraint on expanding this or any project in the Township of West Lincoln or in proximity to the HAF Wind Energy Project. All of this is contingent on the HAF Wind Energy Project being approved by the MOE in the first place.

More about the HAF Wind Energy Project

- Vineland Power Inc. is proposing five wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;
- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

I trust that my response has spoken to your comments. If you require any further clarification about this project, or my response to your inquiry, please do not hesitate to contact me and I will do my best to address your comments. Thank-you again.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



MORRISON HERSHFIELD
People • Culture • Capabilities

Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:

Sent: Saturday, November 20, 2010 4:22 PM

To: Sunny@ipcenergy.ca; Jonathan Veale

Cc: timhudak@niagara.net; contact@brendajohnson.ca; Whitehead, Terry; Duvall, Scott; Jackson, Tom; Collins, Chad; Merulla, Sam; Morelli, Bernie; McHattie, Brian; Clark, Brad; Pearson, Maria; judi.partridge@hamilton.ca; Ferguson, Lloyd; Pasuta, Robert; Powers, Russ; Bratina, Bob; treble@westlincoln.ca; Neil Switzer; Cam Pritchard
Subject: HAF Wind Energy Project

The information you provided to _____; was forwarded to me for my information. I am concerned about the statement therein, specifically "***I anticipate that no portion of the project location will be found within 750 metres of the boundary with Hamilton.***" This would indicate that portions of the project location will be found within 750 meters. My concern is that you have yet to indicate the specific location of the Industrial Wind Turbines. In accordance with information you have provided, the turbines of choice for this project are the Vestas V100-1.8MW, IWT's which have a maximum dB(A) of 106.5 at 11 m/s. In accordance with the EPA Sect 55 (3) Table, the location of more than 5 turbines of this size must be a minimum of 1200 meters from the nearest noise receptor. Given that it has already indicated there will be a Phase II to this project, and Phase I involves the erection of 5 IWTs, it stands to reason that Phase II involves the erection of at least the 6th turbine, which then requires that you conform with the 1200 m. setback regulation. I request confirmation that no IWT in Phase I of this project will be placed within the 1200 meter distance of a noise receptor, as well as confirmation that there will not be any more than 10 IWTs in the entire project (Phase I, II and any other phase that may be a part of this project). If in fact there is to be more than 10 IWTs in total erected, I request confirmation that the minimum setback distance of 1500 m. for all turbines, including those erected in Phase I, will be adhered to. I also request that you forward a chart which indicates the ratings beyond 11 m/s up to the cut out speed of 20 m/s, and the corresponding setbacks required. Thank you.

From: Jonathan Veale <JVeale@morrisonhershfield.com>

Date: Thu, 18 Nov 2010 00:45:22 +0000

To:

Cc: timhudak@niagara.net<timhudak@niagara.net>; btreble@westlincoln.ca<btreble@westlincoln.ca>; contact@brendajohnson.ca<contact@brendajohnson.ca>; Bob.Bratina@hamilton.ca<Bob.Bratina@hamilton.ca>; russ.powers@hamilton.ca<russ.powers@hamilton.ca>; robert.pasuta@hamilton.ca<robert.pasuta@hamilton.ca>; Lloyd.Ferguson@hamilton.ca<Lloyd.Ferguson@hamilton.ca>; judi.partridge@hamilton.ca<judi.partridge@hamilton.ca>; maria.pearson@hamilton.ca<maria.pearson@hamilton.ca>; brad.clark@hamilton.ca<brad.clark@hamilton.ca>; brian.McHattie@hamilton.ca<brian.McHattie@hamilton.ca>; bernie.morelli@hamilton.ca<bernie.morelli@hamilton.ca>; sam.merulla@hamilton.ca<sam.merulla@hamilton.ca>; chad.collins@hamilton.ca<chad.collins@hamilton.ca>; tom.jackson@hamilton.ca<tom.jackson@hamilton.ca>; scott.duvall@hamilton.ca<scott.duvall@hamilton.ca>; terry.whitehead@hamilton.ca<terry.whitehead@hamilton.ca>; Sunny Galia<Sunny@ipcenergy.ca>

Subject: RE: HAF Wind Energy Project

Thank-you for your e-mail to Mr. Sunny Galia on November 15, 2010. In your e-mail you expressed your concerns about not being notified about the proposed HAF Wind Energy Project, located in the Township of West Lincoln. You presented the requirements of the [Renewable Energy Approval \(O.Reg. 359/09\)](#) fairly accurately; however, I do wish to clarify some points that pertain to your question and why residents of Hamilton were not specifically contacted.

First, you are correct, the Proponent (Vineland Power Inc.) is required to provide notice to every assessed owner of land within 120 metres of the project location. The project location is defined as follows:

“project location” means, when used in relation to a renewable energy project, a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposes to engage in the project; (REA, 2009)

No portion of the proposed HAF Wind Energy *project location* (roads, taplines, turbines, etc..) will come within 120 metres of Hamilton. Otherwise we would need to consult with landowners west of Westbrook Road. In fact, I anticipate that no portion of the project location will be found within 750 metres of the boundary with Hamilton. Our consultation area includes the portion east of Westbrook Road. We have had comments about this being unclear, these are legitimate concerns, and we are considering various options to correct this misunderstanding. In the mean time we are informing anyone who may inquire about this concern. Also, in the very near future I will be able to provide you and anyone who is interested with the layout of the facility. I could e-mail you maps or provide you with paper copies.

In public consultation it can be controversial to determine the extent to which we should consult. Generally, we rely on the regulatory requirements. Since the project is entirely located within the Township of West Lincoln we opted to design the project and consultation to that area. This allows us to focus on those who may be most impacted by the project. That being said, I am always pleased when people take an interest.

Regarding your request for an additional Public Open House and notifications for Hamilton, we remain committed to our existing approach to public consultation within the consultation area that we have developed. That means I do not plan for any additional Public Open Houses for those west of Westbrook Road. We will, however, also be hosting a Public Open House in February, 2011 and I will examine how we can further reach out to landowners west of Westbrook Road in advance of that event. You and your neighbours are welcome to attend.

If you should have any comments or know anyone who has any thoughts about the HAF Wind Energy Project, please direct correspondence to myself:

Jonathan Veale

Environmental Planner

Morrison Hershfield

Suite 600, 235 Yorkland Blvd.

Toronto, ON M2J 1T1

jveale@morrisonhershfield.com

With your permission, I can add your name to our mailing list so that you may remain informed about this proposal. Moreover, if you know anyone else who would like to receive correspondence about this project, they should contact me to be added to our mailing list. I have included display boards from our first Public Open House back in August, 2010 for your interest.

Thank-you again for your e-mail.

Yours truly,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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-----Original Message-----

From:

Sent: November-15-10 6:24 PM

To: Sunny Galia

Cc: timhudak@niagara.net; btreble@westlincoln.ca;
contact@brendajohnson.ca; Bob.Bratina@hamilton.ca;
russ.powers@hamilton.ca; robert.pasuta@hamilton.ca;
Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca;
maria.pearson@hamilton.ca; brad.clark@hamilton.ca;
brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca;
sam.merulla@hamilton.ca; chad.collins@hamilton.ca;
tom.jackson@hamilton.ca; scott.duvall@hamilton.ca;
terry.whitehead@hamilton.ca; david.Mitchell@hamilton.ca

Subject: HAF energy project INDUSTRIAL WIND TURBINE PROJECT
HAMILTON/NIAGARA BOUNDARY

Mr. Sunny Galia,

Please be advised that the constituents of Glanbrook Ward 11, within the Hamilton City limits, would like to express extreme concern in regards to the process in which IPC Energy presented public information, on August 25, 2010, regarding the HAF energy project. This meeting pertained to properties directly adjacent to Glanbrook homes along Westbrook Road, and those in close proximity located on Golf Club Road, Woodburn Road, Guyatt Road, and Binbrook Road, although no one in Glanbrook had been formally notified in writing, nor was there any posting made public in our local newspapers, the Glanbrook Gazette/ the Hamilton Spectator.

We would also like to note that this area consists of approximately 200 Glanbrook homes.

As per the Ontario RENEWABLE ENERGY PROJECTS guide to approvals page 24:

"At an early stage of project planning, the applicant must notify landowners within 120 metres of the proposed project location and place a notice in a local newspaper."

As residents of the City of Hamilton, where our homes could potentially be amongst the closest in proximity to the HAF energy project, we would

like to request that IPC energy, along with Vineland Power, re-host the preliminary community consultation meeting in order to allow Hamilton citizens, an opportunity to review and comment on the project proposed along the boundary road of our municipalities.

Many constituents are still unaware of the INDUSTRIAL WIND TURBINE PROJECT, which appears to be moving forward in our community.

"Applicants must also hold at least two community consultation meetings at the beginning of the process, once the project concept is clear.

The first community consultation meeting takes place at the start of project planning." -REP Guide page 24

Trusting that transparency will not be an issue, we await your reply.

Kindly,

Britney Pringle

From: Jonathan Veale
Sent: Wednesday, December 01, 2010 4:10 PM
To:
Cc: timhudak@niagara.net; contact@brendajohnson.ca; Whitehead, Terry; Duvall, Scott; Jackson, Tom; Collins, Chad; Merulla, Sam; Morelli, Bernie; McHattie, Brian; Clark, Brad; Pearson, Maria; judi.partridge@hamilton.ca; Ferguson, Lloyd; Pasuta, Robert; Powers, Russ; Bratina, Bob; treble@westlincoln.ca; Neil Switzer; Cam Pritchard; Sunny@ipcenergy.ca; Maren; louise; Lloyd; Ken; robin
Subject: RE: HAF Wind Energy Project
Attachments: Health and Wind by C-K Health Unit.pdf; Bulletin6_Required Setbacks from Turbines.pdf

Mrs ,
Thank-you for your e-mail. It's no trouble responding to your comments. Below, I have placed my responses to each of your comments below:

Comment 1: *If there is to be no Phase II to this project, why have land owners already been signed up for it?*

Response: IPC has maintained its position since the first meeting with the Township that if there was interest in the area they would consider another project. Since the first Public Open House there has been landowners in West Lincoln, and elsewhere, who are interested in leasing their lands for turbines placement. IPC has made no decision on a second phase to this project. Nor has a second phase been proposed or approved by regulators.

My comments from my last e-mail remain: *"Regarding a potential second phase to the project (i.e. more turbines in the future), no proposal has been presented and no Feed-in-Tariff (FIT) contract has been awarded to Vineland Power Inc for additional phases. However, as you legitimately question, if more turbines were proposed by anyone (including Vineland Power Inc.) that facility would need to conform to the noise setbacks with consideration of this project (if it is approved). That would likely include greater setback distances than 550 meters for any additional facility. That means newer facilities need to consider earlier ones and thus the cumulative effects of existing turbines must be considered. This is a significant constraint on expanding this or any project in the Township of West Lincoln or in proximity to the HAF Wind Energy Project. All of this is contingent on the HAF Wind Energy Project being approved by the MOE in the first place."*

Comment 2: *"IAW with a letter issued by the Director of the West Central Region, Ministry of the Environment "The current science available for measuring noise emanating from wind turbines is technically challenging, resource intensive and will still result in measurements which are difficult to reproduce and/or interpret. There is currently no scientifically accepted field methodology to measure wind turbine noise to determine compliance or to determine non-compliance with a Certificate of Approval limits." If there is no acceptable methodology to measure the noise emanating from these turbines (both high and low tones), how is it you plan to "measure" noise impacts?"*

Response: We are completing a Noise Assessment in accordance with O.Reg 359/09. This includes adhering to Technical Bulletin No.6 and the methods are completed by a noise and acoustic professional. In this respect, the noise impacts of this project will conform to and exceed regulatory

requirements. The Noise Assessment will be available to you once we file the draft Renewable Energy Approval package.

Regarding the Director's comments above, I am not familiar with these comments, the letter, or the context that they are provided. In this respect, I cannot comment about this. That said, we are subject to the MOE's requirements and we regularly correspond with them. They are aware of this project and have indicated their requirements for the Noise Assessment and the methods to be used. We are following their requirements. If the project is approved, we would obtain a Certificate of Approval (CofA) and the Proponent is required to follow the terms of the CofA. If asked, the Proponent may demonstrate compliance with the CofA using third party verification. I suggest that you contact the MOE, contact information provided below, for clarification about this.

Comment 3: *"The precedence for decrease in residential values within a three km radius of IWTFs has already been set and, unfortunately, has been proven to be true throughout this province. It is further evinced by the fact the the Ontario Real Estate Association Seller Property Information Statement (Residential) (Form 220 revised 03/2010) now includes under the ENVIRONMENTAL section, immediately after the questions about soil contamination, toxic waste, waste dumps and land fills, the question "Are there any hydro generating projects planned for the immediate area? eg: Windmills". Obviously the Real Estate profession has acknowledged that the potential negative effects of close proximity to a IWTF is an issue important enough that it must be disclosed to any potential buyer. In spite of this, you have stated "this project will not negatively impact property values". What steps are you taking to guarantee your statement so that in the event the property values do decrease, the homeowners are protected?"*

Response: Again, I am not familiar with the reference that you provide. There are many reasons why a purchaser of property may want to know if wind turbines are proposed nearby. It does not follow that because a seller discloses that a wind project is planned that this impacts the property value. Our position remains that the construction of the five (5) proposed turbines would not have a negative impact on property values. Below, I have provided references and research supporting my statements:

- [Wind Energy Study – Effect on Real Estate Values in the Municipality of Chathan-Kent Ontario](#) - CanWEA contracted the services of Canning Consultants Inc. and John Simmons Realty Services Ltd., to prepare a report that evaluates the effect of wind turbines on real estate values in the Municipality of Chatham-Kent. The study was prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice for the Appraisal Institute of Canada, and applied a statistical Multiple Regression Analysis (MRA) model using real property transaction data, in arriving at its conclusions.
- [The CanWEA Property Value Study](#), finds that there is no statistical evidence to demonstrate that wind farms negatively affect rural residential market values in the Chatham-Kent area.
- [The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis](#) (Report by the Lawrence Berkeley National Laboratory) - A major new report released by the U.S. Department of Energy's (DOE) Lawrence Berkeley National Laboratory finds that neither the view of the wind facilities nor the distance of the home to those facilities is found to have any consistent, measurable, and statistically significant effect on home sales prices. Although the analysis cannot dismiss the possibility that individual homes or small numbers of homes have been or could be negatively impacted, it finds that if these impacts do exist, they are either too.

The project will provide economic opportunities: jobs, income for landowners, meaningful employment, and a contribution to the tax base. Wind turbines rely on the wind for fuel which does not require extractive industries, mining, or non-sustainable development. The alternatives also need to be considered in determining how the project will impact property values, health, and the community. Overall, we submit that the HAF Wind Energy project will provide a net benefit to all communities involved and contribute to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs.

Comment 4: *"You have stated "public safety measures will be incorporated". Again, precedence has been set in this province whereby many individuals living too close to IWTFs get sick; some to the point that they take the drastic step of abandoning their homes. This issue is widely publicized, so I am quite sure you and your company are well aware of it. Given that your product is considered to be the "reason" these people are getting sick, please tell me what safety measures have you incorporated to address this issue."*

Response: I have included an attachment from the Chatham-Kent Public Health Unit (2008) about public health and safety for your interest. The report provides a similar context.

Additional public safety measures may be included as the project is designed. At this point, the following public safety measures are considered as part of the draft Renewable Energy Approval:

- Ensure design and construction activities are completed by a known, reputable manufacturer and builder
- Ensure and enforce adherence to REA setbacks
- Turbine design must be equipped with lightening protection systems
- Turbine design adheres to navigational regulations
- Shut-down occurs during high wind episodes
- Ensure regular maintenance and repairs are completed on schedule and in a proactively
- Quality assurance protocols will be found within the project's safety plan
- Education of construction crew and maintenance staff regarding icing potential, policies and procedures (shutdown and system reactivation)
- Signage/warning flag or other potentially proven system available in areas where icing potential exists
- Ensure automatic shut-off in times of extreme weather
- Obtain a management plan for icing emergency
- Construction occurs during times of least disruption to neighbouring lands
- Landscape screening is preserved or designed after installation of wind turbines to decrease sound impact to neighbouring land
- Complaint resolution procedures are in place, documented, addressed, and resolved
- Complete a noise assessment by a trained acoustical consultant
- No public on site during construction phase
- Secure access during construction
- Minimize impacts on other land uses through sensible design of roads, taplines, and other ancillary facilities
- Roads not originally designed to handle weight during construction assessed prior to construction
- Safety plans are posted and accessible during construction

- Emergency contact information of operator is posted near the facility

Once we file the draft Renewable Energy Approval, you will be able to review our plans for designing, constructing, operating, maintaining, and decommissioning of the facility. This may provide you with additional reassurances about our claim that the project will offer a net benefit to the community.

I trust that this response addresses your comments up to this point. For your reference, please see the [Additional Information](#) below.

Yours truly,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

ADDITIONAL INFORMATION

More Information about the **HAF Wind Energy Project** can be found on the project website at www.hafwindenergy.ca. As documents become available for public review, they will be posted on this website. The website will include reports, maps, and plans for the proposed wind energy project. Please check this site regularly.

- Vineland Power Inc. is proposing five Vestas V-100 wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;
- While municipal approval for this project is not required, the project team has met with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Consultation events: We have not yet determined the dates of future consultation events (i.e. Public Open Houses, Meetings, etc.). These events are subject to the requirements of the REA. For example, the public will be notified at least 30-days before each event. Also, the draft Renewable Energy Approval Package must be provided, at least, 60-days in advance of the last Public Open House. Notification of these events will be provided by direct letter mailing, e-mail, website notification, and newspaper notices.

Consultation timelines: The Public will have at least 60-days to review the draft Renewable Energy Approval (REA) package in advance of the last Public Open House. Following that period, comments will be incorporated into the design of the project and **Vineland Power Inc.** may submit a Renewable Energy Approval to the [Ministry of the Environment](#) (MOE). The REA application will then be posted on the [Environmental Registry](#) for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

Consultation purpose: The purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. If you should have any further comments or questions about this project, please forward them to us as such and we will respond where appropriate.

Questions or Comments about public policy and energy should be directed to the [Ministry of Energy and Infrastructure](#).

Questions or Comments about electricity planning and the electrical system should be directed to the [Ontario Power Authority](#).

Questions or Comments about the [Green Energy Act](#) and generally about the Renewable Energy Approval (REA) ([O.Reg 359/09](#)) should be directed to the [Ministry of the Environment](#).

From:

Sent: Tuesday, November 23, 2010 6:13 PM

To: Jonathan Veale

Cc: timhudak@niagara.net; contact@brendajohnson.ca; Whitehead, Terry; Duvall, Scott; Jackson, Tom; Collins, Chad; Merulla, Sam; Morelli, Bernie; McHattie, Brian; Clark, Brad; Pearson, Maria; judi.partridge@hamilton.ca; Ferguson, Lloyd; Pasuta, Robert; Powers, Russ; Bratina, Bob; treble@westlincoln.ca; Neil Switzer; Cam Pritchard; Sunny@ipcenergy.ca; Maren; louse; Lloyd; Ken; robin

Subject: Re: HAF Wind Energy Project

Thank you Mr. Veale for your prompt response to my query. Unfortunately, as per normal, I am left with just as many questions as answers. I will try to be brief:

1. If there is to be no Phase II to this project, why have land owners already been signed up for it?
2. IAW with a letter issued by the Director of the West Central Region, Ministry of the Environment "*The current science available for measuring noise emanating from wind turbines is technically challenging, resource intensive and will still result in measurements which are difficult to reproduce and/or interpret. There is currently no scientifically accepted field methodology to measure wind turbine noise to determine compliance or to determine non-compliance with a Certificate of Approval limits.*" If there is no acceptable methodology to measure the noise emanating from these turbines (both high and low tones), how is it you plan to "measure" noise impacts?
3. The precedence for decrease in residential values within a three km radius of IWTFs has already been set and, unfortunately, has been proven to be true throughout this province. It is further evinced by the fact the the Ontario Real Estate Association Seller Property Information Statement (Residential) (Form 220 revised 03/2010) now includes under

the ENVIRONMENTAL section, immediately after the questions about soil contamination, toxic waste, waste dumps and land fills, the question "Are there any hydro generating projects planned for the immediate area? eg: Windmills". Obviously the Real Estate profession has acknowledged that the potential negative effects of close proximity to a IWTF is an issue important enough that it must be disclosed to any potential buyer. In spite of this, you have stated "*this project will not negatively impact property values*". What steps are you taking to guarantee your statement so that in the event the property values do decrease, the homeowners are protected?

4. You have stated "*public safety measures will be incorporated*". Again, precedence has been set in this province whereby many individuals living too close to IWTFs get sick; some to the point that they take the drastic step of abandoning their homes. This issue is widely publicized, so I am quite sure you and your company are well aware of it. Given that your product is considered to be the "reason" these people are getting sick, please tell me what safety measures have you incorporated to address this issue.

Thank you for your time and trouble.

----- Original Message -----

From: [Jonathan Veale](mailto:Jonathan.Veale@ipcenergy.ca)

To: _____

Cc: timhudak@niagara.net ; contact@brendajohnson.ca ; [Whitehead, Terry](mailto:Whitehead.Terry@ipcenergy.ca) ; [Duvall, Scott](mailto:Duvall.Scott@ipcenergy.ca) ; [Jackson, Tom](mailto:Jackson.Tom@ipcenergy.ca) ; [Collins, Chad](mailto:Collins.Chad@ipcenergy.ca) ; [Merulla, Sam](mailto:Merulla.Sam@ipcenergy.ca) ; [Morelli, Bernie](mailto:Morelli.Bernie@ipcenergy.ca) ; [McHattie, Brian](mailto:McHattie.Brian@ipcenergy.ca) ; [Clark, Brad](mailto:Clark.Brad@ipcenergy.ca) ; [Pearson, Maria](mailto:Pearson.Maria@ipcenergy.ca) ; judi.partridge@hamilton.ca ; [Ferguson, Lloyd](mailto:Ferguson.Lloyd@ipcenergy.ca) ; [Pasuta, Robert](mailto:Pasuta.Robert@ipcenergy.ca) ; [Powers, Russ](mailto:Powers.Russ@ipcenergy.ca) ; [Bratina, Bob](mailto:Bratina.Bob@ipcenergy.ca) ; treble@westlincoln.ca ; [Neil Switzer](mailto:Neil.Switzer@ipcenergy.ca) ; [Cam Pritchard](mailto:Cam.Pritchard@ipcenergy.ca) ; Sunny@ipcenergy.ca

Sent: Tuesday, November 23, 2010 2:57 PM

Subject: RE: HAF Wind Energy Project

Ms.

Thank-you for your follow-up email regarding the HAF Wind Energy project. As mentioned in my last e-mail to Ms. Jones, your comments help us to identify important concerns that you may have and determine what additional steps need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the community and residents. So thank-you for corresponding with me. We have included your comments in the public record for the project.

As I understand your comments, they relate to the Noise Assessment and the Turbine Specifications of the proposed model. We have not yet completed the Noise Assessment; however, once this is complete, I will provide it to you by e-mail. I anticipate that the Noise Assessment will be available within the next 30-days. I have attached the draft Wind Turbine Specification Report and the MOE's Technical Bulletin on Required Setbacks from Turbines. I trust that these will address your request for documentation about setbacks and the proposed turbine model ratings/details.

The proposal includes up to five (5) turbines to be located over a 48 km² (4800 ha) area. Our approach has been to locate turbines in such a way as to meet or exceed the 550m setback. We have avoided locating turbines in large clusters to minimize noise impacts. The Noise Assessment report will provide you with more of the information that you may be interested in. After I send it to you, please let me know if you have any other questions.

Regarding your concern about the proposed layout of the HAF Wind Energy Project, I expect to publish the draft Land Use Maps, draft Site Plan, and other resources and reports on the [Project Website](#) in the coming days. Again, no portion of the project location will be found within Hamilton and I expect that the proposed wind energy project will be set away approximately 750 meters from the nearest portion of Hamilton. Please check the website regularly to find the latest information about this project.

Regarding a potential second phase to the project (i.e. more turbines in the future), no proposal has been presented and no Feed-in-Tariff (FIT) contract has been awarded to Vineland Power Inc for additional phases. However, as you legitimately question, if more turbines were proposed by anyone (including Vineland Power Inc.) that facility would need to conform to the noise setbacks with consideration of this project (if it is approved). That would likely include greater setback distances than 550 meters for any additional facility. That means newer facilities need to consider earlier ones and thus the cumulative effects of existing turbines must be considered. This is a significant constraint on expanding this or any project in the Township of West Lincoln or in proximity to the HAF Wind Energy Project. All of this is contingent on the HAF Wind Energy Project being approved by the MOE in the first place.

More about the HAF Wind Energy Project

- Vineland Power Inc. is proposing five wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;
- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

I trust that my response has spoken to your comments. If you require any further clarification about this project, or my response to your inquiry, please do not hesitate to contact me and I will do my best to address your comments. Thank-you again.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:

Sent: Saturday, November 20, 2010 4:22 PM

To: Sunny@ipcenergy.ca; Jonathan Veale

Cc: timhudak@niagara.net; contact@brendajohnson.ca; Whitehead, Terry; Duvall, Scott; Jackson, Tom; Collins, Chad; Merulla, Sam; Morelli, Bernie; McHattie, Brian; Clark, Brad; Pearson, Maria; judi.partridge@hamilton.ca; Ferguson, Lloyd; Pasuta, Robert; Powers, Russ; Bratina, Bob; treble@westlincoln.ca; Neil Switzer; Cam Pritchard

Subject: HAF Wind Energy Project

Sonny Galia.

The information you provided to _____ was forwarded to me for my information. I am concerned about the statement therein, specifically "***I anticipate that no portion of the project location will be found within 750 metres of the boundary with Hamilton.***" This would indicate that portions of the project location will be found within 750 meters. My concern is that you have yet to indicate the specific location of the Industrial Wind Turbines.

In accordance with information you have provided, the turbines of choice for this project are the Vestas V100-1.8MW, IWT's which have a maximum dB(A) of 106.5 at 11 m/s. In accordance with the EPA Sect 55 (3) Table, the location of more than 5 turbines of this size must be a minimum of 1200 meters from the nearest noise receptor. Given that it has already indicated there will be a Phase II to this project, and Phase I involves the erection of 5 IWTs, it stands to reason that Phase II involves the erection of at least the 6th turbine, which then requires that you conform with the 1200 m setback regulation. I request confirmation that no IWT in Phase I of this project will be placed within the 1200 meter distance of a noise receptor, as well as confirmation that there will not be any more than 10 IWTs in the entire project (Phase I, II and any other phase that may be a part of this project). If in fact there is to be more than 10 IWTs in total erected, I request confirmation that the minimum setback distance of 1500 m. for all turbines, including those erected in Phase I, will be adhered to.

I also request that you forward a chart which indicates the ratings beyond 11 m/s up to the cut out speed of 20 m/s, and the corresponding setbacks required.

Thank you.

From: Jonathan Veale <JVeale@morrisonhershfield.com>

Date: Thu, 18 Nov 2010 00:45:22 +0000

To: _____

Cc: timhudak@niagara.net<timhudak@niagara.net>; btreble@westlincoln.ca<btreble@westlincoln.ca>; contact@brendajohnson.ca<contact@brendajohnson.ca>; Bob.Bratina@hamilton.ca<Bob.Bratina@hamilton.ca>; russ.powers@hamilton.ca<russ.powers@hamilton.ca>; robert.pasuta@hamilton.ca<robert.pasuta@hamilton.ca>; Lloyd.Ferguson@hamilton.ca<Lloyd.Ferguson@hamilton.ca>; judi.partridge@hamilton.ca<judi.partridge@hamilton.ca>; maria.pearson@hamilton.ca<maria.pearson@hamilton.ca>; brad.clark@hamilton.ca<brad.clark@hamilton.ca>; brian.McHattie@hamilton.ca<brian.McHattie@hamilton.ca>; bernie.morelli@hamilton.ca<bernie.morelli@hamilton.ca>; sam.merulla@hamilton.ca<sam.merulla@hamilton.ca>; chad.collins@hamilton.ca<chad.collins@hamilton.ca>; tom.jackson@hamilton.ca<tom.jackson@hamilton.ca>; scott.duvall@hamilton.ca<scott.duvall@hamilton.ca>; terry.whitehead@hamilton.ca<terry.whitehead@hamilton.ca>; Sunny Galia<Sunny@ipcenergy.ca>

Subject: RE: HAF Wind Energy Project

Thank-you for your e-mail to Mr. Sunny Galia on November 15, 2010. In your e-mail you expressed your concerns about not being notified about the proposed HAF Wind Energy Project, located in the Township of West Lincoln. You presented the requirements of the [Renewable Energy Approval \(O.Reg. 359/09\)](#) fairly accurately; however, I do wish to clarify some points that pertain to your question and why residents of Hamilton were not specifically contacted.

First, you are correct, the Proponent (Vineland Power Inc.) is required to provide notice to every assessed owner of land within 120 metres of the project location. The project location is defined as follows:

“project location” means, when used in relation to a renewable energy project, a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposes to engage in the project;
(REA, 2009)

No portion of the proposed HAF Wind Energy *project location* (roads, taplines, turbines, etc..) will come within 120 metres of Hamilton. Otherwise we would need to consult with landowners west of Westbrook Road. In fact, I anticipate that no portion of the project location will be found within 750 metres of the boundary with Hamilton. Our consultation area includes the portion east of Westbrook Road. We have had comments about this being unclear, these are legitimate concerns, and we are considering various options to correct this misunderstanding. In the mean time we are informing anyone who may inquire about this concern. Also, in the very near future I will be able to provide you and anyone who is interested with the layout of the facility. I could e-mail you maps or provide you with paper copies.

In public consultation it can be controversial to determine the extent to which we should consult. Generally, we rely on the regulatory requirements. Since the project is entirely located within the Township of West Lincoln we opted to design the project and consultation to that area. This allows us to focus on those who may be most impacted by the project. That being said, I am always pleased when people take an interest.

Regarding your request for an additional Public Open House and notifications for Hamilton, we remain committed to our existing approach to public consultation within the consultation area that we have developed. That means I do not plan for any additional Public Open Houses for those west of Westbrook Road. We will, however, also be hosting a Public Open House in February, 2011 and I will examine how we can further reach out to landowners west of Westbrook Road in advance of that event. You and your neighbours are welcome to attend.

If you should have any comments or know anyone who has any thoughts about the HAF Wind Energy Project, please direct correspondence to myself:

Jonathan Veale
Environmental Planner
Morrison Hershfield
Suite 600, 235 Yorkland Blvd.

Toronto, ON M2J 1T1
jveale@morrisonhershfield.com

With your permission, I can add your name to our mailing list so that you may remain informed about this proposal. Moreover, if you know anyone else who would like to receive correspondence about this project, they should contact me to be added to our mailing list. I have included display boards from our first Public Open House back in August, 2010 for your interest.

Thank-you again for your e-mail.

Yours truly,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

-----Original Message-----

From:

Sent: November-15-10 6:24 PM

To: Sunny Galia

Cc: timhudak@niagara.net; btreble@westlincoln.ca;
contact@brendajohnson.ca; Bob.Bratina@hamilton.ca;
russ.powers@hamilton.ca; robert.pasuta@hamilton.ca;
Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca;
maria.pearson@hamilton.ca; brad.clark@hamilton.ca;
brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca;
sam.merulla@hamilton.ca; chad.collins@hamilton.ca;
tom.jackson@hamilton.ca; scott.duvall@hamilton.ca;
terry.whitehead@hamilton.ca; david.Mitchell@hamilton.ca

Subject: HAF energy project INDUSTRIAL WIND TURBINE PROJECT
HAMILTON/NIAGARA BOUNDARY

Mr. Sunny Galia,

Please be advised that the constituents of Glanbrook Ward 11, within the Hamilton City limits, would like to express extreme concern in regards to the process in which IPC Energy presented public information, on August 25, 2010, regarding the HAF energy project. This meeting pertained to properties directly adjacent to Glanbrook homes along Westbrook Road, and those in close proximity located on Golf Club Road, Woodburn Road, Guyatt Road, and Binbrook Road, although no one in Glanbrook had been formally notified in writing, nor was there any posting made public in our local

newspapers, the Glanbrook Gazette/ the Hamilton Spectator.

We would also like to note that this area consists of approximately 200 Glanbrook homes.

As per the Ontario RENEWABLE ENERGY PROJECTS guide to approvals page 24:

"At an early stage of project planning, the applicant must notify landowners within 120 metres of the proposed project location and place a notice in a local newspaper."

As residents of the City of Hamilton, where our homes could potentially be amongst the closest in proximity to the HAF energy project, we would like to request that IPC energy, along with Vineland Power, re-host the preliminary community consultation meeting in order to allow Hamilton citizens, an opportunity to review and comment on the project proposed along the boundary road of our municipalities.

Many constituents are still unaware of the INDUSTRIAL WIND TURBINE PROJECT, which appears to be moving forward in our community.

"Applicants must also hold at least two community consultation meetings at the beginning of the process, once the project concept is clear.

The first community consultation meeting takes place at the start of project planning." -REP Guide page 24

Trusting that transparency will not be an issue, we await your reply.

Kindly,

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, November 30, 2010 4:11 PM
To:
Cc: timhudak@niagara.net; btreble@westlincoln.ca; contact@brendajohnson.ca; Bob.Bratina@hamilton.ca; russ.powers@hamilton.ca; robert.pasuta@hamilton.ca; Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca; maria.pearson@hamilton.ca; brad.clark@hamilton.ca; brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca; sam.merulla@hamilton.ca; chad.collins@hamilton.ca; tom.jackson@hamilton.ca; scott.duvall@hamilton.ca; terry.whitehead@hamilton.ca; Sunny Galia
Subject: RE: HAF Wind Energy Project

Ms.
Thank-you for writing me about the HAF Wind Energy Project. You had indicated your displeasure with our rationale for defining the project location and our study area as it is, specifically in regards to whom we consult with. In my November 17, 2010 response, I explained how we are complying with the Renewable Energy Approval (REA) regulation. I stand by those statements - we are following the REA requirements and complying with MOE technical guidance. That being said, we will include residents immediately west of Westbrook Road in future correspondence. This is based upon the interest that you have shown in this proposal and is consistent with my November 17 email. Thank-you for informing me about your concerns respect to this project.

You had made other comments about the study area map describing the community of Woodburn. This was shown for geographic reference and comprehension purposes.

Regarding you comments:

" Furthermore, the latest revision to the HAF project description report dated September, 2010, (as attached), excludes the previously posted Appendix B- Environmental Components Map, (which provides the location of noise receptors within the immediate project area). Please advise as to why this map was not included in the latest description."

Appendix B was removed from this version of the draft Project Description Report because it was prepared at a preliminary stage in the design of the project. The map was outdated and did not reflect the work completed since it was produced. Furthermore, it would be inaccurate and confusing to present this to the public since we have a more advanced sense of the environmental components. We have now produced improved maps for Natural Heritage, Ecological Land Classification, and Land Use. These will be posted on the [project website](#) in the very near future.

Since we last corresponded, the Proponent (Vineland Power Inc.) began an examination of how we can better reach out to the community. This will likely include additional consultation events and information available over a wider geographic area. Once I know more about this, I will let you know. In the mean time, project updates, reports, plans, and maps will be uploaded to the [project website](#). This site will be regularly updated and documents will be made available as soon as we believe that they are complete.

Lastly, in your e-mail, you had asked that representatives of the Project Team attend your open house at Binbrook Agricultural Hall on December 8th, 2010 at 6:00 pm. Provided that this meeting offers reasoned, balanced, and accurate information, this could be a very useful meeting for us to attend. I

would be interested in learning about how you would see our role and how we could contribute to this meeting. In the mean time, we will consider attending and will inform you if we are able to attend.

Thank-you for providing me with your thoughts, these comments certainly help us to improve the consultation approach and design of the proposal.

Yours truly,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

Additional Information

More Information about the **HAF Wind Energy Project** can be found on the project website at www.hafwindenergy.ca. As documents become available for public review, they will be posted on this website. The website will include reports, maps, and plans for the proposed wind energy project. Please check this site regularly.

Consultation events: We have not yet determined the dates of future consultation events (i.e. Public Open Houses, Meetings, etc..). These events are subject to the requirements of the REA. For example, the public will be notified at least 30-days before each event. Also, the draft Renewable Energy Approval Package must be provided, at least, 60-days in advance of the last Public Open House. Notification of these events will be provided by direct letter mailing, e-mail, website notification, and newspaper notices.

Consultation timelines: The Public will have at least 60-days to review the draft Renewable Energy Approval (REA) package in advance of the last Public Open House. Following that period, comments will be incorporated into the design of the project and **Vineland Power Inc.** may submit a Renewable Energy Approval to the [Ministry of the Environment](#) (MOE). The REA application will then be posted on the [Environmental Registry](#) for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

Consultation purpose: The purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. If you should have any further comments or questions about this project, please forward them to us as such and we will respond where appropriate.

Questions or Comments about public policy and energy should be directed to the [Ministry of Energy and Infrastructure](#).

Questions or Comments about electricity planning and the electrical system should be directed to the [Ontario Power Authority](#).

Questions or Comments about the [Green Energy Act](#) and generally about the Renewable Energy Approval (REA) ([O.Reg 359/09](#)) should be directed to the [Ministry of the Environment](#).

-----Original Message-----

From:

Sent: Wednesday, November 24, 2010 10:24 PM

To: Jonathan Veale

Cc: timhudak@niagara.net; btreble@westlincoln.ca; contact@brendajohnson.ca; Bob.Bratina@hamilton.ca; russ.powers@hamilton.ca; robert.pasuta@hamilton.ca; Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca; maria.pearson@hamilton.ca; brad.clark@hamilton.ca; brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca; sam.merulla@hamilton.ca; chad.collins@hamilton.ca; tom.jackson@hamilton.ca; scott.duvall@hamilton.ca; terry.whitehead@hamilton.ca; Sunny Galia
Subject: RE: HAF Wind Energy Project

Good evening Jonathan,

Thank you for responding to our concerns. Unfortunately, the reasoning provided for non-disclosure of your proposed project within our neighbourhood, has not successfully eased our minds. We simply do not accept the statement, "Since the project is entirely located within the Township of West Lincoln we opted to design the project and consultation to that area", as being adequate, when the REA Technical Bulletin 6 - Required setbacks for turbines, consistently refer to noise receptors within a 3 km project radius when determining setbacks. If the HAF energy project is to be located within 750M of the Hamilton border, Hamilton would undeniably be an integral consideration in the design and development of the layout of the HAF energy project? As an integral element in project design and planning, how is it that Hamilton was "opted" out of consultation?

The HAF notice of proposal dated July 22, 2010, (also attached), clearly identifies the community "east of Woodburn", within the Hamilton boundary.

Hamilton has been identified in the HAF notice, and presumably as a consideration in the project setbacks, although never consulted. The municipal boundaries have clearly been removed by the GEA, when dealing with renewable energy projects.

Should the hard working rural citizens of this province discover that they will soon have a nearly 500 foot industrial wind turbine across the road from their homes, that will greatly affect their futures, via "text message", or by voicemail?

Furthermore, the latest revision to the HAF project description report dated September, 2010, (as attached), excludes the previously posted Appendix B- Environmental Components Map, (which provides the location of noise receptors within the immediate project area). Please advise as to why this map was not included in the latest description.

We have taken the obligation upon ourselves to research industrial wind turbine facilities, since our request for preliminary public consultation was denied. We would like to extend an invitation to a

representative from Morrison Hershfield Limited, IPC Energy and/or Vineland Power as we will be hosting a public meeting at the Binbrook Agricultural Hall on December 8th, 2010 at 6:00 pm. Please advise if anyone from the above mentioned organizations will be attending. We welcome representatives of the HAF energy project to our community.

Kindly,

>

> Thank-you for your e-mail to Mr. Sunny Galia on November 15, 2010. In your e-mail you expressed your concerns about not being notified about the > proposed HAF Wind Energy Project, located in the Township of West Lincoln.

> You presented the requirements of the Renewable Energy Approval (O.Reg. > 359/09)<http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_09035_9_e.htm>

fairly accurately; however, I do wish to clarify some points that pertain > to your question and why residents of Hamilton were not specifically contacted.

> First, you are correct, the Proponent (Vineland Power Inc.) is

> required

to

> provide notice to every assessed owner of land within 120 metres of > the

project location. The project location is defined as follows:

> "project location" means, when used in relation to a renewable energy project, a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposes to

> engage in the project; (REA, 2009)

> No portion of the proposed HAF Wind Energy project location (roads, taplines, turbines, etc..) will come within 120 metres of Hamilton.

Otherwise we would need to consult with landowners west of Westbrook Road.

> In fact, I anticipate that no portion of the project location will be found within 750 metres of the boundary with Hamilton. Our consultation area includes the portion east of Westbrook Road. We have had comments about this being unclear, these are legitimate concerns, and we are considering various options to correct this misunderstanding. In the mean > time we are informing anyone who may inquire about this concern.

> Also,

in

> the very near future I will be able to provide you and anyone who is interested with the layout of the facility. I could e-mail you maps or provide you with paper copies.

> In public consultation it can be controversial to determine the extent to

> which we should consult. Generally, we rely on the regulatory

> requirements. Since the project is entirely located within the
> Township
of
> West Lincoln we opted to design the project and consultation to that
area.
> This allows us to focus on those who may be most impacted by the
project.
> That being said, I am always pleased when people take an interest.
Regarding your request for an additional Public Open House and
> notifications for Hamilton, we remain committed to our existing
> approach
to public consultation within the consultation area that we have developed. That means I do not plan
for any additional Public Open Houses
> for those west of Westbrook Road. We will, however, also be hosting a
Public Open House in February, 2011 and I will examine how we can further
> reach out to landowners west of Westbrook Road in advance of that event.
You and your neighbours are welcome to attend.
> If you should have any comments or know anyone who has any thoughts
about
> the HAF Wind Energy Project, please direct correspondence to myself:
Jonathan Veale
> Environmental Planner
> Morrison Hershfield
> Suite 600, 235 Yorkland Blvd.
> Toronto, ON M2J 1T1
> jveale@morrisonhershfield.com<<mailto:jveale@morrisonhershfield.com>>
> With
your permission, I can add your name to our mailing list so that you
> may remain informed about this proposal. Moreover, if you know anyone
else
> who would like to receive correspondence about this project, they
> should
contact me to be added to our mailing list. I have included display boards from our first Public Open
House back in August, 2010 for your interest.
> Thank-you again for your e-mail.
> Yours truly,
> Jonathan Veale
> Environmental Planner - Environmental Division Planificateur
> environnementale - Division Environnementale
> jveale@morrisonhershfield.com<<mailto:jveale@morrisonhershfield.com>>
[logo4email4]<<http://www.morrisonhershfield.com/Pages/default.aspx>> Suite 600, 235 Yorkland
Blvd. | Toronto, ON M2J 1T1
> Office: 416 499 3110 x1639 | Fax: 416 499 9658
> [morrisonhershfield.com](http://www.morrisonhershfield.com/)<<http://www.morrisonhershfield.com/>>
> -----Original Message-----
>
>

Sent: November-15-10 6:24 PM

> To: Sunny Galia
> Cc: timhudak@niagara.net<mailto:timhudak@niagara.net>;
> btreble@westlincoln.ca<mailto:btreble@westlincoln.ca>;
> contact@brendajohnson.ca<mailto:contact@brendajohnson.ca>;
> Bob.Bratina@hamilton.ca<mailto:Bob.Bratina@hamilton.ca>;
> russ.powers@hamilton.ca<mailto:russ.powers@hamilton.ca>;
> robert.pasuta@hamilton.ca<mailto:robert.pasuta@hamilton.ca>;
> Lloyd.Ferguson@hamilton.ca<mailto:Lloyd.Ferguson@hamilton.ca>;
> judi.partridge@hamilton.ca<mailto:judi.partridge@hamilton.ca>;
> maria.pearson@hamilton.ca<mailto:maria.pearson@hamilton.ca>;
> brad.clark@hamilton.ca<mailto:brad.clark@hamilton.ca>;
> brian.McHattie@hamilton.ca<mailto:brian.McHattie@hamilton.ca>;
> bernie.morelli@hamilton.ca<mailto:bernie.morelli@hamilton.ca>;
> sam.merulla@hamilton.ca<mailto:sam.merulla@hamilton.ca>;
> chad.collins@hamilton.ca<mailto:chad.collins@hamilton.ca>;
> tom.jackson@hamilton.ca<mailto:tom.jackson@hamilton.ca>;
> scott.duvall@hamilton.ca<mailto:scott.duvall@hamilton.ca>;
> terry.whitehead@hamilton.ca<mailto:terry.whitehead@hamilton.ca>;
david.Mitchell@hamilton.ca<mailto:david.Mitchell@hamilton.ca>
> Subject: HAF energy project INDUSTRIAL WIND TURBINE PROJECT
> HAMILTON/NIAGARA BOUNDARY Mr. Sunny Galia, Please be advised that the
> constituents of Glanbrook Ward 11, within the
Hamilton City limits, would like to express extreme concern in regards to the process in which IPC
Energy presented public information, on August
> 25, 2010, regarding the HAF energy project. This meeting pertained to
properties directly adjacent to Glanbrook homes along Westbrook Road, and those in close proximity
located on Golf Club Road, Woodburn Road, Guyatt Road, and Binbrook Road, although no one in
Glanbrook had been formally
> notified in writing, nor was there any posting made public in our
> local
newspapers, the Glanbrook Gazette/ the Hamilton Spectator.
> We would also like to note that this area consists of approximately
> 200
Glanbrook homes.
> As per the Ontario RENEWABLE ENERGY PROJECTS guide to approvals page 24:
"At an early stage of project planning, the applicant must
> notify landowners within 120 metres of the proposed project location
> and place a notice in a local newspaper."
> As residents of the City of Hamilton, where our homes could
> potentially
be amongst the closest in proximity to the HAF energy project, we would like to request that IPC
energy, along with Vineland Power, re-host the preliminary community consultation meeting in
order to allow Hamilton citizens, an opportunity to review and comment on the project proposed
along the boundary road of our municipalities.
> Many constituents are still unaware of the INDUSTRIAL WIND TURBINE
PROJECT, which appears to be moving forward in our community.
> "Applicants must also hold at least two community consultation
> meetings at the beginning of the process, once the project concept is

- > clear.
- > The first community consultation meeting takes place at the start of
- > project planning." -REP Guide page 24 Trusting that transparency will
- > not be an issue, we await your reply.

Kindly,

>

Britney Pringle

From: John Andrews [mailto:john@ipcenergy.ca]
Sent: Tuesday, November 30, 2010 8:58 AM
To:
Cc: Tom Lewis; Jonathan Veale
Subject: RE: HAF Wind Project - Project 1104037

Ms.

I will answer your question. You know as well as I do that we do not make the regulations regarding wind farms. If you are really that concerned then you need to take up your case with the appropriate government authority in these matters. We are simply building a project for the owners and are following all regulations which we meet or exceed. That is our responsibility. I think I have tried to answer your questions and others to the best of my ability and truthfully. If you do not like the answers then please feel free to take up the issue with the Provincial Government who enacted the Green Energy and Economy Act.

I am more than willing to answer any questions that you or others may have regarding the project but I cannot give guarantees over government policy.

John Andrews

John Andrews, President



Tel: 905-607-1016

Fax: 905-607-5995

[IPC Energy](#)

From:
Sent: November 28, 2010 4:58 PM
To: John Andrews
Subject: RE: HAF Wind Project - Project 1104037
Importance: High

Mr. Andrews,

I need to clarify a few items for you;

First of all, we did not hang up on Mr. Lewis! Mr. Lewis hung up on someone who told him he was full of it because Mr. Lewis was not keeping his facts straight!! Maybe Mr. Lewis should remember who he is telling what, then people may not get so upset when he tells them different story.

You crossed the line when you chose to put industrial wind turbines so close to my home. And yes, they are

INDUSTRIAL WIND TURBINES, how can something so intrusive not be industrial?

Second, I thought you were a developer, not a doctor. I said I did not sleep well and that is because I am a light sleeper. Your diagnose of insomnia is ridiculous!

Third, I listened to you the second day on the radio and I was correct in what I heard the previous day because again you threw CANWEA and the government under the train. You also stated you knew of people that had left their home because of **INDUSTRIAL WIND TURBINES!**

This weekend I received a location map showing the five **INDUSTRIAL WIND TURBINES**, I will see all five **INDUSTRIAL WIND TURBINES** from my front window because at least three of them are within 1 km of my home.

The only issue I have made my mind up on is that you have potentially put my family's health and home into jeopardy.

How can you sleep at night not knowing 100% that what you are doing is not putting people's health and homes in jeopardy?

Answer the question;

Will you give me in writing, a guarantee that my health and home will not be effected with either sickness or devaluation?

From: John Andrews [mailto:john@ipcenergy.ca]
Sent: Thursday, November 25, 2010 9:21 AM
To:
Subject: RE: HAF Wind Project - Project 1104037

I have addressed each item below in red.

Regards

John Andrews, President



Tel: 905-607-1016

Fax: 905-607-5995

[IPC Energy](#)

From:

Sent: November 25, 2010 7:38 AM

To: John Andrews

Subject: RE: HAF Wind Project - Project 1104037

Importance: High

Good Morning Mr. Andrews,

As I listened to you yesterday on the radio with Scott Thompson, I wondered if I should have shared the previous email that was sent to me in error. **Perhaps the reason for my previous email response was because of the way you have addressed Mr. Lewis, one of my staff. When you hung up on him and used profanity, you crossed the line. We are certainly prepared to deal with people who act reasonably but we do not have to put up with profanity or rude behavior.**

You really threw CANWEA and the government under the train stating they put these projects out there but neglected to inform the public about them. Your answers to some questions were really shaking concerning the future effects these wind turbines may have on people and that people just leaving their homes is too bad. Why do you continue to put these wind turbines up when you realize what is happening? Is it all part of the process and it's okay to forgo a few people's lives for these projects? **If you listened to my response carefully, you would have heard that I also clearly blamed the developers as well regarding dissemination of information to the public. I have heard many rumours of people leaving their homes due to the proximity of wind turbines, however, I have yet to hear who specifically these people are and exactly how many there are.**

Every since I have heard of your development happening in my community, I have had many questions and concerns. I don't know exactly where the wind turbines are going, but I know that farmers that have signed leases and they are all within 1 km of my home so the exact location doesn't matter, the turbines will be too close for me. **I can appreciate your statement that they are too close for you, however, we have met or exceeded all regulations for placing wind turbines. You will learn the exact location of the turbines at the next public meeting as we cannot guarantee their exact location until the Renewable Energy Approval is submitted, but I know you have been told this already.**

I have your leases and have had a lawyer read them over, I am disappointed that the farmers you approached did not do the same. A few of the farmers are making matters worse because they are telling people that they are going to be millionaires in 20 years, meanwhile my home and land will be devalued by 30 – 40%. Who's going to compensate me for that loss? Who's going to compensate my sons for the inheritance they should be getting but will not because of your development, they will not have that security anymore. With the Green Act almost freezing land in the rural areas, my sons will not even be able to build homes on our own property because for your development. **I have not seen any definitive study of your area that demonstrates this reduction in value of your property so I cannot comment.**

The bank says my home and land is worth \$650,000, I cannot afford a 30-40% devaluation. Are you willing to compensate me like you are compensating these farmers? Where do I go to have justice for my rights. **You certainly have the right to comment to the MOE or any other government representative you choose. This is your democratic right.**

I already do not sleep well at night and I can hear a train 13 kms away on a clear night so there is no doubt that I will hear your wind turbines. Will you turn them off at 12:00am to 6:00am so I will be able to get some sleep? **We cannot be responsible for your current insomnia. Perhaps you should seek medical advice.**

I have asked many constructive questions to Tom Lewis and Jonathan Veale and they do a good job of attaching information all the time. When they are asked questions that they are not prepared for, they seem to have different stories and facts making people upset because they feel they are not getting the truth. Everything about this development has been secretive and huss huss, if it were good for everyone, why has your company approached it the way you have? **Please let me know what questions you are not getting answers to with the understanding that we cannot answer every question if we do not have the information or if it is confidential information that would affect the project directly.**

If you were a hard working person and came home one day and found out that a developer was going to come into your area and construct 5 - 50 storey wind turbines and that they were going to change the quality of your life for the next twenty years and you could not do anything about it, what would you think? **That is a personal question and in my case, I would embrace it of course because that is the business that I am in. There are probably things about your business that I do not agree with as well but if you are acting within government regulations then all I can do is comment.**

I FEEL LIKE I'M BEING ROBBED OF MY INVESTMENT AND HEALTH!! I think you have made up your mind about the health issue before you have actually experienced the reality.

WHAT DO YOU SAY?

"THEM"

From: John Andrews [mailto:john@ipcenergy.ca]
Sent: Wednesday, October 27, 2010 11:28 AM
To: Tom Lewis;
Cc: Jonathan Veale
Subject: RE: HAF Wind Project - Project 1104037

Let's be very selective in what information we send back to them. It should be restricted to exactly what is required under the REA. We are not a 411 for government agencies etc. nor are we going to give out any financial information whatsoever.

John

John Andrews, President



Tel: 905-607-1016
Fax: 905-607-5995
[IPC Energy](http://www.ipcenergy.ca)

From: Tom Lewis
Sent: October 27, 2010 8:08 AM
To:
Cc: Jonathan Veale
Subject: RE: HAF Wind Project - Project 1104037

I have asked Jonathan to respond to your question regarding reports being submitted to the various government agencies.

In response to your question about the link to the town website. IPC choose to provide "a link" to the town website in an effort to inform the public exactly where this project is located. The municipality was linked in an effort to do just so. There was some concern that since this project is owned by Vineland power Inc. and called the HAF Wind Energy there may be some confusion as to the actual location of the project. This was originally discussed at our first and second meeting with the township. No permission was needed by IPC to provide a link to the Town of West Lincoln's website and no permission was requested.

I would agree that it is unprofessional to hang up on people who are inquiring about a project. I believe you are referring to my hanging up on an individual whose choice of words became less than civil and included profanity. I asked that individual to write all comments and concerns to IPC as we move forward and to not contact me via phone prior to disconnecting.

IPC respects the opinions of those both for and against this project and encourages mutual respect on the matter by all regardless of one's personal opinions on the project.

Jonathan will be in touch with you shortly regarding your questions related to the studies submitted to the applicable government agencies..

I will be out of the office the rest of the day.

Regards,

Tom Lewis

**Manager, Planning & Environment
IPC Energy**

Office: 905.607.1016 Ext.227

Cell: 416.710.1982

Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

From:

Sent: October-27-10 7:10 AM

To: Tom Lewis

Cc: Jonathan Veale

Subject: HAF Wind Project - Project 1104037

Importance: High

Tom,

Have you submitted your reports to the government yet concerning the above project?

What are the departments you have send the reports to for the above project?

Who are the contact names of the people in the government that you are dealing with for the above project?

Did the Township of West Lincoln give you permission to link their website to your HAF website?

I do not think it is very professional to hang up on people who are inquiring about this project. I guess some questions and statements were too true for you to handle and you didn't have anything prepared for those kind of questions or comments. People do talk in this community and that is exact what you don't want to happen.

Our group is talking to EVERYONE – farmers included to let them know that this project is not welcome in our area.

Your immediate response it greatly appreciated!

Britney Pringle

From: Jonathan Veale
Sent: Monday, November 29, 2010 10:22 AM
To:
Subject: RE: Turbine meeting form response

Mr. and Mrs.

Thank-you for your e-mail. I have added your comments to the public record for the project. As the project progresses, we will send you notifications regarding public consultation events and opportunities for you to comment on the proposal. For your reference, the project website, found at www.hafwindenergy.ca, is regularly updated with project documents and information. Please check the site frequently to learn more about the proposal.

Thank-you again for your e-mail.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Friday, November 26, 2010 7:45 PM
To: Jonathan Veale
Subject: Turbine meeting form response

In response to your form letter response: -if you honestly believe what you wrote, or even if you don't, then you are part of a problem, not of a solution, for Ontario residents and taxpayers. To believe, and try to convince us that the negative aspects of these things is either non-existent or inconsequential is troubling, condescending and immoral. How do you ignore documented problems, from all over the world, over long periods of time and tell us they don't exist or are figments of people's imaginations or some such thing. The entire process, with under the radar contract signing, lack of taxpayer control and meaningful input and heavy, fiscally irresponsible subsidizing should be in itself illegal. Yes, the concept of "green energy is wonderful, but NOT in the way it is being shoved down peoples throats, nor in methods as inefficient as wind generation. Groups like vineland power are simply leaches sucking at the opportunity for easy money on the back of very flawed government legislation and the public purse-regardless of how many lives it deteriorates.

Britney Pringle

From: Jonathan Veale
Sent: Friday, December 03, 2010 10:47 AM
To:
Cc: 'Sunny Galia'; timhudak@niagara.net; btreble@westlincoln.ca; contact@brendajohnson.ca; Bob.Bratina@hamilton.ca; russ.powers@hamilton.ca; robert.pasuta@hamilton.ca; Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca; maria.pearson@hamilton.ca; brad.clark@hamilton.ca; brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca; sam.merulla@hamilton.ca; chad.collins@hamilton.ca; tom.jackson@hamilton.ca; scott.duvall@hamilton.ca; terry.whitehead@hamilton.ca
Subject: RE: HAF Wind Energy Project.
Attachments: Bulletin6_Required Setbacks from Turbines.pdf; MOE_Noise Guidelines for Wind Farms_4709e.pdf; 1104037_Wind Turbine Spec Report_30Sept10.pdf; RE: HAF Wind Energy Project.

Mr.

Thank-you again for emailing me regarding the HAF Wind Energy project. Your comments help us to identify important concerns that you may have and determine what additional steps need to be taken to either clarify and/or provide further information about the proposed project and how we can better create an open dialog with the community and residents. Your comments have been included in the public record for this project. Please find my response to your comments below:

Comment 1: "I am writing to you as one of the many concerned individuals regarding the industrial wind turbine development that is proposed to be built on the border of east Hamilton. I currently reside at 2080 Westbrook Road in Binbrook, Ontario. These turbines are projected to be developed directly across the street from where I live. Like my neighbours, I have many concerns regarding health effects and the depreciation of property value due to these wind turbines. I understand that you have been in correspondence with members of the impacted community and I echo their concerns and questions. Much of the research that has been conducted surrounding noise levels and ill health that are created by the wind turbines, has been suspect to many inconsistencies (i.e.: time of testing, length of testing, area tested and methodologies of testing)."

It is understandable that you may have concerns regarding potential health impacts and the depreciation of local property values as a result of the proposed project. At this time, based on current research and studies conducted in Canada, the United States, and in Europe we believe that the construction of the five (5) proposed turbines would not have a negative impact on local health and property values. Below, I have provided references and research supporting my statements:

- [The Potential Health Impacts of Wind Turbines- Chief Medical Officer of Health \(CMOH\) Report](#) - The review concludes that while some people living near wind turbines report symptoms such as dizziness, headaches, and sleep disturbance, the scientific evidence available to date does not demonstrate a direct causal link between wind turbine noise and adverse health effects. The sound level from wind turbines at common residential setbacks is not sufficient to cause hearing impairment or other direct health effects, although some people may find it annoying.
- [The Health Impact of Wind Turbines: A Review of the Current White, Grey, and Published Literature- Chatham-Kent Public Health Unit](#) - This document presents the current available

white, grey, and published literature on the health effects of wind turbines. Despite copious literature from experts in government, manufacturers of wind turbines, and support groups both for and against wind power, very little scientific evidence exists on the health effects of wind turbines.

- [Wind Energy Study – Effect on Real Estate Values in the Municipality of Chatham-Kent Ontario](#) - CanWEA contracted the services of Canning Consultants Inc. and John Simmons Realty Services Ltd., to prepare a report that evaluates the effect of wind turbines on real estate values in the Municipality of Chatham-Kent. The study was prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice for the Appraisal Institute of Canada, and applied a statistical Multiple Regression Analysis (MRA) model using real property transaction data, in arriving at its conclusions.
- [The CanWEA Property Value Study](#), finds that there is no statistical evidence to demonstrate that wind farms negatively affect rural residential market values in the Chatham-Kent area.
- [The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis](#) (Report by the Lawrence Berkeley National Laboratory) - A report released by the U.S. Department of Energy's (DOE) Lawrence Berkeley National Laboratory finds that neither the view of the wind facilities nor the distance of the home to those facilities is found to have any consistent, measurable, and statistically significant effect on home sales prices. Although the analysis cannot dismiss the possibility that individual homes or small numbers of homes have been or could be negatively impacted, it finds that if these impacts do exist, they are either too.

Comment 2: "Another area that I am incredibly frustrated by is the information, or lack thereof, that has been provided to those that the turbines will directly impact. Where will they be built (specific location) and what is the long term development for this project? The answers we are looking for in all of these areas need to be more specific. Although the turbines are proposed for West Lincoln, they will directly impact residents of Hamilton that reside on the west side of Westbrook road, and there has been no forthcoming information, to these residents, about the development."

It is certainly not Vineland Power Inc.'s intention to withhold information. In public consultation it can be difficult to determine the extent to which members of the public should be consulted and what information to provide and when to do so. Generally, we rely on regulatory requirements to guide the development of project consultation programs. Our approach has been to provide reliable information as it becomes available. We also cannot provide design and impacts information to the public until it has been reviewed by the appropriate Ministries and responsible authorities. Vineland Power Inc. remains committed to adhering to and exceeding the consultation requirements set out in Ontario Regulation 359/09.

The project team has received interest from those west of the proposed study area boundary along Westbrook Road. We do not believe that these residents will be impacted by the proposed project. That said, we are currently examining how we can better reach out to these residents. For your reference, all future correspondence about this project will include those immediately west of Westbrook Road. This decision was made solely on the basis of interest in the project and not because of design impacts, or regulatory requirements.

With regards to your request for information regarding the proposed turbine locations, please download the [currently available reports](#). Maps are included in this document beginning on Page 416. Please note that these are early draft documents and will be revised based upon input from all stakeholders. Also, the anticipated lifetime expectancy for the proposed wind energy facility is 20 years.

Comment 3: "I would also ask, in order to propose a development such as this, that an environmental assessment and/or archeological assessment must have been completed. Where do find the results of such assessments in order to conclude that the Government of Ontario and IPC have done their due diligence."

You are correct, in that the HAF Wind Energy project must undertake environmental assessments/studies in order to be approved by the Ministry of Environment (MOE). This project is subject to the provisions of the Environmental Protection Act of Ontario ("the Act") Part V.0.1. and Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals. As required by O. Reg. 359/09 we must undertake assessments for Natural Heritage, Cultural Heritage and Archaeology. These studies have been completed and are presently being reviewed by the Ministry of Natural Resources (MNR) and the Ministry of Tourism and Culture (MOTC) before being eligible for public review. Once we have received clearance on these reports from MNR and MOTC we will file our draft REA package, which will contain all project related reports and studies for further public and agency review and comment. At that time all available project related documents will be posted on the project's website at: www.hafwindenergy.ca. You may continue to check the website often as it is updated regularly and information is posted as it becomes available. With your permission I will also add you to our project mailing list so that you can be informed of when the draft REA package is published for public review.

Comment 4: "In your correspondence with Ms. Murphy, you state that a Noise Assessment has not been completed yet. I find it hard to believe that plans to proceed, with development, move forward when measures like this have not been completed. Please provide me with the results of the Noise Assessment, the draft of the Wind Turbine Specification Report and MOE's Technical Bulletin on Required Setbacks from Turbines. Can you also provide me with the website to the HAF Wind Energy Project."

To clarify, in correspondence with Ms. Murphy I stated: "We have not yet completed the Noise Assessment; however, once this is complete, I will provide it to you by e-mail. I anticipate that the Noise Assessment will be available within the next 30-days." The Noise Assessment is presently being prepared by a noise and acoustic professional, and once finalized will be published for public and agency review in accordance with O. Reg. 359/09. This report will comply with MOE's requirements for noise assessments and will adhere to Technical Bulletin No. 6 for Required Setbacks for Wind Turbines and Noise Guidelines for Wind Turbines (both attached). In this respect, the noise impacts of this project will conform to and exceed regulatory requirements. The Noise Assessment will be available to you once we file the draft Renewable Energy Approval package. I have attached the Turbine Specification Report for the HAF Wind Energy Project to this email, as requested. Also, the project website contains the [currently available reports](#) as of November 26, 2010.

I trust that my response has spoken to your comments. If you require any further clarification about this project, or my response to your inquiry, please do not hesitate to contact me and I will do my best to address your comments. Thank-you again.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

ADDITIONAL INFORMATION ABOUT THE HAF WIND ENERGY PROJECT

More Information about the **HAF Wind Energy Project** can be found on the project website at www.hafwindenergy.ca. As documents become available for public review, they will be posted on this website. The website will include reports, maps, and plans for the proposed wind energy project. Please check this site regularly.

- Vineland Power Inc. is proposing five Vestas V-100 wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;
- While municipal approval for this project is not required, the project team has meet with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Consultation events: We have not yet determined the dates of future consultation events (i.e. Public Open Houses, Meetings, etc.). These events are subject to the requirements of the REA. For example, the public will be notified at least 30-days before each event. Also, the draft Renewable Energy Approval Package must be provided, at least, 60-days in advance of the last Public Open House. Notification of these events will be provided by direct letter mailing, e-mail, website notification, and newspaper notices.

Consultation timelines: The Public will have at least 60-days to review the draft Renewable Energy Approval (REA) package in advance of the last Public Open House. Following that period, comments

will be incorporated into the design of the project and **Vineland Power Inc.** may submit a Renewable Energy Approval to the [Ministry of the Environment](#) (MOE). The REA application will then be posted on the [Environmental Registry](#) for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

Consultation purpose: The purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. If you should have any further comments or questions about this project, please forward them to us as such and we will respond where appropriate.

Questions or Comments about public policy and energy should be directed to the [Ministry of Energy and Infrastructure](#).

Questions or Comments about electricity planning and the electrical system should be directed to the [Ontario Power Authority](#).

Questions or Comments about the [Green Energy Act](#) and generally about the Renewable Energy Approval (REA) ([O.Reg 359/09](#)) should be directed to the [Ministry of the Environment](#).

From:

Sent: Friday, November 26, 2010 2:18 PM

To: Jonathan Veale

Cc: 'Sunny Galia'; timhudak@niagara.net; btreble@westlincoln.ca; contact@brendajohnson.ca; Bob.Bratina@hamilton.ca; russ.powers@hamilton.ca; robert.pasuta@hamilton.ca; Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca; maria.pearson@hamilton.ca; brad.clark@hamilton.ca; brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca; sam.merulla@hamilton.ca; chad.collins@hamilton.ca; tom.jackson@hamilton.ca; scott.duvall@hamilton.ca; terry.whitehead@hamilton.ca

Subject: HAF Wind Energy Project.

Mr. Veale,

I am writing to you as one of the many concerned individuals regarding the industrial wind turbine development that is proposed to be built on the border of east Hamilton. I currently reside at 2080 Westbrook Road in Binbrook, Ontario. These turbines are projected to be developed directly across the street from where I live. Like my neighbours, I have many concerns regarding health effects and the depreciation of property value due to these wind turbines. I understand that you have been in correspondence with members of the impacted community and I echo their concerns and questions. Much of the research that has been conducted surrounding noise levels and ill health that are created by the wind turbines, has been suspect to many inconsistencies (i.e.: time of testing, length of testing, area tested and methodologies of testing).

Another area that I am incredibly frustrated by is the information, or lack thereof, that has been provided to those that the turbines will directly impact. Where will they be built (specific location) and what is the long term development for this project? The answers we are looking for in all of these areas need to be more specific. Although the turbines are proposed for West Lincoln, they will directly impact residents of Hamilton that reside on the west side of Westbrook road, and there has been no forthcoming information, to these residents, about the development.

I would also ask, in order to propose a development such as this, that an environmental assessment and/or archeological assessment must have been completed. Where do I find the results of such assessments in order to conclude that the Government of Ontario and IPC have done their due diligence.

In your correspondence with Ms. _____, you state that a Noise Assessment has not been completed yet. I find it hard to believe that plans to proceed, with development, move forward when measures like this have not been completed. Please provide me with the results of the Noise Assessment, the draft of the Wind Turbine Specification Report and MOE's Technical Bulletin on Required Setbacks from Turbines. Can you also provide me with the website to the HAF Wind Energy Project.

Thank you. I look forward to hearing from you.

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, November 30, 2010 4:11 PM
To:
Cc: timhudak@niagara.net; btreble@westlincoln.ca; contact@brendajohnson.ca; Bob.Bratina@hamilton.ca; russ.powers@hamilton.ca; robert.pasuta@hamilton.ca; Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca; maria.pearson@hamilton.ca; brad.clark@hamilton.ca; brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca; sam.merulla@hamilton.ca; chad.collins@hamilton.ca; tom.jackson@hamilton.ca; scott.duvall@hamilton.ca; terry.whitehead@hamilton.ca; Sunny Galia
Subject: RE: HAF Wind Energy Project

Ms.
Thank-you for writing me about the HAF Wind Energy Project. You had indicated your displeasure with our rationale for defining the project location and our study area as it is, specifically in regards to whom we consult with. In my November 17, 2010 response, I explained how we are complying with the Renewable Energy Approval (REA) regulation. I stand by those statements - we are following the REA requirements and complying with MOE technical guidance. That being said, we will include residents immediately west of Westbrook Road in future correspondence. This is based upon the interest that you have shown in this proposal and is consistent with my November 17 email. Thank-you for informing me about your concerns respect to this project.

You had made other comments about the study area map describing the community of Woodburn. This was shown for geographic reference and comprehension purposes.

Regarding you comments:

" Furthermore, the latest revision to the HAF project description report dated September, 2010, (as attached), excludes the previously posted Appendix B- Environmental Components Map, (which provides the location of noise receptors within the immediate project area). Please advise as to why this map was not included in the latest description."

Appendix B was removed from this version of the draft Project Description Report because it was prepared at a preliminary stage in the design of the project. The map was outdated and did not reflect the work completed since it was produced. Furthermore, it would be inaccurate and confusing to present this to the public since we have a more advanced sense of the environmental components. We have now produced improved maps for Natural Heritage, Ecological Land Classification, and Land Use. These will be posted on the [project website](#) in the very near future.

Since we last corresponded, the Proponent (Vineland Power Inc.) began an examination of how we can better reach out to the community. This will likely include additional consultation events and information available over a wider geographic area. Once I know more about this, I will let you know. In the mean time, project updates, reports, plans, and maps will be uploaded to the [project website](#). This site will be regularly updated and documents will be made available as soon as we believe that they are complete.

Lastly, in your e-mail, you had asked that representatives of the Project Team attend your open house at Binbrook Agricultural Hall on December 8th, 2010 at 6:00 pm. Provided that this meeting offers reasoned, balanced, and accurate information, this could be a very useful meeting for us to attend. I

would be interested in learning about how you would see our role and how we could contribute to this meeting. In the mean time, we will consider attending and will inform you if we are able to attend.

Thank-you for providing me with your thoughts, these comments certainly help us to improve the consultation approach and design of the proposal.

Yours truly,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
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Additional Information

More Information about the **HAF Wind Energy Project** can be found on the project website at www.hafwindenergy.ca. As documents become available for public review, they will be posted on this website. The website will include reports, maps, and plans for the proposed wind energy project. Please check this site regularly.

Consultation events: We have not yet determined the dates of future consultation events (i.e. Public Open Houses, Meetings, etc.). These events are subject to the requirements of the REA. For example, the public will be notified at least 30-days before each event. Also, the draft Renewable Energy Approval Package must be provided, at least, 60-days in advance of the last Public Open House. Notification of these events will be provided by direct letter mailing, e-mail, website notification, and newspaper notices.

Consultation timelines: The Public will have at least 60-days to review the draft Renewable Energy Approval (REA) package in advance of the last Public Open House. Following that period, comments will be incorporated into the design of the project and **Vineland Power Inc.** may submit a Renewable Energy Approval to the [Ministry of the Environment](#) (MOE). The REA application will then be posted on the [Environmental Registry](#) for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

Consultation purpose: The purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. If you should have any further comments or questions about this project, please forward them to us as such and we will respond where appropriate.

Questions or Comments about public policy and energy should be directed to the [Ministry of Energy and Infrastructure](#).

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Questions or Comments about the [Green Energy Act](#) and generally about the Renewable Energy Approval (REA) ([O.Reg 359/09](#)) should be directed to the [Ministry of the Environment](#).

-----Original Message-----

From:

Sent: Wednesday, November 24, 2010 10:24 PM

To: Jonathan Veale

Cc: timhudak@niagara.net; btreble@westlincoln.ca; contact@brendajohnson.ca; Bob.Bratina@hamilton.ca; russ.powers@hamilton.ca; robert.pasuta@hamilton.ca; Lloyd.Ferguson@hamilton.ca; judi.partridge@hamilton.ca; maria.pearson@hamilton.ca; brad.clark@hamilton.ca; brian.McHattie@hamilton.ca; bernie.morelli@hamilton.ca; sam.merulla@hamilton.ca; chad.collins@hamilton.ca; tom.jackson@hamilton.ca; scott.duvall@hamilton.ca; terry.whitehead@hamilton.ca; Sunny Galia
Subject: RE: HAF Wind Energy Project

Good evening Jonathan,

Thank you for responding to our concerns. Unfortunately, the reasoning provided for non-disclosure of your proposed project within our neighbourhood, has not successfully eased our minds. We simply do not accept the statement, "Since the project is entirely located within the Township of West Lincoln we opted to design the project and consultation to that area", as being adequate, when the REA Technical Bulletin 6 - Required setbacks for turbines, consistently refer to noise receptors within a 3 km project radius when determining setbacks. If the HAF energy project is to be located within 750M of the Hamilton border, Hamilton would undeniably be an integral consideration in the design and development of the layout of the HAF energy project? As an integral element in project design and planning, how is it that Hamilton was "opted" out of consultation?

The HAF notice of proposal dated July 22, 2010, (also attached), clearly identifies the community "east of Woodburn", within the Hamilton boundary.

Hamilton has been identified in the HAF notice, and presumably as a consideration in the project setbacks, although never consulted. The municipal boundaries have clearly been removed by the GEA, when dealing with renewable energy projects.

Should the hard working rural citizens of this province discover that they will soon have a nearly 500 foot industrial wind turbine across the road from their homes, that will greatly affect their futures, via "text message", or by voicemail?

Furthermore, the latest revision to the HAF project description report dated September, 2010, (as attached), excludes the previously posted Appendix B- Environmental Components Map, (which provides the location of noise receptors within the immediate project area). Please advise as to why this map was not included in the latest description.

We have taken the obligation upon ourselves to research industrial wind turbine facilities, since our request for preliminary public consultation was denied. We would like to extend an invitation to a

representative from Morrison Hershfield Limited, IPC Energy and/or Vineland Power as we will be hosting a public meeting at the Binbrook Agricultural Hall on December 8th, 2010 at 6:00 pm. Please advise if anyone from the above mentioned organizations will be attending. We welcome representatives of the HAF energy project to our community.

Kindly,

> Thank-you for your e-mail to Mr. Sunny Galia on November 15, 2010. In your e-mail you expressed your concerns about not being notified about the > proposed HAF Wind Energy Project, located in the Township of West Lincoln.

> You presented the requirements of the Renewable Energy Approval (O.Reg. > 359/09)<http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_09035_9_e.htm>

fairly accurately; however, I do wish to clarify some points that pertain > to your question and why residents of Hamilton were not specifically contacted.

> First, you are correct, the Proponent (Vineland Power Inc.) is

> required

to

> provide notice to every assessed owner of land within 120 metres of > the

project location. The project location is defined as follows:

> "project location" means, when used in relation to a renewable energy project, a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposes to

> engage in the project; (REA, 2009)

> No portion of the proposed HAF Wind Energy project location (roads, taplines, turbines, etc..) will come within 120 metres of Hamilton.

Otherwise we would need to consult with landowners west of Westbrook Road.

> In fact, I anticipate that no portion of the project location will be found within 750 metres of the boundary with Hamilton. Our consultation area includes the portion east of Westbrook Road. We have had comments about this being unclear, these are legitimate concerns, and we are considering various options to correct this misunderstanding. In the mean > time we are informing anyone who may inquire about this concern.

> Also,

in

> the very near future I will be able to provide you and anyone who is interested with the layout of the facility. I could e-mail you maps or provide you with paper copies.

> In public consultation it can be controversial to determine the extent to

> which we should consult. Generally, we rely on the regulatory

> requirements. Since the project is entirely located within the
> Township
of
> West Lincoln we opted to design the project and consultation to that
area.
> This allows us to focus on those who may be most impacted by the
project.
> That being said, I am always pleased when people take an interest.
Regarding your request for an additional Public Open House and
> notifications for Hamilton, we remain committed to our existing
> approach
to public consultation within the consultation area that we have developed. That means I do not plan
for any additional Public Open Houses
> for those west of Westbrook Road. We will, however, also be hosting a
Public Open House in February, 2011 and I will examine how we can further
> reach out to landowners west of Westbrook Road in advance of that event.
You and your neighbours are welcome to attend.
> If you should have any comments or know anyone who has any thoughts
about
> the HAF Wind Energy Project, please direct correspondence to myself:
Jonathan Veale
> Environmental Planner
> Morrison Hershfield
> Suite 600, 235 Yorkland Blvd.
> Toronto, ON M2J 1T1
> jveale@morrisonhershfield.com<<mailto:jveale@morrisonhershfield.com>>
> With
your permission, I can add your name to our mailing list so that you
> may remain informed about this proposal. Moreover, if you know anyone
else
> who would like to receive correspondence about this project, they
> should
contact me to be added to our mailing list. I have included display boards from our first Public Open
House back in August, 2010 for your interest.
> Thank-you again for your e-mail.
> Yours truly,
> Jonathan Veale
> Environmental Planner - Environmental Division Planificateur
> environnementale - Division Environnementale
> jveale@morrisonhershfield.com<<mailto:jveale@morrisonhershfield.com>>
[logo4email4]<<http://www.morrisonhershfield.com/Pages/default.aspx>> Suite 600, 235 Yorkland
Blvd. | Toronto, ON M2J 1T1
> Office: 416 499 3110 x1639 | Fax: 416 499 9658
> [morrisonhershfield.com](http://www.morrisonhershfield.com/)<<http://www.morrisonhershfield.com/>>
> -----Original Message-----
>

Sent: November-15-10 6:24 PM

> To: Sunny Galia
> Cc: timhudak@niagara.net<mailto:timhudak@niagara.net>;
> btreble@westlincoln.ca<mailto:btreble@westlincoln.ca>;
> contact@brendajohnson.ca<mailto:contact@brendajohnson.ca>;
> Bob.Bratina@hamilton.ca<mailto:Bob.Bratina@hamilton.ca>;
> russ.powers@hamilton.ca<mailto:russ.powers@hamilton.ca>;
> robert.pasuta@hamilton.ca<mailto:robert.pasuta@hamilton.ca>;
> Lloyd.Ferguson@hamilton.ca<mailto:Lloyd.Ferguson@hamilton.ca>;
> judi.partridge@hamilton.ca<mailto:judi.partridge@hamilton.ca>;
> maria.pearson@hamilton.ca<mailto:maria.pearson@hamilton.ca>;
> brad.clark@hamilton.ca<mailto:brad.clark@hamilton.ca>;
> brian.McHattie@hamilton.ca<mailto:brian.McHattie@hamilton.ca>;
> bernie.morelli@hamilton.ca<mailto:bernie.morelli@hamilton.ca>;
> sam.merulla@hamilton.ca<mailto:sam.merulla@hamilton.ca>;
> chad.collins@hamilton.ca<mailto:chad.collins@hamilton.ca>;
> tom.jackson@hamilton.ca<mailto:tom.jackson@hamilton.ca>;
> scott.duvall@hamilton.ca<mailto:scott.duvall@hamilton.ca>;
> terry.whitehead@hamilton.ca<mailto:terry.whitehead@hamilton.ca>;
david.Mitchell@hamilton.ca<mailto:david.Mitchell@hamilton.ca>
> Subject: HAF energy project INDUSTRIAL WIND TURBINE PROJECT
> HAMILTON/NIAGARA BOUNDARY Mr. Sunny Galia, Please be advised that the
> constituents of Glanbrook Ward 11, within the
Hamilton City limits, would like to express extreme concern in regards to the process in which IPC
Energy presented public information, on August
> 25, 2010, regarding the HAF energy project. This meeting pertained to
properties directly adjacent to Glanbrook homes along Westbrook Road, and those in close proximity
located on Golf Club Road, Woodburn Road, Guyatt Road, and Binbrook Road, although no one in
Glanbrook had been formally
> notified in writing, nor was there any posting made public in our
> local
newspapers, the Glanbrook Gazette/ the Hamilton Spectator.
> We would also like to note that this area consists of approximately
> 200
Glanbrook homes.
> As per the Ontario RENEWABLE ENERGY PROJECTS guide to approvals page 24:
"At an early stage of project planning, the applicant must
> notify landowners within 120 metres of the proposed project location
> and place a notice in a local newspaper."
> As residents of the City of Hamilton, where our homes could
> potentially
be amongst the closest in proximity to the HAF energy project, we would like to request that IPC
energy, along with Vineland Power, re-host the preliminary community consultation meeting in
order to allow Hamilton citizens, an opportunity to review and comment on the project proposed
along the boundary road of our municipalities.
> Many constituents are still unaware of the INDUSTRIAL WIND TURBINE
PROJECT, which appears to be moving forward in our community.
> "Applicants must also hold at least two community consultation
> meetings at the beginning of the process, once the project concept is

- > clear.
- > The first community consultation meeting takes place at the start of
- > project planning." -REP Guide page 24 Trusting that transparency will
- > not be an issue, we await your reply.

Kindly,

>

Britney Pringle

From: Jonathan Veale
Sent: Friday, December 03, 2010 11:45 AM
To:
Cc: tom@ipcenergy.ca; sunny@ipcenergy.ca; btrebbe@westlincoln.ca
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Importance: High

Dear Sir/Madam,

Thank-you for your e-mail and continued interest in the HAF Wind Energy Project. I confirm that you have been and remain on our contact list.

You are correct, we have provided the Township of West Lincoln and Niagara Region with copies of some draft reports. We are consulting with the Township on an on-going basis and for this reason we needed to provided them with draft reports to satisfy municipal consultation requirements. We have a constructive working relationship with the Township and as your local government they, in conjunction with the Province, assure the public interest in this matter. As we progress, we will work with Township staff to revise and improve the design.

You are entitled to receive a Notice of Draft Submission Package ("Notice") 60-days, or more, in advance of the last Public Open House. Frankly, we have not completed all of the reporting requirements to make such a Notice. For example, some reports are still being reviewed by the Ministry of Natural Resources (MNR). Once every report is confirmed and complete we will notify the Public, yourself included, by mail, newspaper notification, and through the project website at www.hafwindenergy.ca.

However, we have posted the currently available reports on the project website. Please feel free to download and comment about this.

Thank-you for your continued interest in the project.

Yours truly,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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ADDITIONAL INFORMATION ABOUT THE HAF WIND ENERGY PROJECT

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- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval* (O.Reg 359/09);
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;
- While municipal approval for this project is not required, the project team has met with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Consultation events: We have not yet determined the dates of future consultation events (i.e. Public Open Houses, Meetings, etc..). These events are subject to the requirements of the REA. For example, the public will be notified at least 30-days before each event. Also, the draft Renewable Energy Approval Package must be provided, at least, 60-days in advance of the last Public Open House. Notification of these events will be provided by direct letter mailing, e-mail, website notification, and newspaper notices.

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-----Original Message-----

From:
Sent: Monday, November 29, 2010 2:00 PM
To: tom@ipcenergy.ca; sunny@ipcenergy.ca; Jonathan Veale
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Mr.
First Name =
Last Name =
Full Address =
Postal Code =
Email =
Phone Number =
Impacted by the project? = YES

Organisation Name =
Organisation Type =
Feedback | Comments | Concerns = I've just been advised that you have provided your report to the Town of Smithville for public review and comment.

As a homeowner who attended your August open house and submitted 2 survey forms providing both my email address and my home address (and eventually received a written response by snail mail), I am shocked that I was not notified of the report's existence.

I have received no notification that the report was available, nor that the turbine location map had now been made public.

I cannot find this report (or any studies the report is based on) on this website, which advises that all drafts, studies, reports, etc. will be made available.

If the report was made available over a week ago, why isn't it posted on your website?

Why the secrecy?

As the closest residence to turbine #3, I can't believe that I would not be advised of this development!

Please forward a soft copy of the report and all related studies to my email address as provided (once again) on this site. I believe the attachment limit is 25 MB. If the report is larger than this when zipped, kindly forward in sections.

Britney Pringle

From:
Sent: Monday, November 29, 2010 3:20 PM
To: Jonathan Veale
Cc: WL WindActionGroup
Subject: RE: set back

While you're preparing your response, you may want to read "Power Politics" in today's Hamilton Spectator. A9
Hopefully Ontario will see the light before we're unable to afford it.
Waiting your response,

From: Jonathan Veale [mailto:JVeale@morrisonhershfield.com]
Sent: Monday, November 29, 2010 10:12 AM
To:
Subject: RE: set back

Ms.
Thank-you for your e-mails. I have received them and I will prepare a response shortly. Normally, I am able to respond to your comments within 2 or 3 business days.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Monday, November 29, 2010 9:03 AM
To: Jonathan Veale
Subject: FW: set back

Waiting for response prior to calling the Township offices.

From:
Sent: Sunday, November 28, 2010 4:41 PM

To: 'JVeale@morrisonhershfield.com'

Subject: set back

Good evening Mr.Veale,
I live at

We own 92 acres of vacant land adjacent to our home. Your company had tried to option this vacant land, but we clearly were not interested and declined.

Now that the sites have been revealed for the first five turbines, I would like to know how vacant land was taken into consideration.

My Husband and I are in the process of investigating building permits.

Britney Pringle

From: Jonathan Veale
Sent: Monday, December 06, 2010 2:54 PM
To:
Subject: RE: Response
Attachments: set back; FW: set back; RE: set back; 1104037_Land Use Maps_Small_16Nov10.pdf
Importance: High

Dear

Thank-you for your email regarding the HAF Wind Energy Project. With regards to your inquiry about how vacant lands were taken into consideration for the design of the project please find my response below:

Setback distances under Ontario Regulation 359/09 (“the Regulation”) which deals with Renewable Energy Approvals, are intended to protect the future use of vacant land, where that land is zoned to allow construction of potential noise receptors (e.g. a future residence). Under the Regulation, the minimum setback distance between a wind turbine and a noise receptor is 550 metres.

Also, under the Regulation for the purposes of measuring setbacks from vacant lots the potential future noise receptor is considered to be the centre of the vacant lot if no site plan approval or building permit has been issued. An amendment to O. Reg. 359/09 is proposing that the identification of a noise receptor on vacant lots be changed from the centre of the lot to a location where a building would normally be located having regard for the existing municipal zoning by-laws and the typical building pattern in the area.

Specifically, as considered with the HAF Wind Energy Project, vacant lots surrounding the proposed turbine locations were identified for this project by TERANET on behalf of IPC Energy using Ontario’s Electronic Land Registration System. Where vacant lots were identified, the future location of the assumed dwelling was taken to be a location that would reasonably be expected to contain the dwelling.

Presently, the study team is preparing the project's Draft REA Package that will be officially filed for public and agency review and comment in the very near future. At that time all project documentation/studies will be made available on the project's website at: www.hafwindenergy.ca. Please check this website often as it is updated regularly and project information/studies are posted as they become available. Further information regarding vacant lots, and how they were assessed for noise will be contained in the project's Noise Assessment Report. I have also attached the project’s land use maps to this email for your reference as well.

Thank-you for being patient while I investigated your questions. I trust that my response has spoken to your question regarding vacant lots. If you require any further clarification about this project, or my response to your inquiry, please do not hesitate to contact me and I will do my best to address your comments.

Yours truly,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
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- While municipal approval for this project is not required, the project team has met with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
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Britney Pringle

Subject: RE: Response

From:

Sent: Wednesday, December 08, 2010 1:54 PM

To: Jonathan Veale

Subject: RE: Response

Our hope was to build towards the middle of the property on a small ridge. We are in the process of requesting information from area properties that the municipality has requested we contact. Unfortunately due to time we have not contacted all the properties that are involved. We will continue to move forward with the regulations that are in place at this time.

From: Jonathan Veale [mailto:JVeale@morrisonhershfield.com]

Sent: Wednesday, December 08, 2010 11:09 AM

To:

Subject: RE: Response

Ms. ,

Thank-you for your follow-up e-mail. I provided you with the reference to the 'proposed revisions to O.Reg 359/09' to highlight the fact that we are following the current version of the Regulation and we accounted for the proposed revisions in a possible future Regulation. We are aware that new requirements are on the way and we have worked to meet the higher standards of both. My hope is that this will alleviate some of your concerns and satisfy Regulators.

As stated earlier, we are following the Regulation, as it is, and how this project will be assessed by the Regulators with due consideration of the forthcoming revised O.Reg 359/09. In this respect, we have setback away from major roads, which avoids the typical building pattern in this area.

Thank-you again for your interest in this proposal.

Jonathan Veale

Environmental Planner – Environmental

Planificateur environnementale – Environnementale

jveale@morrisonhershfield.com



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- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Consultation events: We have not yet determined the dates of future consultation events (i.e. Public Open Houses, Meetings, etc...). These events are subject to the requirements of the REA. For example, the public will be notified at least 30-days before each event. Also, the draft Renewable Energy Approval Package must be provided, at least, 60-days in advance of the last Public Open House. Notification of these events will be provided by direct letter mailing, e-mail, website notification, and newspaper notices.

Consultation timelines: The Public will have at least 60-days to review the draft Renewable Energy Approval (REA) package in advance of the last Public Open House. Following that period, comments will be incorporated into the design of the project and **Vineland Power Inc.** may submit a Renewable Energy Approval to the [Ministry of the Environment](#) (MOE). The REA application will then be posted on the [Environmental Registry](#) for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

Consultation purpose: The purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. If you should have any further comments or questions about this project, please forward them to us as such and we will respond where appropriate.

Questions or Comments about public policy and energy should be directed to the [Ministry of Energy and Infrastructure](#).

Questions or Comments about electricity planning and the electrical system should be directed to the [Ontario Power Authority](#).

Questions or Comments about the [Green Energy Act](#) and generally about the Renewable Energy Approval (REA) (O.Reg 359/09) should be directed to the [Ministry of the Environment](#).

From:
Sent: Tuesday, December 07, 2010 9:09 AM
To: Jonathan Veale
Subject: RE: Response

As your e-mail states "Proposed" reg. 359/09. So I'm assuming you are going forward without taking future residential builds into consideration, thereby restricting land owners before there is actually a regulation in place?

From: Jonathan Veale [mailto:JVeale@morrisonhershfield.com]
Sent: Monday, December 06, 2010 2:54 PM
To:
Subject: RE: Response
Importance: High

Dear Ms.

Thank-you for your email regarding the HAF Wind Energy Project. With regards to your inquiry about how vacant lands were taken into consideration for the design of the project please find my response below:

Setback distances under Ontario Regulation 359/09 ("the Regulation") which deals with Renewable Energy Approvals, are intended to protect the future use of vacant land, where that land is zoned to allow construction of potential noise receptors (e.g. a future residence). Under the Regulation, the minimum setback distance between a wind turbine and a noise receptor is 550 metres.

Also, under the Regulation for the purposes of measuring setbacks from vacant lots the potential future noise receptor is considered to be the centre of the vacant lot if no site plan approval or building permit has been issued. An amendment to O. Reg. 359/09 is proposing that the identification of a noise receptor on vacant lots be changed from the centre of the lot to a location where a building would normally be located having regard for the existing municipal zoning by-laws and the typical building pattern in the area.

Specifically, as considered with the HAF Wind Energy Project, vacant lots surrounding the proposed turbine locations were identified for this project by TERANET on behalf of IPC Energy using Ontario's Electronic Land Registration System. Where vacant lots were identified, the future location of the assumed dwelling was taken to be a location that would reasonably be expected to contain the dwelling.

Presently, the study team is preparing the project's Draft REA Package that will be officially filed for public and agency review and comment in the very near future. At that time all project documentation/studies will be made available on the project's website at: www.hafwindenergy.ca. Please check this website often as it is updated regularly and project information/studies are posted as they become available. Further information regarding vacant lots, and how they were assessed for

noise will be contained in the project's Noise Assessment Report. I have also attached the project's land use maps to this email for your reference as well.

Thank-you for being patient while I investigated your questions. I trust that my response has spoken to your question regarding vacant lots. If you require any further clarification about this project, or my response to your inquiry, please do not hesitate to contact me and I will do my best to address your comments.

Yours truly,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

ADDITIONAL INFORMATION

More Information about the **HAF Wind Energy Project** can be found on the project website at www.hafwindenergy.ca. As documents become available for public review, they will be posted on this website. The website will include reports, maps, and plans for the proposed wind energy project. Please check this site regularly.

- Vineland Power Inc. is proposing five Vestas V-100 wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc...). The turbines would be located over an area of approximately 4800 hectares;
- Each turbine would meet or exceed the Ministry of Natural Resources (MNR) requirements for setbacks from *natural features* (significant wetlands, woodlots, watercourses, waterbodies, etc...) as outlined in the *Renewable Energy Approval (O.Reg 359/09)*;
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations;
- Public safety measures will be incorporated into all phases of the project, including the preparation of an Emergency Response Plan;
- The project will not negatively impact property values and will contribute to the municipal tax base;
- While municipal approval for this project is not required, the project team has met with municipal officials to discuss the design and we will continue to meet with them to ensure that the project does not negatively impact any municipal interests; and,
- The project would not be deemed approved until it receives clearance from the Ministry of the Environment (MOE) following an up to six month review following the Renewable Energy Approval (O.Reg 359/09) process. Following this the project could be constructed beginning in mid-2011.

Consultation events: We have not yet determined the dates of future consultation events (i.e. Public Open Houses, Meetings, etc..). These events are subject to the requirements of the REA. For example, the public will be notified at least 30-days before each event. Also, the draft Renewable Energy Approval Package must be provided, at least, 60-days in advance of the last Public Open House. Notification of these events will be provided by direct letter mailing, e-mail, website notification, and newspaper notices.

Consultation timelines: The Public will have at least 60-days to review the draft Renewable Energy Approval (REA) package in advance of the last Public Open House. Following that period, comments will be incorporated into the design of the project and **Vineland Power Inc.** may submit a Renewable Energy Approval to the [Ministry of the Environment](#) (MOE). The REA application will then be posted on the [Environmental Registry](#) for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

Consultation purpose: The purpose of public consultation under the REA is to help shape a project's design, identify any issues of concern and help build local support. If you should have any further comments or questions about this project, please forward them to us as such and we will respond where appropriate.

Questions or Comments about public policy and energy should be directed to the [Ministry of Energy and Infrastructure](#).

Questions or Comments about electricity planning and the electrical system should be directed to the [Ontario Power Authority](#).

Questions or Comments about the [Green Energy Act](#) and generally about the Renewable Energy Approval (REA) ([O.Reg 359/09](#)) should be directed to the [Ministry of the Environment](#).

Britney Pringle

Subject: RE: HAF WIND ENERGY INQUIRY FORM

-----Original Message-----

From: Tom Lewis
Sent: January-26-11 12:57 PM
To:
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Mr.

Thank you for email. If you have specific questions about the project please feel free to email me directly and I will either answer you or delegate a response from the most appropriate team member.

Kind Regards,

Tom Lewis
Manager, Planning & Environment
IPC Energy

Office: 905.607.1016 Ext.227
Cell: 416.710.1982
Fax: 905.607.5995

www.IPCEnergy.ca

Please consider the environment before printing this email.

-----Original Message-----

From:
[
Sent: January-26-11 12:10 AM
To: Tom Lewis; Sunny Galia; JVeale@morrisonhershfield.com
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title =

First Name =

Last Name =

Full Address =

Postal Code =

Email = _____

Phone Number =

Impacted by the project? = YES

Organisation Name = OFA

Organisation Type = farmer

Feedback | Comments | Concerns = Please send direct contact information.

IE. email address

Britney Pringle

From: Tom Lewis [Tom@ipcenergy.ca]
Sent: Thursday, January 27, 2011 9:28 AM
To:
Subject: Re: Reducing Community Stress Over HAF

Thank you for your comments. We will once again include these in our Renewable Energy Approval documents and our environmental consultants will respond to your concerns as soon as possible.

Regards,

----- Original Message -----

From:
To: Tom Lewis
Sent: Wed Jan 26 17:41:41 2011
Subject: Reducing Community Stress Over HAF

Hi Tom,

Thanks for taking time to speak with me today. Please send me a complete copy of the HAF project details including the site locations. Like most of the homes in your study area I can only receive dialup internet service and downloading the 18+ MB file will take me forever. To date I have not received at my home address any communication concerning the proposed HAF project.

I'm quite sure a lot of the adverse health issues related to wind turbine projects are a result of stress caused by the community opposition and eventually reality of the project going ahead. At some point stress could be reduced if the affected community residence living within sight of the turbines were to be offered some ongoing benefits or compensation.

One idea would be to offer an ongoing hydro discount per kwh to property owners for the term of the project within a given km distance of the turbines. This would help reduce property owner stress every month and help alleviate some concerns over long term property resale values.

Another idea would be to provide free wireless communication services to the same properties within a given km distance of the turbines. Availability of high speed internet is something most residence of Ontario can take for granted, unlike rural West Lincoln. If turbines would equal improved communication services and decreased utility rates to certain property owners it could help sell the project as an added public value. I think you would agree that the property owners most emotionally affected by the project reduces the further away from the turbines they live and that is much more than 550m. I'd appreciate a response to my ideas and input.

Sincerely

added public value. I think you would agree that the property owners most emotionally affected by the project reduces the further away from the turbines they live and that is much more than 550m. I'd appreciate a response to my ideas and input.

Sincerely

Britney Pringle

From: Britney Pringle
Sent: Wednesday, March 02, 2011 3:34 PM
To:
Subject: RE: Reducing Community Stress Over HAF

Dear

Thank you for your patience in receiving our response and the information you requested. I have mailed a CD-ROM containing all of the reports that have been made available to the public on the project's website to the address you provided for your review. Generally, this is not something we do, but given the circumstances I have made an exception.

I would also like to thank you for your comments regarding the HAF Wind Energy Project. Comments from local residents, like yourself allow us to improve the design of the project, identify local area residents concerns, and determine how we may better address them. I have included your comments and suggestions as part of the public record for this project. Additionally, the contact information you provided has been added to the project's mailing list so that you may stay informed about the status of the project. I would also encourage you to continue to visit the project's website (www.hafwindenergy.ca) for updated information on the project as it becomes available. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the Ministry of Environment (MOE) for approval. The second Public Open House for the HAF Wind Energy Project has yet to be determined, but the public will be provided with 60-days notice before this event takes place by letter mail, newspaper notices, and information posted via the project's website.

The project team is making every reasonable effort to engage in meaningful consultation with the local community and municipality in the design of this project. Our goal is to facilitate an open and constructive dialog with the community of West Lincoln in order to provide residents with information regarding the project and the Renewable Energy Approval process so that local residents can meaningfully contribute to improving the project's design.

The project team appreciates your comments and suggestions regarding how to reduce stress caused within the community concerning the project. I would agree with you that stress over the project would be reduced if local residents had an assurance and a better understanding of the community benefits the project would bring. Your suggestions of providing a discount on utility rates and free wireless internet services to residents within close proximity to the project location are greatly appreciated. Unfortunately, after evaluation we have determined that neither option would be feasible. I have provided reasoning for this decision below:

The Proponent (Vineland Power Inc.) has been awarded a Feed-In Tariff (FIT) contract by the Ontario Power Authority (OPA) which will allow the project to feed directly into the Hydro One Distribution System. The OPA buys the energy generated at the facility at a fixed rate for 20 years. The proponent has no control over where the energy generated at the facility is used within the grid or has the ability to set and or change utility rates. The Ontario Energy Board ([OEB](#)) regulates energy prices within the province of Ontario. I have provided a link to the Ontario Power Authority's website if you are interested in learning more about the OPA and how the HAF Wind Energy Project will connect to the Hydro One grid through the Feed-In Tariff program ([OPA](#)).

Your suggestion of providing free wireless/high-speed internet services would provide a great benefit to your local community, but the proponent will not be able to fulfill this request. While we realize that acquiring high-speed internet services in rural locations can be difficult, this suggestions is beyond the Proponent's capabilities. Please find a helpful link to the Canadian Internet Service Provider's website that allows consumers to search for the availability of internet service providers/available services in their local areas: <http://www.canadianisp.ca/>

With that being said, we believe that the HAF Wind Energy Project will provide added public value to the local community by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a

very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity. This project will benefit the local community on a continuous basis by:

- Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remain a significant health and environmental problem in Ontario;
- Producing a sustainable source of electricity that is clean, reliable, and emits no green house gases;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and
- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the FIT contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine platforms, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services. The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation. We believe that the environmental and economic benefits related to the construction and operation of this project will provide significant benefits to the local area economy.

Thank you again for providing your inputs concerning the HAF Wind Energy Project and how to ease community stress. I hope that my response has spoken to your comments. If you require any further clarification about this project, or my response to your inquiry, please do not hesitate to contact me and I will do my best to address your comments. Also, any additional comments or suggestions you might have concerning the project are welcome at any time.

Kind Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

-----Original Message-----

From:
Sent: Monday, February 28, 2011 10:13 PM
To: Britney Pringle
Subject: Re: Reducing Community Stress Over HAF

I've received nothing Britney. I asked that the documents be mailed to me, as I only have a dialup connection and the file will be too large for my band width. Thanks

On 28/02/2011, Britney Pringle <BPringle@morrisonhershfield.com> wrote:

> Dear
>
> Could you kindly confirm that you successfully received the project team's
> response to your previous correspondence, which I sent to you via email on
> Friday February 11, 2011? This email contained a very large file attachment
> of all the draft project reports that have been made available on the HAF
> Wind Energy Project's website and I wanted to ensure that you did receive
> the requested information.

>
> Best Regards,
>
> Britney Pringle
> Environmental Planner
> bpringle@morrisonhershfield.com<mailto:email@morrisonhershfield.com>
>
> [
>
> Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
> Dir: 416 499 3110 x1435 | Fax: 416 499 9658
> morrisonhershfield.com<http://www.morrisonhershfield.com/>
>
> ----- Original Message -----
> From:
> To: Tom Lewis
> Sent: Wed Jan 26 17:41:41 2011
> Subject: Reducing Community Stress Over HAF
>
> Hi Tom,
>
> Thanks for taking time to speak with me today. Please send me a
> complete copy of the HAF project details including the site locations.
> Like most of the homes in your study area I can only receive dialup
> internet service and downloading the 18+ MB file will take me forever.
> To date I have not received at my home address any communication
> concerning the proposed HAF project.
> I'm quite sure a lot of the adverse health issues related to wind
> turbine projects are a result of stress caused by the community
> opposition and eventually reality of the project going ahead. At some
> point stress could be reduced if the affected community residence
> living within sight of the turbines were to be offered some ongoing
> benefits or compensation.
> One idea would be to offer an ongoing hydro discount per kwh to
> property owners for the term of the project within a given km distance
> of the turbines. This would help reduce property owner stress every
> month and help alleviate some concerns over long term property resale
> values.
> Another idea would be to provide free wireless communication services
> to the same properties within a given km distance of the turbines.
> Availability of high speed internet is something most residence of
> Ontario can take for granted, unlike rural West Lincoln. If turbines
> would equal improved communication services and decreased utility
> rates to certain property owners it could help sell the project as an
> added public value. I think you would agree that the property owners
> most emotionally affected by the project reduces the further away from
> the turbines they live and that is much more than 550m. I'd appreciate
> a response to my ideas and input.
>
> Sincerely
>
>
>

Britney Pringle

To: Jonathan Veale
Subject: Wind Energy Viability??

From: Sunny Galia [mailto:Sunny@ipcenergy.ca]
Sent: Monday, January 31, 2011 10:55 AM
To:
Subject: RE: Wind Energy Viability??

Dear

First of all we thank you for attending the public information night in Smithville and expressing your concerns for wind development. The purpose of the information night was to provide an opportunity to the local residents to ask questions directly to the subject matter experts and we believe that the subject matter experts provided a good deal of information and responded to the questions appropriately. You will receive a detailed response to your questions and concerns from our REA consultant Morrison Hershfield soon. Thank you again for your participation in the information night.

Sunny Galia
Project Manager
IPC Energy
2550 Argentia Road, Suite 105
Mississauga, ON L5N 5R1
905 607-1016 ext 222
905 607-5995 fax
416 629 6440 mobile
sunny@ipcenergy.ca
www.ipcenergy.ca

From:
Sent: January-30-11 11:04 PM
To: CustomerService; Tom Lewis; Sunny Galia; jveale@morrisonhershfield.com
Subject: Fw: Wind Energy Viability??

----- Original Message -----

From:
To: djoyner@sympatico.ca ; djoyner@westlincoln.ca ; customerservice@ipcenergy.ca ; timhudak@niagara.net ; vkuhns@niagaracanada.com
Cc: jgardner@niagarathisweek.com ; ssisler@westniagaranews.com ; editor@ancasternews.com ; newstips@chchnews.ca
Sent: Sunday, January 30, 2011 7:31 PM
Subject: Wind Energy Viability??

IPC Energy

The IPC information night at Smithville on Jan 25 2011 clearly did nothing to eliminate concerns of West Lincoln residents. In fact your public relations goal to "eliminate myths associated with wind failed miserably". This PR mission of yours will fail since it is IPC which propagates the myths rather than citizens opposed to the projects as IPC tries to

portray. You try to demonize any citizen opposed to wind energy as ignorant to the facts. The fact is that the average annual efficiency of your wind turbine network in Ontario is only a miserable 18 percent (see attached link for verification of numbers). What will the grid require for the other 82 percent of the time??? Maybe gas fired power generation for quick instant generation to cover an unreliable wind turbine system. The amount of money which has been spent on these turbines which is in the billions of dollars and projected 20 billion over five years is a massive waste of taxpayer money. There was a large public outcry over the one billion dollars wasted over the Liberal e-health scandal. This wind project will be the Liberal governments crown jewel of misspending of taxpayer money. IPC will be known as a goliath of incompetence being an arms reach Provincial corporation. Your public relations should concentrate on tangibles such as return on investment as other projects are determined as viable. Stop hiding behind green energy causes as a red herring. The fact of the matter is IPC is hitting on desperate farmers looking for a revenue stream. Stop damaging rural environments with your pink elephant turbines. Your vocal wind proponents are influenced by the trough of tax funding which they stand to gain. As the NEDC Niagara Energy Development Corp suggests that wind turbines in West Lincoln can be a turned into a tourist attraction is ludicrous. There is no long term economic opportunity associated with this wind industry, once the mainstream discovers the high cost associated with 18 percent efficiency this wind project and the tax stream supporting it stops. I suspect it will become a big scrap heap such as the collapsed Soviet Union naval fleet, who will be left to clean up the mess? The tax payer again???

I challenge you to prove the above information as false or the view of a misinformed wind opponent.

<http://viewsfromscience.blogspot.com/2010/07/monthly-wind-report-june-2010.html>

Britney Pringle

Subject: RE: Possible Meeting or Interview

From:

Sent: January 30, 2011 8:17 PM

To: CustomerService

Subject: Possible Meeting or Interview

Good Evening

I missed the meeting that was held in Smithville regarding your wind farm for our area. I am very much in favour of wind energy and was sorry to miss your information seminar. Quite frankly I believe it was for the better, because I can't stand the ignorance and prejudice that surrounds the subject, which apparently was prevalent at the meeting, based on the story in our local paper.

I am currently writing a novel that has a central theme of changing to renewable energy resources and was wondering if I could speak with someone and get a better understanding of the whole process, including why our government is dragging their feet, other than the obvious reason of protecting fossil fuel interests. I want to try and understand all there is about the business, in order to paint it in a better light, so to speak.

I look forward to hearing from you soon. Take care for now and thank you for trying to do what is right for people, the country and the planet.

Sincerely,

Britney Pringle

From: Tom Lewis [Tom@ipcenergy.ca]
Sent: Friday, February 04, 2011 10:07 PM
To:
Cc: Sunny Galia; Jonathan Veale; Britney Pringle
Subject: Follow up to your inquiry of Feb 4th 2011
Attachments: image002.jpg

Ms.

Thank you for your phone call tonight at 6:32pm. I appreciate you letting me know your concerns over “construction equipment” on the sod farm and your associating such activity with construction of the proposed wind farm. The activity you mentioned on the sod farm has no relation to the construction of the proposed project and I would suggest that you contact the landowner directly to see what they are doing.

As you know the proposed HAF wind energy project is subject to the Provincial Renewable Energy Approval (REA). IPC Energy is strictly following the REA guideline and are in the process of obtaining the required approvals. At this stage we have yet to obtain the consent letters from the MNR and MTC for our Natural Heritage Assessment and Cultural Heritage Assessment reports. After we obtain these consent letters we will publish the DRAF REA package for a 60 days of public review. Following these 60 days we’ll have a second public open house. The final REA package will be submitted to the Ministry of the Environment only after the second open house. The Ministry will publish it on the EBR for 30 days for public review and comments. Following that the MOE has up to 6 months to give its decision.

As you know we cannot commence construction of the project before obtaining the REA. You will appreciate that we have a long way to go before we may commence construction of this project. IPC Energy and the development team are committed to follow a rigorous process and will keep the stakeholders informed about the development of this project. You will certainly be informed well in advance of the commencement of construction activities for this project.

As always if you have questions related to the development of this proposed project you may email me at any time and I will personally ensure you receive a response in a reasonable timeframe and from the most appropriate team member. I would also encourage you to visit our project website at www.hafwindenergy.ca to receive updates associated with the development of this project

Kind Regards,

Tom Lewis
Manager, Planning & Environment
IPC Energy

Office: 905.607.1016 Ext.227
Cell: 416.710.1982
Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

Britney Pringle

From: Tom Lewis [Tom@ipcenergy.ca]
Sent: Friday, February 04, 2011 10:00 PM
To:
Cc: Sunny Galia; Jonathan Veale; Britney Pringle
Subject: Follow up to your inquiry of Feb 4th 2011

Ms.

Thank you for your phone call tonight at 6:44pm. I appreciate you letting me know your concerns over “some digging work” on the sod farm and your associating such activity with construction of the proposed wind farm. The activity you mentioned on the sod farm has no relation to the construction of the proposed project and I would suggest that you contact the landowner directly to see what they are doing.

As you know the proposed HAF wind energy project is subject to the Provincial Renewable Energy Approval (REA). IPC Energy is strictly following the REA guideline and are in the process of obtaining the required approvals. At this stage we have yet to obtain the consent letters from the MNR and MTC for our Natural Heritage Assessment and Cultural Heritage Assessment reports. After we obtain these consent letters we will publish the DRAF REA package for a 60 days of public review. Following these 60 days we’ll have a second public open house. The final REA package will be submitted to the Ministry of the Environment only after the second open house. The Ministry will publish it on the EBR for 30 days for public review and comments. Following that the MOE has up to 6 months to give its decision.

As you know we cannot commence construction of the project before obtaining the REA. You will appreciate that we have a long way to go before we may commence construction of this project. IPC Energy and the development team are committed to follow a rigorous process and will keep the stakeholders informed about the development of this project. You will certainly be informed well in advance of the commencement of construction activities for this project.

You also mentioned in your telephone conversation with me earlier this evening that you have not had a response back from IPC Energy to your previous enquiries, if that is the case would you kindly forward me your previous request for information and I will personally ensure you receive a response in a reasonable timeframe and from the most appropriate team member.

Kind Regards,

Tom Lewis

Manager, Planning & Environment

IPC Energy

Office: 905.607.1016 Ext.227

Cell: 416.710.1982

Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

Britney Pringle

From: Tom Lewis [Tom@ipcenergy.ca]
Sent: Wednesday, February 09, 2011 9:08 PM
To:
Cc: Sunny Galia; Jonathan Veale; Britney Pringle
Subject: Inquiry about Turbine 1 & 2 HAFWE project

Ms.

Thank you for your phone call earlier today regarding the proposed placement of Turbine 1 & 2 for the HAF Wind Energy project and the "close proximity" as you mentioned of those two turbines to a provincially significant wetland (PSW). I will speak directly with our environmental consultants regarding your concern and either myself or a member of our development team will be in contact with you regarding this inquiry.

Regards,

Tom Lewis

Manager, Planning & Environment

IPC Energy

Office: 905.607.1016 Ext.227

Cell: 416.710.1982

Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

Britney Pringle

From: Britney Pringle
Sent: Thursday, February 10, 2011 3:57 PM
To:
Cc: Jonathan Veale; 'Tom Lewis'; Sunny Galia
Subject: HAF Wind Energy Project: Location of Turbine 1 and 2
Attachments: Inquiry about Turbine 1 & 2 HAFWE project

Dear _____,

Thank-you for contacting the project team with regards to your inquiry concerning the location of turbines 1 and 2 to Provincially Significant Wetlands (PSW). The environmental project team is aware of the natural heritage features located in proximity to turbines 1 & 2. The Renewable Energy Approval process requires Proponents to undertake extensive environmental investigations to ensure the protection of the natural environment from impacts associated with the project's construction and operation. I hope to provide you with some clarification regarding the setback distances required from identified significant or provincially significant natural features and how Natural Heritage Assessments are undertaken as part of the Renewable Energy Approval process. Please find a more detailed discussion below:

As part of the Renewable Energy Approval (REA) process Proponent's are required to undertake a Natural Heritage Assessment (NHA) in accordance with the procedures outlined in [Ontario Regulation 359/09](#). The NHA consists of undertaking a records review, site investigation, and an evaluation of the significance or provincial significance of each natural feature identified in the course of the records review and site investigations. The required minimum setback distances from natural features and waterbodies (i.e. wetlands, woodlots, watercourses) is 120 metres. If an applicant wants to locate the project within the 120 metre setback from any evaluated significant or provincially significant natural feature the proponent must complete and submit an Environmental Impact Statement (EIS) as part of the REA application submitted to the Ministry of Environment (MOE) for review. This report identifies and assesses any negative environmental effects the project may have on the natural feature and discusses the mitigation measures that will be undertaken to mitigate identified effects.

As part of our environmental investigations many resources and contacts were utilized during the natural heritage records review process in addition to site investigations. This included consultation and data acquisition obtained directly from the Ontario Ministry of Natural Resources, the Niagara Peninsula Conservation Authority, Niagara Region, and the Township of West Lincoln amongst other resources. We have also had a personal meeting with the Niagara Peninsula Conservation Authority regarding the project's design and potential impacts, and no major concerns were identified as a result of that meeting.

The Ministry of Natural Resources (MNR) is responsible for the protection of the Province's natural resources (i.e. significant/provincially significant features) and as such, Proponents are required to complete the NHA in accordance with procedures established or accepted by MNR. We are also required to receive clearance from MNR on our NHA before it is made available to the public for review and subsequently submitted to MOE for approval. Presently, the NHA for the HAF Wind Energy Project is being reviewed by MNR and once we receive their clearance letter it will be made available to you on the project's website (www.hafwindenergy.ca) and at local public viewing locations for review and comment. MNR will not issue clearance on our NHA and EIS should they feel that our environmental investigations incomplete and proposed mitigations insufficient. We are also required to prepare an Environmental Effects Monitoring Plan (EEMP), which will outline the specific methods and procedures that will be implemented to monitor the effectiveness of the mitigation measures proposed for all project activities associated with the HAF Wind Energy Project.

The project team's goal is to ensure that the development of this environmentally wind energy project is undertaken in a mutually beneficial matter with all communities involved, including the natural environment and all of its resources.

Thank-you again for contacting us about the HAF Wind Energy Project. All of the projects reports including the NHA, EIS, and EEMP will be made available to the public 60-days before our Second Public House, and we will provide you with notification of the reports availability at that time. Should you require any further clarification on this project, or my response to your inquiry please do not hesitate to contact me and I will do my best to address your question or concerns.

Best Regards,

Britney Pringle

Environmental Planner

bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1

Dir: 416 499 3110 x1435 | Fax: 416 499 9658

morrisonhershfield.com

Britney Pringle

From: Tom Lewis [Tom@ipcenergy.ca]
Sent: Thursday, February 10, 2011 5:06 PM
To:
Cc: Sunny Galia; Jonathan Veale; Britney Pringle
Subject: RE: [Fwd: Re: HAF Wind Project - Project 1104037]

Ms.

Our records indicate that an email that was sent to you on September 02, 2010 at 11:02am from our environmental consultant Mr. Jonathan Veale of Morrison Hershfield. Upon review of that same correspondence I noticed that you were provided with the direct contact of Ms. Narren Santos Senior Program Support Coordinator, Renewable Energy Team Environmental Assessment & Approvals Branch, Ministry of the Environment. I will forward you a copy of that correspondence following this email.

I believe that I have answered your question and if you have any further questions please do not hesitate to email me directly. Please see Ms. Santos contact information below.

Ms. Narren Santos
Senior Program Support Coordinator
Renewable Energy Team
Environmental Assessment & Approvals Branch, Ministry of the Environment
2 St. Clair Avenue West, 12a Floor Toronto, ON M4V 1L5
Phone: 416.314.8442 | Fax: 416.314.6810 | Email: narren.santos@ontario.ca

Regards,

Tom Lewis
Manager, Planning & Environment
IPC Energy

Office: 905.607.1016 Ext.227
Cell: 416.710.1982
Fax: 905.607.5995

www.IPCEnergy.ca

Please consider the environment before printing this email.

-----Original Message-----

From:
Sent: February-09-11 8:26 AM
To: Tom Lewis
Subject: [Fwd: Re: HAF Wind Project - Project 1104037]
Importance: High

Tom,

I have not received an answer to this question I asked Mr. Andrews back on November 30, 2010.

----- Original Message -----

Subject: Re: HAF Wind Project - Project 1104037
From:
Date: Tue, November 30, 2010 9:19 am
To: "John Andrews" <john@ipcenergy.ca>

Where do I begin with the government? I have emailed the government more than I have emailed you and NO ONE will even acknowledge my concerns. Do you have any direct contacts I can ask my questions to. I am past the point of being angry and frustrated, now I am worried and scared of what the future holds because of the unknown of these wind farms. I do not want my family to be a statistic after the fact.

Take a moment and put yourself in my shoes.
Sent on the TELUS Mobility network with BlackBerry

-----Original Message-----

From: "John Andrews" <john@ipcenergy.ca>
Date: Tue, 30 Nov 2010 08:57:56
To:
Cc: Tom Lewis<Tom@ipcenergy.ca>; Jonathan Veale<JVeale@morrisonhershfield.com>
Subject: RE: HAF Wind Project - Project 1104037

Ms.

I will answer your question. You know as well as I do that we do not make the regulations regarding wind farms. If you are really that concerned then you need to take up your case with the appropriate government authority in these matters. We are simply building a project for the owners and are following all regulations which we meet or exceed. That is our responsibility. I think I have tried to answer your questions and others to the best of my ability and truthfully. If you do not like the answers then please feel free to take up the issue with the Provincial Government who enacted the Green Energy and Economy Act.

I am more than willing to answer any questions that you or others may have regarding the project but I cannot give guarantees over government policy.

John Andrews

John Andrews, President

Tel: 905-607-1016

Fax: 905-607-5995

IPC Energy <<http://www.ipcenergy.ca/>>

From:

Sent: November 28, 2010 4:58 PM

To: John Andrews

Subject: RE: HAF Wind Project - Project 1104037

Importance: High

Mr. Andrews,

I need to clarify a few items for you;

First of all, we did not hang up on Mr. Lewis! Mr. Lewis hung up on someone who told him he was full of it because Mr. Lewis was not keeping his facts straight!! Maybe Mr. Lewis should remember who he is telling what, then people may not get so upset when he tells them different story.

You crossed the line when you chose to put industrial wind turbines so close to my home. And yes, they are INDUSTRIAL WIND TURBINES, how can something so intrusive not be industrial?

Second, I thought you were a developer, not a doctor. I said I did not sleep well and that is because I am a light sleeper. Your diagnose of insomnia is ridiculous!

Third, I listened to you the second day on the radio and I was correct in what I heard the previous day because again you threw CANWEA and the government under the train. You also stated you knew of people that had left their home because of INDUSTRIAL WIND TURBINES!

This weekend I received a location map showing the five INDUSTRIAL WIND TURBINES , I will see all five INDUSTRIAL WIND TURBINES from my front window because at least three of them are within 1 km of my home.

The only issue I have made my mind up on is that you have potentially put my family's health and home into jeopardy.

How can you sleep at night not knowing 100% that what you are doing is not putting people's health and homes in jeopardy?

Answer the question;

Will you give me in writing, a guarantee that my health and home will not be effected with either sickness or devaluation?

From: John Andrews [mailto:john@ipcenergy.ca]
Sent: Thursday, November 25, 2010 9:21 AM
To:
Subject: RE: HAF Wind Project - Project 1104037

Dear

I have addressed each item below in red.

Regards

John Andrews, President

Tel: 905-607-1016

Fax: 905-607-5995

IPC Energy <<http://www.ipcenergy.ca/>>

From:

Sent: November 25, 2010 7:38 AM

To: John Andrews

Subject: RE: HAF Wind Project - Project 1104037

Importance: High

Good Morning Mr. Andrews,

As I listened to you yesterday on the radio with Scott Thompson, I wondered if I should have shared the previous email that was sent to me in error. Perhaps the reason for my previous email response was because of the way you have addressed Mr. Lewis, one of my staff. When you hung up on him and used profanity, you crossed the line. We are certainly prepared to deal with people who act reasonably but we do not have to put up with profanity or rude behavior.

You really threw CANWEA and the government under the train stating they put these projects out there but neglected to inform the public about them. Your answers to some questions were really shaking concerning the future effects these wind turbines may have on people and that people just leaving their homes is too bad. Why do you continue to put these wind turbines up when you realize what is happening? Is it all part of the process and it's okay to forgo a few people's lives for these projects? If you listened to my response carefully, you would have heard that I also clearly blamed the developers as well regarding dissemination of information to the public. I have heard many rumours of people leaving their homes due to the proximity of wind turbines, however, I have yet to hear who specifically these people are and exactly how many there are.

Every since I have heard of your development happening in my community, I have had many questions and concerns. I don't know exactly where the wind turbines are going, but I know that farmers that have signed leases and they are all within 1 km of my home so the exact location doesn't matter, the turbines will be too close for me. I can appreciate your statement that they are too close for you, however, we have met or exceeded all regulations for placing wind turbines. You will learn the exact location of the turbines at the next public meeting as we cannot guarantee their exact location until the Renewable Energy Approval is submitted, but I know you have been told this already.

I have your leases and have had a lawyer read them over, I am disappointed that the farmers you approached did not do the same. A few of the farmers are making matters worse because they are telling people that they are going to be millionaires in 20 years, meanwhile my home and land will be devalued by 30 - 40%. Who's going to compensate me for that loss? Who's going to compensate my sons for the

inheritance they should be getting but will not because of your development, they will not have that security anymore. With the Green Act almost freezing land in the rural areas, my sons will not even be able to build homes on our own property because for your development. I have not seen any definitive study of your area that demonstrates this reduction in value of your property so I cannot comment.

The bank says my home and land is worth \$650,000, I cannot afford a 30-40% devaluation. Are you willing to compensate me like you are compensating these farmers? Where do I go to have justice for my rights. You certainly have the right to comment to the MOE or any other government representative you choose. This is your democratic right.

I already do not sleep well at night and I can hear a train 13 kms away on a clear night so there is no doubt that I will hear your wind turbines. Will you turn them off at 12:00am to 6:00am so I will be able to get some sleep? We cannot be responsible for your current insomnia.
Perhaps you should seek medical advice.

I have asked many constructive questions to Tom Lewis and Jonathan Veale and they do a good job of attaching information all the time. When they are asked questions that they are not prepared for, they seem to have different stories and facts making people upset because they feel they are not getting the truth. Everything about this development has been secretive and huss huss, if it were good for everyone, why has your company approached it the way you have? Please let me know what questions you are not getting answers to with the understanding that we cannot answer every question if we do not have the information or if it is confidential information that would affect the project directly.

If you were a hard working person and came home one day and found out that a developer was going to come into your area and construct 5 - 50 storey wind turbines and that they were going to change the quality of your life for the next twenty years and you could not do anything about it, what would you think? That is a personal question and in my case, I would embrace it of course because that is the business that I am in.
There are probably things about your business that I do not agree with as well but if you are acting within government regulations then all I can do is comment.

I FEEL LIKE I'M BEING ROBBED OF MY INVESTMENT AND HEALTH!! I think you have made up your mind about the health issue before you have actually experienced the reality.

WHAT DO YOU SAY?

"THEM"

From: John Andrews [mailto:john@ipcenergy.ca]
Sent: Wednesday, October 27, 2010 11:28 AM
To: Tom Lewis;
Cc: Jonathan Veale
Subject: RE: HAF Wind Project - Project 1104037

Let's be very selective in what information we send back to them. It should be restricted to exactly what is required under the REA. We are not a 411 for government agencies etc. nor are we going to give out any financial information whatsoever.

John

John Andrews, President

Tel: 905-607-1016

Fax: 905-607-5995

IPC Energy <<http://www.ipcenergy.ca/>>

From: Tom Lewis
Sent: October 27, 2010 8:08 AM
To:
Cc: Jonathan Veale
Subject: RE: HAF Wind Project - Project 1104037

Mrs.

I have asked Jonathan to respond to your question regarding reports being submitted to the various government agencies.

In response to your question about the link to the town website. IPC choose to provide "a link" to the town website in an effort to inform the public exactly where this project is located. The municipality was linked in an effort to do just so. There was some concern that

since this project is owned by Vineland power Inc. and called the HAF Wind Energy there may be some confusion as to the actual location of the project. This was originally discussed at our first and second meeting with the township. No permission was needed by IPC to provide a link to the Town of West Lincoln's website and no permission was requested.

I would agree that it is unprofessional to hang up on people who are inquiring about a project. I believe you are referring to my hanging up on an individual whose choice of words became less than civil and included profanity. I asked that individual to write all comments and concerns to IPC as we move forward and to not contact me via phone prior to disconnecting.

IPC respects the opinions of those both for and against this project and encourages mutual respect on the matter by all regardless of one's personal opinions on the project.

Jonathan will be in touch with you shortly regarding your questions related to the studies submitted to the applicable government agencies..

I will be out of the office the rest of the day.

Regards,

Tom Lewis

Manager, Planning & Environment

IPC Energy

Office: 905.607.1016 Ext.227

Cell: 416.710.1982

Fax: 905.607.5995

www.IPCEnergy.ca

Please consider the environment before printing this email.

From:
Sent: October-27-10 7:10 AM
To: Tom Lewis
Cc: Jonathan Veale
Subject: HAF Wind Project - Project 1104037
Importance: High

Tom,

Have you submitted your reports to the government yet concerning the above project?

What are the departments you have send the reports to for the above project?

Who are the contact names of the people in the government that you are dealing with for the above project?

Did the Township of West Lincoln give you permission to link their website to your HAF website?

I do not think it is very professional to hang up on people who are inquiring about this project. I guess some questions and statements were too true for you to handle and you didn't have anything prepared for those kind of questions or comments. People do talk in this community and that is exact what you don't want to happen.

Our group is talking to EVERYONE - farmers included to let them know that this project is not welcome in our area.

Your immediate response it greatly appreciated!

Britney Pringle

From: Tom Lewis [Tom@ipcenergy.ca]
Sent: Thursday, February 10, 2011 5:07 PM
To:
Cc: Sunny Galia; Jonathan Veale; Britney Pringle
Subject: FW: HAF Wind Energy Project - Project no. 1104037

Ms.

Please see the email below.

Regards,

Tom Lewis

Manager, Planning & Environment
IPC Energy

Office: 905.607.1016 Ext.227
Cell: 416.710.1982
Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

From: Jonathan Veale
Sent: Thursday, September 02, 2010 11:02 AM
To:
Cc: Britney Pringle; Tom Lewis; Sunny Galia
Subject: RE: HAF Wind Energy Project - Project no. 1104037

Good morning Ms.

In your e-mail you had asked that I answer your questions in my reply. Below I have provide my responses to each.

Q1: "Is this project 100% going to happen?"

No. The project is subject to a [Renewable Energy Approval](#) (REA) from the Ontario Ministry of the Environment. Part of this approval includes clearances from the Ministry of Natural Resources and Ministry of Tourism and Culture. The project will also be posted on the [Environmental Registry](#) (EBR) for thirty days at some point in the new year. If the project receives approval it may be constructed.

Q2: "Who can I contact at the Ontario Ministry of Environment to get more information concerning this wind turbine project?"

You may contact Narren Santos, Senior Program Support Coordinator at MOE for any general questions about the REA process. She likely cannot speak to this particular project. If you have questions about this project, I can certainly do my best to address that or I can find someone who can.

Narren Santos

Senior Program Support Coordinator (A)

Renewable Energy Team

Environmental Assessment & Approvals Branch, Ministry of the Environment

2 St. Clair Avenue West, 12a Floor Toronto, ON M4V 1L5

Phone: 416.314.8442 | Fax: 416.314.6810 | Email: narren.santos@ontario.ca

Q3: "How many wind turbines are scheduled to be installed for this project?"

This proposal includes five (5) proposed turbines. All turbines would be located on private lands and adhering to the required setbacks for noise and natural heritage (among others). The total nameplate capacity (total possible output) of these turbines is 10.0 megawatts. Enough to power approximately 2500 homes.

Q4: "What would have to happen for this wind turbine project not to happen?"

A number of factors can impact the development of any project. The most obvious for this project is that if MOE did not authorize the project by not granting a Renewable Energy Approval. Narren could speak to those conditions. Another factor may be when the developer cannot find suitable land/locations.

Q5: "What other wind turbine projects have you been involved with?"

I have been involved with the Wainfleet Wind Energy Project which is presently in the planning stage. I have also been involved with projects in southern Alberta; however not in the environmental planning of those projects.

Q6: "Have those projects all gone ahead with their plans?"

One of the projects that I worked on in Alberta went to construction while the other has yet to be built. As mentioned, the Wainfleet Wind Energy Project has not been built nor has it been approved by MOE.

We will be hosting a Public Open House in the fall or early 2011. At that time we will be able to provide you with specific information on the proposed locations of each turbine and the layout of the overall facility. Before that meeting you will receive correspondence with the specifics about that meeting. In the mean time, please contact me with any further questions or comments.

I have attached our display boards from the last Public Open House for your interest.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658

From:

Sent: Thursday, September 02, 2010 7:26 AM

To: Jonathan Veale

Subject: HAF Wind Energy Project - Project no. 1104037

Importance: High

Good Morning Jonathan,

I am following up on our telephone conversation yesterday about the above project. Could you please answer the following questions for me;

Is this project 100% going to happen?

Who can I contact at the Ontario Ministry of Environment to get more information concerning this wind turbine project?

How many wind turbines are scheduled to be installed for this project?

What would have to happen for this wind turbine project not to happen?

What other wind turbine projects have you been involved with?

Have those projects all gone ahead with their plans?

Your prompt attention to this matter would be greatly appreciated.

Thank you for your time.

Regards,

Britney Pringle

From: Tom Lewis [Tom@ipcenergy.ca]
Sent: Friday, February 11, 2011 4:06 PM
To:
Cc: Sunny Galia; Jonathan Veale; Britney Pringle
Subject: Contact Information

Ms.

Further to my email of yesterday If you would like answers to your questions on policy, research and human health than I would suggest you contact the following.

- Ministry of Environment, Ms. Doris Dumais Director, Environmental Assessment Approval Branch
Email: doris.dumais@ontario.ca
Tel: 416 314 8001
- Renewable Energy Facilitation Office, Ms. Petra Fisher Senior Project Advisor
Email: petra.fisher@ontario.ca
Tel: 416.212.7721
- Niagara Region Public Health, Dr. Robin Williams
Email: robin.williams@niagararegion.ca
Tel: 905.685.4225 x 7337
- Ontario Medical Officer of Health Region of Niagara, Dr. Arlene King
Email: arlene.king@ontario.ca
Tel: 416.212.3831
- Ministry of Energy, Mr. Leo Taska Manager Renewable Energy Unit
Email: leo.tasca@ontario.ca
Tel: 416.323.3775

Regards,

Tom Lewis

**Manager, Planning & Environment
IPC Energy**

Office: 905.607.1016 Ext.227
Cell: 416.710.1982
Fax: 905.607.5995



www.IPCEnergy.ca

Please consider the environment before printing this email.

Britney Pringle

From: Sunny Galia [Sunny@ipcenergy.ca]
Sent: Friday, March 25, 2011 4:02 PM
To: Britney Pringle; tom@ipcenergy.ca
Subject: RE: Wind Turbines

Hi

It was my pleasure speaking with you yesterday. We are committed to address any all concerns from to the community members to the best of our ability.

Section 3.2.2 of the report (link provided below) references few papers indicating that ground borne vibrations are below the perception level even within the wind farm.

http://www.nexteraenergyresources.com/pdf/Epsilon_study.pdf

I have copied this email to our environmental consultant so that they could address your concerns. However we'll be able to address it properly if you could provide more information about the wells in question such as location of the wells, distance from the turbine, dimensions of the well, structure and any other information including what exactly is your concern.

Thank you and have a great week end.

Sunny

From:
Sent: March-25-11 3:33 PM
To: Sunny Galia
Subject: Wind Turbines

Hi Sunny,

Thanks for speaking with me yesterday. We were discussing my concerns regarding affects on our shallow wells out here in West Lincoln. You were going to send me a link to the documents you have read re: Ground Vibrations.

And you were going to check with your environmental guys about our well situation.

I look forward to hearing from you soon. Have a good weekend.

As ever,

Britney Pringle

From: Britney Pringle
Sent: Tuesday, March 29, 2011 4:39 PM
To:
Cc: 'Sunny Galia'; Jonathan Veale
Subject: HAF Wind Energy Project- Shallow Well
Attachments: RE: Wind Turbines

Good Afternoon

Thank you for contacting the project team regarding the HAF Wind Energy Project. From previous email correspondence with Mr. Sunny Galia you identified that you had concern regarding potential affects the project might have on your shallow well. To prepare a more detailed response can you please provide me with your address so that I can adequately respond to your concern.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
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morrisonhershfield.com

////////////////////(94.120) acres

I need the coordinate information in either decimal degrees or UTM.
My consultant requested that information so he can plot the turbines accurately.
Thankyou ,

From: Jonathan Veale [mailto:JVeale@morrisonhershfield.com]
Sent: Monday, April 04, 2011 2:47 PM
To:
Subject: RE: vacant land

Ms.
If you can provide me with your lot number, or the two addresses, I can determine the distance between the lot and the closest turbines. I don't have the ability to produce a map showing this distance. Forgive me, I know you showed me your lots last year, but I can't recall where they are.

I can speak about the "provincially significant wetlands" behind your 95 acre property once I am familiar with the specific area.

Regards,

Jonathan Veale
Environmental Planner – Environmental
jveale@morrisonhershfield.com

 **MORRISON HERSHFIELD**
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Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Tuesday, March 29, 2011 5:08 PM
To: Jonathan Veale
Subject: RE: vacant land

I still don't see co-ordinates to our residence or our 95 acres of vacant land.
I am also concerned about the close proximity to our "provincially significant wetlands" at the back of our 95 acres.

From: Jonathan Veale [mailto:JVeale@morrisonhershfield.com]
Sent: Tuesday, March 29, 2011 11:49 AM
To:
Subject: RE: vacant land

Ms.

I have attached two maps for your interest. The land use map shows the setbacks, while the second shows the coordinates of each of the proposed turbines.

Please let me know if I have not answered your question.

Regards,

Jonathan Veale

Environmental Planner – Environmental
jveale@morrisonhershfield.com



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morrisonhershfield.com

From:

Sent: Monday, March 28, 2011 12:14 PM

To: Jonathan Veale

Cc:

Subject: vacant land

Hello Mr. Veale,

Reading through your response to my question regarding vacant land from Dec. 6, 2010, it occurred to me I did not receive information regarding the exact location on my vacant property "TERANET" placed a future noise receptor.

Could you provide me with the co-ordinates that were uses in determining the set back from turbine 1.

Thankyou,

Britney Pringle

From: Jonathan Veale
Sent: Tuesday, June 21, 2011 2:02 PM
To: Wendy Veldman
Cc: Narren Santos (narren.santos@ontario.ca)
Subject: RE: construction schedule

Ms. ,

The next possible construction period is Spring, 2012. Our contact at the Ministry of the Environment (MOE) which is responsible for the REA (O.Reg 359/09) is Ms. Narren Santos. I have CCed her on this e-mail.

Please let me know if you have any further questions or comments.

Jonathan Veale
Environmental Planner
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

BCC: Tom Lewis, Britney Pringle, John Andrews, Terry Hawrysh

From:
Sent: Tuesday, June 21, 2011 1:54 PM
To: Jonathan Veale
Subject: RE: construction schedule

Thank you for your response, I don't want to assume anything, is the next construction season Spring 2012???

Also, who is the main contact person at the REA? I seem to have gotten lost in the long list of contacts regarding this project.

From: Jonathan Veale [<mailto:JVeale@morrisonhershfield.com>]
Sent: Tuesday, June 21, 2011 1:21 PM
To:
Subject: RE: construction schedule

Ms.
Sorry for the delay in responding. I have been away from the office. The project was originally scheduled to begin construction in May, 2011. This has been delayed while we await the required approvals from the Ministry of Natural Resources (MNR). These approvals have been delayed by a significant backlog of renewable energy projects being reviewed by the MNR. We only just received comments on our technical reports submitted back in November, 2010. I am working with IPC Energy to make the necessary revisions to satisfy MNR requirements. In any case, this delay has

impacted our schedule and it seems clear that no construction will occur until next construction season at the earliest. You will be kept informed of the project as it progresses through the REA.

The next opportunity for you and your members to comment on the project will be at the next Public Open House. This event will be scheduled and you will be notified by way of public notice and letter mail once we have all technical report and approvals. Again, I do not have a timeframe or this event. Should you have any further questions about this project, please contact me.

Regards,

Jonathan Veale
Environmental Planner
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

BCC: Tom Lewis, Britney Pringle, John Andrews, Terry Hawrysh

From:
Sent: Tuesday, June 14, 2011 7:45 AM
To: Jonathan Veale
Subject: construction schedule

Mr.Veale,
I'm hoping you can clear up some confusion in our community. As a member of the WLWAG, I have been informed that construction of the 5 turbines in my area, will not commence in 2011. I was informed the farmers were told to plant their fields and the crops would not be disrupted.
Can you please clarify this information?

I look forward to your reponse.

Britney Pringle

From: Britney Pringle
Sent: Thursday, January 12, 2012 2:44 PM
To:
Cc: Tom Lewis
Subject: RE: HAF WIND ENERGY INQUIRY FORM

Hello

Thank-you for your interest in the HAF Wind Energy Project. I have added the contact information you provided to our project mailing list so that you can stay informed about the status of the project and be included in future mailings/updates.

Available draft project reports and mapping can be found on the project's website on the [Renewable Energy Approval](#) page. Please click on the [Draft#1 REA Package 26Nov10](#) tab to download available project materials, which includes a Site Plan and Land Use mapping showing turbine locations. Please use the electronic bookmarks to navigate through the document.

The project's website is currently being updated, so I encourage you to continue to visit the site for additional information, as it becomes available. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the Ministry Of Environment (MOE) for approval.

Thank-you again for contacting us regarding the HAF Wind Energy Project. If you require any further clarification about this project, or the response to your inquiry please do not hesitate to contact me.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

ADDITIONAL INFORMATION ABOUT THE HAF WIND ENERGY PROJECT:

- Vineland Power Inc. is proposing five (5) Vestas V-100 1.8 MW wind turbines to be located on private lots setback at least 550 meters from neighbouring *non-participating receptors* (dwellings, schools, places of worship, etc.). The turbines would be located over an area of approximately 4800 hectares;
- The project would power up to 2500 homes and contribute to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the production of coal-fired electricity remain a significant health and environmental problem in Ontario;
- The project would produce a sustainable source of electricity that is clean, reliable, and emits no greenhouse gases; and
- The project would provide a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations.

Consultation events: At this time, public and agency consultation for the HAF Wind Energy Project is still ongoing, and the project team welcomes additional correspondence or comments from any interested stakeholder concerning the project's design and the content of all required project reports and studies that will be submitted to the [Ministry of the](#)

[Environment](#) (MOE) as part of the project's Renewable Energy Approval (REA) application. We have not yet determined the dates of future consultation events (i.e. Public Open Houses, Meetings, etc.). These events are subject to the requirements of the REA ([O.Reg. 359/09](#)). For example, the public will be notified at least 30-days before each event. Also, the draft Renewable Energy Approval Package must be provided, at least, 60-days in advance of the last Public Open House. Notification of these events will be provided by direct letter mailing, e-mail, website notification, and newspaper notices.

Consultation timelines: The Public will have at least 60-days to review the draft Renewable Energy Approval (REA) package in advance of the last Public Open House. Following that period, comments will be incorporated into the design of the project and **Vineland Power Inc.** may submit a Renewable Energy Approval application to the MOE. The REA application will then be posted on the [Environmental Registry](#) for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

-----Original Message-----

From:

Sent: January-11-12 1:10 PM

To: Tom Lewis; Sunny Galia; JVeale@morrisonhershfield.com

Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Mr.

First Name =

Last Name =

Full Address =

Postal Code =

Email =

Phone Number =

Impacted by the project? = YES

Organisation Name =

Organisation Type =

Feedback | Comments | Concerns = Jan. 11 Grimsby news article indicated the locations of the wind turbines are on your website. I can find no confirmed locations on the map etc. I would really like to know this especially the 5th concession sites.

Mark Elbertsen

From: Britney Pringle
Sent: Tuesday, April 24, 2012 6:22 PM
To:
Cc: Tom Lewis; Jordan Beekhuis (jbeekhuis@gmail.com); jmaclellan@rankinconstruction.ca
Subject: RE: HAF WIND ENERGY INQUIRY FORM
Attachments: HAF Wind Energy Project-Notice of Public Meeting #2.pdf

Hello Mr.

Thank-you for your interest in the HAF Wind Energy Project. I have added the contact information you provided to our project mailing list so that you can stay informed about the status of the project and be included in future mailings/updates. Attached to this email, for your information is a public notice regarding the date and location of the project's second public meeting to be held:

Date: June 26, 2012

Time: 3:00 pm to 8:00 pm

Location: Township of West Lincoln, Caistor Community Centre, 9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0

Your attendance would be welcomed and would provide you with an opportunity to learn more about the project and proposed turbine locations.

As proposed, the HAF Wind Energy Project will only consist of five (5) wind turbines. Should any additional turbines be considered in the future by the Proponent (Vineland Power Inc.) a separate Renewable Energy Approval (REA) would be required. This would include additional environmental studies and consultation with local residents and identified stakeholders.

There is also one additional company (Niagara Region Wind Corporation) proposing a project in the West Lincoln area.

The project's website is currently being updated, so I encourage you to continue to visit the site for additional information, as it becomes available. All project documentation and studies will be posted on this website for public viewing and comment before being submitted to the Ministry Of Environment (MOE) for approval.

Thank-you again for contacting us regarding the HAF Wind Energy Project. If you require any further clarification about this project, or the response to your inquiry please do not hesitate to contact me.

Best Regards,

Britney Pringle

Environmental Planner

bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1

Dir: 416 499 3110 x1435 | Fax: 416 499 9658

morrisonhershfield.com

-----Original Message-----

From:

Sent: Monday, April 23, 2012 1:47 PM

To: tom@ipcenergy.ca; jmaclellan@rankinconstruction.ca; Britney Pringle; jbeekhuis@rankinconstruction.ca

Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Mr.

First Name =

Last Name =

Full Address =

Postal Code =

Email =

Phone Number =

Impacted by the project? = NO

Organisation Name =

Organisation Type =

Feedback | Comments | Concerns = Hello,

Looking to move to the area and I see the proposed properties signed up for a wind turbine. At the moment the project is for the construction of 5 wind turbines. Will this number change and location of the study area? Thank you.

Mark Elbertsen

From:
Sent: Wednesday, April 25, 2012 6:23 PM
To: tom@ipcenergy.ca; Britney Pringle
Subject: HAF Wind Energy Project - West Lincoln.

Follow Up Flag: Follow up
Flag Status: Flagged

Gentlemen:

I was reviewing our local paper and noted by the map that one of the proposed towers is in proximity to the property that I own. I am also very cognizant of the local populations relative "resistance" to the presence of wind turbines in our area. Please rest assured this is not a sentiment that I share with my neighbours.

As you can see from my email address, I work for a construction firm, and one of our divisions is Renewable Construction Service which is very active with the construction of Wind Farms (

I am not opposed to the turbines, and actually wished to approach you to advise that I am willing to consider any proposals you may have whether it be the placement of a turbine on my property, or renting a section of my land for a trailers / laydown area, etc.

My property address is West Lincoln, ON.

Please feel free to contact me.

This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. It may contain confidential or proprietary information and may be subject to the attorney-client privilege, solicitor-client privilege or other confidentiality or proprietary protections. Any unauthorized distribution, copying or disclosure of this email and/or files is strictly prohibited. If you have received this email in error please notify us immediately and then delete this message from your system without reading it and destroy any copy or record. Please note we have taken precautions against, but take no responsibility for loss or damage caused by any virus present

Mark Elbertsen

From:
Sent: Friday, May 11, 2012 10:04 AM
To: Britney Pringle
Subject: Re: Wind

as I stated before they do nothing to lower my hydro bill which we are getting ripped of by the power company's if you think they are so great put them in your yard don't force it on a community who has. Voiced it over and over again that they are not welcome in the area

From: Britney Pringle <BPringle@morrisonhershfield.com>
To:
Cc: Tom Lewis <Tom@ipcenergy.ca>
Sent: Fri May 11 09:56:32 2012
Subject: RE: Wind
Hi

I understand that you may disagree; however the HAF Wind Energy Project proposed by Vineland Power Inc. is a very good alternative to meeting our present and future energy needs. As stated in my previous correspondence your comments will be included in the public record for this project and submitted to the Ministry of Environment.

I would also encourage you to attend the project's second public meeting to learn more about the project and proposed turbine locations. The public meeting is scheduled for:

Date: June 26, 2012
Time: 3:00 pm to 8:00 pm
Location: Township of West Lincoln, Caistor Community Centre, 9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0

Please contact me should you have any specific questions regarding this project.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Tuesday, May 08, 2012 5:15 AM
To: Britney Pringle
Subject: Re: Wind

I don't care how much we talk about this we do not want them here thee end . What don't you people get put them near you we don't want them in our back yard

From: Britney Pringle <BPringle@morrisonhershfield.com>

To:

Cc: Tom Lewis <Tom@ipcenergy.ca>

Sent: Mon May 07 11:00:57 2012

Subject: RE: Wind

Hello

This email is to confirm that the project team for the HAF Wind Energy Project has received your email. Your correspondence has been included in the public record for the project.

The project team is making every reasonable effort to engage in meaningful consultation with the local community and municipality in the design of this project. Our goal is to facilitate an open and constructive dialog with the community of West Lincoln in order to provide residents with information regarding the project and the Renewable Energy Approval process so that local residents can meaningfully contribute to improving the project's design.

Renewable Energy Projects, such as the HAF Wind Energy Project are subject to Ontario Regulation 359/09 Renewable Energy Approvals (REA) under Part V.0.1 of the Ontario Environmental Protection Act. A Renewable Energy Approval is issued by the Ministry of the Environment (MOE). The REA has established strict guidelines and setback distances that must be followed with regards to the protection of the natural environment and impacts to local residences and communities (i.e. health and safety). The minimum setback distance from residences is 550 metres. All of the proposed turbines for the HAF Wind Energy Project will meet or exceed this distance. The project must also adhere to a sound power limit of 40dBA at non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by the MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

Vineland Power Inc. is taking public concerns, regarding potential health side effects seriously. Based on present research completed in the Canada, the United States and Europe, we do not believe that this project poses a health hazard to local residents within the Township of West Lincoln.

The project team believes that the HAF Wind Energy Project will provide added public value to the local community by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity. This project will benefit the local community on a continuous basis by:

- Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
- Producing a sustainable source of electricity that is clean, reliable, and emits no greenhouse gases;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and
- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the FIT contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.).

Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services. The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation. We believe that the environmental and economic benefits related to the construction and operation of this project will provide significant benefits to the local area economy.

Thank you for contacting us regarding the HAF Wind Energy Project. I would encourage you to continue to visit the project's website (www.hafwindenergy.ca) for updated information on the project as it becomes available. Draft reports and studies that are required to be submitted to the Ministry of the Environment for approval are presently available on the website for public review and comment. Please let us know if you have any specific questions regarding this project, and we would be happy to address them.

Best Regards,

Britney Pringle

Environmental Planner

bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1

Dir: 416 499 3110 x1435 | Fax: 416 499 9658

morrisonhershfield.com

-----Original Message-----

From:

Sent: Thursday, May 03, 2012 6:06 AM

To: Britney Pringle

Subject: Wind

You people are incredible as you all well know after all the other meetings the people do not want these eye sores in their back yards if you were in the area you would notice all the anti windmill signs in peoples yards these thing are ugly they may cause health problems and and do nothing to lower my hydro bill if you are so for them put them in your yard and your kids can look at them and play near them all you people see is money.

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Mark Elbertsen

From:
Sent: Friday, May 11, 2012 10:04 AM
To: Britney Pringle
Subject: Re: Wind

The future and present need is as always to screw over the rate payers and fill the power companys pockets

From: Britney Pringle <BPringle@morrisonhershfield.com>
To:
Cc: Tom Lewis <Tom@ipcenergy.ca>
Sent: Fri May 11 09:56:32 2012
Subject: RE: Wind
Hi

I understand that you may disagree; however the HAF Wind Energy Project proposed by Vineland Power Inc. is a very good alternative to meeting our present and future energy needs. As stated in my previous correspondence your comments will be included in the public record for this project and submitted to the Ministry of Environment.

I would also encourage you to attend the project's second public meeting to learn more about the project and proposed turbine locations. The public meeting is scheduled for:

Date: June 26, 2012
Time: 3:00 pm to 8:00 pm
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Please contact me should you have any specific questions regarding this project.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
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From:
Sent: Tuesday, May 08, 2012 5:15 AM
To: Britney Pringle
Subject: Re: Wind

I don't care how much we talk about this we do not want them here thee end . What don't you people get put them near you we don't want them in our back yard

From: Britney Pringle <BPringle@morrisonhershfield.com>

To:

Cc: Tom Lewis <Tom@ipcenergy.ca>

Sent: Mon May 07 11:00:57 2012

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The project team believes that the HAF Wind Energy Project will provide added public value to the local community by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity. This project will benefit the local community on a continuous basis by:

- Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
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- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and
- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the FIT contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.).

Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services. The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation. We believe that the environmental and economic benefits related to the construction and operation of this project will provide significant benefits to the local area economy.

Thank you for contacting us regarding the HAF Wind Energy Project. I would encourage you to continue to visit the project's website (www.hafwindenergy.ca) for updated information on the project as it becomes available. Draft reports and studies that are required to be submitted to the Ministry of the Environment for approval are presently available on the website for public review and comment. Please let us know if you have any specific questions regarding this project, and we would be happy to address them.

Best Regards,

Britney Pringle

Environmental Planner

bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1

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morrisonhershfield.com

-----Original Message-----

From:

Sent: Thursday, May 03, 2012 6:06 AM

To: Britney Pringle

Subject: Wind

You people are incredible as you all well know after all the other meetings the people do not want these eye sores in their back yards if you were in the area you would notice all the anti windmill signs in peoples yards these thing are ugly they may cause health problems and and do nothing to lower my hydro bill if you are so for them put them in your yard and your kids can look at them and play near them all you people see is money.

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Mark Elbertsen

From: Britney Pringle
Sent: Thursday, May 24, 2012 11:17 AM
To:
Cc: Tom Lewis
Subject: RE: Notice of Public Meeting #2 Renewable Energy Project
Attachments: 1104037_SitePlan_20April12(sm).pdf; 1104037_Land Use Maps_20April12(sm).pdf

Hi

Thank you very much for contacting us regarding the HAF Wind Energy Project and your interest in learning more about this proposal. I have prepared a response to your inquires below:

Can you tell me who will benefit from this project? Will it be the residents in the local area of the wind energy instalment?

The project team believes that various individuals, families and communities will benefit from this project. Vineland Power Inc., who is the project Proponent was established and currently owned by local Niagara Region residents. The project team believes that the HAF Wind Energy Project will provide added public value to the local community by contributing to a more resilient energy system and sustainable future for Niagara Region. This project is a very good alternative to meeting our present and future energy needs. Wind turbines rely on the wind for fuel which does not require extractive industries or non-sustainable development to generate electricity.

This project will benefit the local community on a continuous basis by:

- Powering up to 2500 homes and contributing to reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
- Producing a sustainable source of electricity that is clean, reliable, and emits no greenhouse gases;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and
- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the Feed-In Tariff (FIT) contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services (i.e. restaurants and stores). The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation. We believe that the environmental and economic benefits related to the construction and operation of this project will provide significant benefits to the local area economy.

Participating landowners for the HAF Wind Energy Project have also agreed to lease a portion of their land for the placement of the project's turbines and associated infrastructure (i.e. access roads and underground collector system). This will provide a steady income for farmers and landowners to continue agricultural activities, with the generated income staying within the local community.

Was the area in choice because there is open land?

The choice of the project's location was in part due to the availability of suitable land, but determining where to locate a wind energy project and associated project infrastructure is a highly complex process. There are various setback requirements and restrictions from residences, noise receptors, roads, natural features, water bodies etc. that the project must adhere to. In addition, the Proponent also requires the availability of land, which meets setback requirements and allows the facility's design to be economically and technically feasible. The Proponent has worked to balance the facility's design and turbine locations with surrounding land-use, social, cultural, and environmental interests.

Where exactly is the system to be placed. My Mother's property is located _____ Who owns the property where the wind energy units will be placed?

As proposed, the HAF Wind Energy Project will consist of five (5) wind turbines, which will be placed in open agricultural lots in the Township of West Lincoln. The participating landowners are local residents/farmers who have agreed to lease a portion of their land to Vineland Power Inc.. Agricultural activities will continue to occur on the subject lands after the turbines have been erected and begin operations. The Project's Draft Site Plan is currently available on the project's [website](#), however, I have also attached project mapping to this email for your quick reference.

The Vestas V100 1.8 MW turbine model has been selected for this project. The Turbine Specifications Report, available on the project's website provides additional details regarding the selected model, should you be interested.

Thank you again for contacting us regarding the HAF Wind Energy Project. I would encourage you to visit the project's website (www.hafwindenergy.ca) for updated information on the project as it becomes available. Draft reports and studies that are required to be submitted to the Ministry of the Environment for approval are presently available on the website for public review and comment.

Please do not hesitate to contact me should you have any additional questions or require clarification on the response provided.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



From: _____
Sent: Friday, May 18, 2012 10:00 AM
To: tom@ipenergy.ca; Britney Pringle;
Subject: Notice of Public Meeting #2 Renewable Energy Project

I am writing on behalf of my mother who will not be able to attend the meeting.

Can you tell me who will benefit from this project? Will it be the residents in the local area of the wind energy instalment? Was the area in choice because there is open land?

Where exactly is the system to be placed. My Mother's property is located _____ Who owns the property where the wind energy units will be placed?

Being that I don't know enough regarding the units in question, other than visually noticing some department stores are using the system for the energy usage.

I would appreciate you answering my few questions.

Sincerely

Mark Elbertsen

From:
Sent: Monday, May 28, 2012 9:26 PM
To: tom@ipcenergy.ca; jmaclellan@rankinconstruction.ca; Britney Pringle;
jbeekhuis@rankinconstruction.ca
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Mr.

First Name =

Last Name =

Full Address = 1

Postal Code =

Email =

Phone Number = Impacted by the project? = NO

Organisation Name =

Organisation Type =

Feedback | Comments | Concerns = We have several large parcels of land just outside of your study area. The properties are in the Range Road 1 and 2 vicinity. Are you planning on expanding your area? If you are please feel free to contact me. Thankyou .

Mark Elbertsen

From: Britney Pringle
Sent: Tuesday, May 29, 2012 3:42 PM
To:
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre
Attachments: RE: HAF Wind Project Caistor Centre

Hello

This message is to confirm that I have received your email sent this morning (May 29th). I have just sent you a response to your previous emails dated May 24th and 25th (attached). The project team will work to respond to your newest inquiry (i.e. fire safety) within 2-3 business days.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Tuesday, May 29, 2012 7:23 AM
To: Britney Pringle
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre
Importance: High

Good Morning Brittany,

Still waiting for your response to my previous concerns;

How many letters of notification did you mail out?

How many birds can be killed per turbine per year and what was the type of the birds?

What about the other 70+ birds in the area that are effected? How many of those different birds can be killed by turbines?

Help me understand how both Wainfleet's and Caistor Centre's project were given MNR clearance certificates within a week of each other?

Most important, is to explain your statement, “; “The Proponent has worked to balance the facility’s design and turbine locations with surrounding land-use, social, cultural, and environmental interests.” Can you please define this statement, especially SOCIAL?

Another concern of mine at this time is fire safety. With the spring weather causing the fields to be extremely dry, has the Township of West Lincoln received any guidance as to fire safety regarding industrial wind turbines?

Hope to hear from you soon.

Thank you,

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]
Sent: Friday, May 25, 2012 4:59 PM
To
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre

Hi

This message is to confirm that I have received your emails, dated Thursday May 24, 2012 and Friday May 25, 2012. We try to respond to all inquiries within 2-3 business days. You will receive a detailed response early next week.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com

 **MORRISON HERSHFIELD**
People • Culture • Capabilities
Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Friday, May 25, 2012 7:05 AM
To: Britney Pringle
Cc: Tom@ipcenergy.ca
Subject: HAF Wind Project Caistor Centre

Good Morning Brittany,

In addition to my last email that I'm waiting on your reply; could you please clarify again how many birds can be killed by each turbine annually and what type of birds they are under (359/09)? I think you mentioned three types of birds at your presentation.

In our area, we have identified approximately 70+ different types of birds. I have attached the lists and book that was used to identify these different birds. All these birds would be within 1.5 kms of the five turbines in the project. How will you be able to keep those 70+ type of birds 120 meters away from the turbines? What about the killings of those different birds? I sent this information to April Nix on January 24, 2012 and she recommended I send the information to you to respond to. Help me understand what will happen to all the birds in this area.

Thank you,

Mark Elbertsen

From: Britney Pringle
Sent: Monday, June 11, 2012 2:11 PM
To:
Cc: Tom Lewis
Subject: RE: HAF Wind Project Caistor Centre
Attachments: FW: HAF Wind Project Caistor Centre; RE: HAF Wind Project Caistor Centre

Hi

Please find a response to your comments/questions dated June 3, 2012 below.

Q1. In response to your answer regarding health; your answer of “based on best available research, there is no SCIENTIFIC EVIDENCE to support a direct casual link between INDUSTRIAL wind turbines and adverse [health impacts](#) or [property devaluation](#).” Well that would be fine if people living around this facility as you call it, were robots. Where is the MEDICAL EVIDENCE? I have heard that the ministry have received hundreds of health complaints regarding INDUSTRIAL wind turbines. Do these people have nothing better to do than make up stories concerning their health and the health of family members? If they cannot sleep at night and have ringing in their ears and feel palpations in their chest, do you not think that their quality of life has changed?

To clarify, medical evidence and research, is based on science, and therefore scientific evidence. The studies and reports the project team has referenced and provided to you in past correspondence was undertaken by qualified medical professionals, such as the Chief Medical Officer of Ontario.

I cannot speak to the experiences of others or potential complaints received by the Ministry of the Environment. What I can speak to is the Renewable Energy Approval Process and the HAF Wind Energy Project.

Q2. People have been selling their homes at a reduced rate to move away from the INDUSTRIAL wind turbines, do you not think that their quality of life has changed?

As previously stated, I cannot speak to the experiences of others. What I can speak to is the Renewable Energy Approval Process and the HAF Wind Energy Project.

Q3. As for well water, IT IS NOT ACCEPTABLE that you stated that this project is not anticipated to have any effect on well water. People in this area rely on their wells for their only source of water. Why should we have to be forced to find out if there will be problems? What if the INDUSTRIAL wind turbines do cause problems? I shouldn't even be asking this question because it shouldn't be a issue. You cannot expect to build such HUGE structures in agricultural lands and not expect disruption with underground wells.

The project is not anticipated to have any effect on well water. The foundation of the turbine will not impact the existing water table. There is no pollutant loading factor associated with this project during operation that would contaminate surrounding water bodies and the existing ground water supply. Turbine setbacks requirements established by the Ministry of the Environment where created to ensure impacts are not experienced on existing infrastructure and adjacent landowners.

Q4. What changed to make the INDUSTRIAL wind turbines acceptable?

The letter you are referencing is was issued March 17, 2011. Since then NAV Canada has undertaken an internal evaluation and identified that potential effects on their radar could be mitigated with specific technical adjustments to

their radar system. Consultation activities between NAV Canada and the Proponent will be documented in the Consultation Report submitted to the Ministry of Environment.

We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of Environment for review prior to making an determination on the project's application.

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



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morrisonhershfield.com

From:
Sent: Sunday, June 03, 2012 2:47 PM
To: Britney Pringle
Cc: 'Tom Lewis'
Subject: RE: HAF Wind Project Caistor Centre

Hello Brittany,

In response to your answer regarding health; your answer of “based on **best available research, there is no SCIENTIFIC EVIDENCE** to support a direct casual link between INDUSTRIAL wind turbines and adverse [health impacts](#) or [property devaluation](#).” Well that would be fine if people living around this facility as you call it, were robots. Where is the MEDICAL EVIDENCE? I have heard that the ministry have received hundreds of health complaints regarding INDUSTRIAL wind turbines. Do these people have nothing better to do than make up stories concerning their health and the health of family members? If they cannot sleep at night and have ringing in their ears and feel palpitations in their chest, do you not think that their quality of life has changed?

People have been selling their homes at a reduced rate to move away from the INDUSTRIAL wind turbines, do you not think that their quality of life has changed?

As for well water, **IT IS NOT ACCEPTABLE** that you stated that this project is **not anticipated** to have any effect on well water. People in this area rely on their wells for their only source of water. Why should we have to be forced to find out if there will be problems? What if the INDUSTRIAL wind turbines do cause problems? I shouldn't even be asking this question because it shouldn't be a issue. You cannot expect to build such HUGE structures in agricultural lands and not expect disruption with underground wells.

As for NAV Canada, I have a letter stating;

“We have evaluated the captioned proposal submitted through the NAV CANADA Land Use Submission Process and find that a wind farm at the proposed location will be visible from the Hamilton Radar thus causing the following negative impacts on our operations:

- a) a sizeable number of nuisance (false) primary radar targets in the wind farm geographical limits and its immediate vicinity,
- b) a significant reduction to our capability to identify and track primary surveillance targets in the above mentioned area,
- c) our inability to provide full traffic information to our aviation customers when a primary only surveillance target (s) is in the area,
- d) an increase in the controllers' workload in the affected area,
- e) a decrease in flight safety for aircraft operating in the area,
- f) a potential overload condition in our radar data processing systems, and
- g) a potential requirement to desensitize our primary radar to eliminate false targets as well as real targets if the problem justifies this course of action.

This wind farm will also have the following impacts on nearby airports.

- a) Raise Stoney Creek, ON (CPF6) OCC SW and SE quadrants to 2200 vice 2000 and 1900
- b) Raise Grimsby Airpark, ON (CNZ8) OCC SW quadrant to 2200 vice 1900

Due to the nature and significance of the negative impact on our capabilities and services, NAV CANADA objects to this project

moving forward.”

What changed to make the INDUSTRIAL wind turbines acceptable?

If you have notice throughout my email I wrote INDUSTRIAL wind turbines with capitals because you simply state this project as the “facility” or wind turbines. The fact is that this project is INDUSTRIAL and does not belong near people’s homes. If you had to mail out 500 plus letters for notification for a 5 Industrial wind turbine project, then that is too many households to put into jeopardy for the issues and concerns I have mentioned in my emails. I do not believe these INDUSTRIAL wind turbines are efficient or economical for the province of Ontario. The communities that these projects are being forced into are paying too high a price with their health and home investments.

I believe this project is being **SHOE HORNED** into this community.

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]
Sent: Friday, June 01, 2012 4:56 PM
To:
Cc: Tom Lewis
Subject: RE: HAF Wind Project Caistor Centre

Hi

In response to your emails dated Tuesday May 29th and Wednesday May 30th please find the project teams response below:

Question 1: Why should the **overall community** benefit from something that may not effect them? Why should a West Lincoln resident who lives 10 kms away from this proposed project benefit when I live potentially within 1.5 kms of all 5 industrial wind turbines? Why should the benefit be the same? That resident that lives 10 kms away from this proposed project may not be effected the same as someone living 550 to 2000 meters away. The resident living 10 kms away may not have to live with **potential lower quality of life, potential depreciated home value, potential problems with well water, potential lack of sleep, potential dangerous air flight safety, and possibility of having to leave their home.** They will have to live with the incredibly higher hydro bills though.

The project team respects your concerns regarding potential impacts however, based on best available research there is no scientific evidence to support a direct causal link between wind turbines and adverse [health impacts](#) or [property devaluation](#). The project is not anticipated to have any effect on well water. With regards to air flight safety Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines [are acceptable](#). Transport Canada has also assessed the project for lighting and painting requirements.

The HAF Wind Energy Project is following the regulated process and has completed the required studies defined under Ontario Regulation 359/09. If you have concerns about the province’s public policy towards renewable energy and/or approval requirements, I would suggest you contact our local MPP or the Minister responsible. Contact information can be found [here](#).

Question 2: How and when are you going to do extensive studies to repair the damage this project has already done to this community socially? Where are the studies for the people that have had 25 -30-40 year old friendships that are now ruined. How do you repair the hurt that people feel when they can no longer wave at everyone who drives by their

home? How do you repair the hurt that people feel when they no longer go to church because they don't want to see the people who signed a wind contracts.

The Proponent has undertaken all required studies under O. Reg. 359/09. It is not possible for the Proponent to control personal relationships or actions of members within the local community. The purpose of consultation under the REA is to shape the project's design, identify any issues of concern, and help build local support. I would encourage local residents who may have questions, comments, or concerns regarding the proposed project to contact the project team.

Question 3: You say that Morrison Hershfield, " has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. The most important item that you have not identified to avoid potential impacts on are PEOPLE. When will those extensive studies be completed?

You have stated that you are concerned with the lack of studies undertaken by the Proponent to identify or avoid potential impacts to people. In response, I would like to note that the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative, science-based calculations based on the most up-to-date science. Should you have any further questions on how MOE established setback requirements, I would suggest you contact the Ministry directly. Contact information can be found [here](#).

The Proponent has also undertaken a noise assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project's website [here](#).

To identify and avoid potential impacts on people the project team is currently engaged in consultation activities with various stakeholders (including the public) to identify potential concerns with the facility's design and address them, where possible.

Question 4: Another concern of mine at this time is fire safety. With the spring weather causing the fields to be extremely dry, has the Township of West Lincoln received any guidance as to fire safety regarding industrial wind turbines?

The Township of West Lincoln has been provided with our Design and Operations Report, which includes emergency response measures in the event that an unplanned event is to occur at the project's facility. Section 5.4 of Appendix 1 of this report provides a discussion of preventative, emergency response and contingency measures in the event that a fire occurs at the facility. In addition to emergency response protocols, the turbines are equipped with a network of sensors that monitor and communicate the temperature and pressure of turbine components, which will be constantly monitored by the SCADA (Supervisory Control and Data Acquisition) System. Should the temperature and/or pressure of components vary from normal operating levels the Site Manager will be immediately notified and will take any necessary actions (i.e. shut down turbine) to investigate potential issues to ensure that project equipment returns to normal operating conditions.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



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From:
Sent: Wednesday, May 30, 2012 7:09 AM
To: Britney Pringle
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre
Importance: High

Good Morning Brittany,

Thank you for your response.

In your response to question three; you stated, "The social interests I was referring to were the overall community benefits of the HAF Wind Energy Project/Renewable Energy, while considering them in combination with comments and concerns expressed by local residents. " Why should the **overall community** benefit from something that may not effect them? Why should a West Lincoln resident who lives 10 kms away from this proposed project benefit when I live potentially within 1.5 kms of all 5 industrial wind turbines? Why should the benefit be the same? That resident that lives 10 kms away from this proposed project may not be effected the same as someone living 550 to 2000 meters away. The resident living 10 kms away may not have to live with **potential lower quality of life, potential depreciated home value, potential problems with well water, potential lack of sleep, potential dangerous air flight safety, and possibility of having to leave their home.** They will have to live with the incredibly higher hydro bills though.

How and when are you going to do extensive studies to repair the damage this project has already done to this community socially? Where are the studies for the people that have had 25 -30-40 year old friendships that are now ruined. How do you repair the hurt that people feel when they can no longer wave at everyone who drives by their home? How do you repair the hurt that people feel when they no longer go to church because they don't want to see the people who signed a wind contracts.

You say that Morrison Hershfield, " has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. The most important item that you have not identified to avoid potential impacts on are PEOPLE.

When will those extensive studies be completed?

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]
Sent: Tuesday, May 29, 2012 3:32 PM
To:
Cc: Tom Lewis
Subject: RE: HAF Wind Project Caistor Centre

Hi

In response to your emails dated Thursday May 24th and Friday May 25th, you have asked me to answer or clarify my response to your questions. Please find my response below.

Q1: How many letters did Morrison Hershfield mail out for the notice of the second open house?

Over 500 letters were sent to stakeholders providing notice of the projects second public meeting. A Consultation Report, which will be submitted as part of the Final REA package to MOE will describe and document all consultation

activities undertaken by the Proponent throughout the REA process, including providing notification of project meetings to required stakeholders. Should you have any further inquiries regarding the Proponent's consultation efforts, this report will be made available to the public for review once the final REA application has been submitted and posted on the Environmental Registry during the 30-day comment period.

Q2: Also I find it interesting that clearance certificates were awarded to this project as well as Wainfleet project within a week of each other. Maybe you could help me understand this coincidence?

Reports for the HAF and Wainfleet Wind Energy Projects were submitted to MNR for review on the same date, therefore they followed similar review periods. Should you have further questions concerning MNR's confirmation, or the dates the letters were issued I would suggest you contact MNR directly.

Q3: One last item today is, could you please explain the statement you made in our last email; "The Proponent has worked to balance the facility's design and turbine locations with surrounding land-use, social, cultural, and environmental interests." Can you please define this statement, especially SOCIAL?

To clarify my statement, the Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility's design and address them, where possible. The social interests I was referring to were the overall community benefits of the HAF Wind Energy Project/Renewable Energy, while considering them in combination with comments and concerns expressed by local residents.

The project team's objective is to ensure that the facility's design considers all comments and concerns expressed by stakeholders, including local residents, and incorporates them where economically and technically possible.

Q4: could you please clarify again how many birds can be killed by each turbine annually and what type of birds they are under (359/09)? I think you mentioned three types of birds at your presentation.

In accordance with MNR requirements, the Environmental Effects Monitoring Plan for Birds and Bats identifies the annual estimated mortality thresholds (Pg. 8) for HAF Wind Energy Project. For birds this includes:

14 birds/per turbine/per year

2 raptors across the project per year

Please note that these numbers do not express maximum fatalities. MNR has not defined a maximum fatality number. The provided thresholds are used to determine the effectiveness of operational mitigation and monitoring requirements for subsequent years. MNR established these thresholds based on the highest reported bird mortality at wind power projects in North America. Should you have further questions regarding how MNR established these numbers I would suggest you contact them directly.

Q5: In our area, we have identified approximately 70+ different types of birds. I have attached the lists and book that was used to identify these different birds. All these birds would be within 1.5 kms of the five turbines in the project. How will you be able to keep those 70+ type of birds 120 meters away from the turbines?

Thank you for sharing the information you have compiled. We will keep it on file, however it does not impact our previous study findings.

Under the Regulation, a Natural Heritage Assessment is required to identify **significant wildlife habitat within 120 metres of the project location**, which includes habitats for various different avian species. The Proponent has undertaken an extensive records review and physical site investigations to identify candidate habitat as per MNR

requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website.

It is not possible, nor a requirement to control the movement of avian species in or around 120 metres of project infrastructure. What is in the Proponent's control is where to site project infrastructure in proximity to identified habitat and implement appropriate mitigation/monitoring to reduce or eliminate any potential negative environmental effects. As previously noted, MNR has confirmed the findings of our Natural Heritage Assessment and mitigation for potential negative environmental effects. Should you have further questions regarding MNR's confirmation of project reports I would suggest you contact them directly.

Q6: What about the killings of those different birds? I sent this information to April Nix on January 24, 2012 and she recommended I send the information to you to respond to. Help me understand what will happen to all the birds in this area.

As mentioned in my correspondence dated May 22, 2012 the **Environmental Impact Study Report** documents potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project, including birds.

An **Environmental Effects Monitoring Plan for Birds and Bats** has been prepared to outline post-construction monitoring requirements to address potential negative environmental effects for birds. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

I trust that my response has answered your questions and provided the appropriate clarification.

Best Regards,

Britney Pringle

Environmental Planner

bpringle@morrisonhershfield.com



MORRISON HERSHFIELD
People • Culture • Capabilities

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From:

Sent: Thursday, May 24, 2012 7:29 AM

To: Britney Pringle

Cc: Tom@ipcenergy.ca

Subject: RE: HAF Wind Project Caistor Centre

Good Morning Brittany,

Thank you for your response.

I'm not sure you answered my question about how many notification letters you needed to mail, you explained the boundaries but did not tell me the number of letters actually mailed out.

How many letters did Morrison Hershfield mail out for the notice of the second open house?

I will be contacting April Nix because I need to understand why a wind developer is allowed to disturb and wildlife habitat; significant or not. Also I find it interesting that clearance certificates were awarded to this project as well as Wainfleet project within a week of each other. Maybe you could help me understand this coincidence?

One last item today is, could you please explain the statement you made in our last email; “The Proponent has worked to balance the facility’s design and turbine locations with surrounding land-use, social, cultural, and environmental interests.” Can you please define this statement, especially SOCIAL?

Thank you,

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]
Sent: Wednesday, May 23, 2012 4:33 PM
To:
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre

Hi

Under Ontario Regulation 359/09 ([S.38\(2\)](#)) projects are allowed to locate within 120 metres of a Significant Natural Feature, provided that an Environmental Impact Study is prepared in accordance with procedures established by the Ministry of Natural Resources (MNR) and is submitted as part of the Proponent’s application to MOE.

With regards to Turbine 4’s proximity to a Candidate Bat Maternity Colony Habitat, the significance of the habitat has not been confirmed. If the pre-construction monitoring study deems the site to be not significant then the 120 metre setback does not apply and no further mitigation is required. Mitigation for this natural feature has been provided in the EIS report in the event that the habitat is deemed significant. MNR has reviewed the project’s Environmental Impact Study Report (including the location of Turbine 4) and confirmed that the mitigation/monitoring requirements adhere to their standards and procedures. Our contact at MNR for the HAF Wind Energy Project is [Ms. April Nix](#), should you have any questions regarding MNR’s review/confirmation of project reports.

Determining the turbine locations and associated project infrastructure is a highly complex process. There are various setback requirements and restrictions from residences, noise receptors, roads, natural features, water bodies etc. that the project must adhere to. In addition, the Proponent also requires the availability of land, which meets setback requirements and allows the facility’s design to be economically and technically feasible. The Proponent has worked to balance the facility’s design and turbine locations with surrounding land-use, social, cultural, and environmental interests.

With regards to your question concerning public notification of the project’s second public open house, under Regulation 359/09 the Proponent is required to provide a notice to every assessed landowner within 120 metres of the project location. The Proponent has exceeded this requirement by providing a written notice to every assessed landowner within 300 metres of the project’s study area. Landowner information was obtained from the Township of West Lincoln.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



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From:
Sent: Wednesday, May 23, 2012 7:11 AM
To: Britney Pringle
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre

Good Morning Brittany,

Thank you for your response.

Can I ask; since you discovered the issue with the bat maternity colony at turbine #4, why wasn't the decision to move the turbine instead of disrupting the wildlife and causing more time and effort for your company?

Could you also let me know how many people you had to notify concerning your second open house? (How many letters were sent out?)

Thank you,

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]
Sent: Tuesday, May 22, 2012 12:14 PM
To:
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre

Hi

As part the site investigations conducted for the Natural Heritage Assessment one (1) candidate bat maternity colony (Mill Creek-Inverary Woods) was identified within 120 metres of turbine 4. This habitat was treated as significant and a pre-construction monitoring plan was developed and provided in the Environmental Impact Study (EIS) Report for the HAF Wind Energy Project. The purpose of the pre-construction monitoring, to be undertaken in June 2012 is to establish baseline information regarding the habitat's significance. The results of the study will be evaluated against Ministry of Natural Resources (MNR) criteria.

Two (2) scenarios were developed to outline the potential outcomes of the study and address the requirements of O. Reg. 359/09. The two scenarios are as follows:

Scenario 1—based upon the completion of the baseline studies it is concluded that the habitat is not significant because MNR criteria for significance was not satisfied. No further mitigation is required.

Scenario 2—based upon the completion of the baseline studies it is concluded that the habitat is significant because MNR criteria for significance was satisfied. Mitigation measures and post-construction monitoring provided in the Environmental Impact Study Report and Environmental Effects Monitoring Plan for Birds and Bats must be implemented and adhered to.

*Please refer to pages 21-24 of the EIS report for a complete discussion.

To address your question regarding other issues concerning wildlife, wetlands etc. the **Environmental Impact Study Report** provides a discussion of all significant natural features identified within 120 metres of the HAF Wind Energy Project Location. Specifically, **Table 1** (pg. 3) of the report provides a summary of Significant Natural Features identified and **Table 3** (pg. 7-10) provides a summary of potential negative environmental effects and proposed mitigation. In summary, potential negative environmental effects include:

- Temporary disturbance to wildlife due to noise and dust;
- Impacts to wildlife from entering the construction area;
- Accidental loss of wildlife;
- Erosion/ siltation;
- Accidental spills; and
- Establishment of invasive and disturbance tolerant non-native species near the natural feature.

MNR has reviewed the assessment methods and mitigation options provided in the EIS report and has confirmed that appropriate mitigation to be implemented has been provided. An electronic version of the report is available for download on the projects website at www.hafwindenergy.ca.

Please let me know if you require clarification on the response provided.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



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From:
Sent: Tuesday, May 22, 2012 7:25 AM
To: Britney Pringle
Cc: Tom@ipcenergy.ca
Subject: HAF Wind Project Caistor Centre
Importance: High

Good Morning Brittany,

On May 14th you spoke at the IPC Presentation at the West Lincoln Township Planning Committee Meeting.

Can you please explain the issue concerning the bat habitant **within** the 120m of turbines #4?

Are there other issues concerning wildlife, wetlands or subjects with other turbines in this project?

Thank you,

Mark Elbertsen

From: Britney Pringle
Sent: Friday, June 22, 2012 4:28 PM
To:
Cc: Tom Lewis
Subject: RE: HAF Wind Project Caistor Centre
Attachments: HAF Figure 5 Presentation Board.pdf

Hi

When I spoke with you this past Tuesday June 19th, 2012 at the 2nd Public Meeting for the Wainfleet Wind Energy Project you had inquired about a map displayed at the meeting showing noise level contours, and if there was something similar for the HAF Wind Energy Project.

A similar map for the HAF Wind Energy project is contained within the Noise Assessment Report, which can be found on the project's website [here](#). I have also attached a copy of the map for your quick reference.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
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From: Britney Pringle
Sent: Monday, June 11, 2012 2:11 PM
To:
Cc: Tom Lewis
Subject: RE: HAF Wind Project Caistor Centre

Hi

Please find a response to your comments/questions dated June 3, 2012 below.

Q1. In response to your answer regarding health; your answer of “based on best available research, there is no SCIENTIFIC EVIDENCE to support a direct casual link between INDUSTRIAL wind turbines and adverse [health impacts](#) or [property devaluation](#).” Well that would be fine if people living around this facility as you call it, were robots. Where is the MEDICAL EVIDENCE? I have heard that the ministry have received hundreds of health complaints regarding INDUSTRIAL wind turbines. Do these people have nothing better to do than make up stories concerning their health and the health of family members? If they cannot sleep at night and have ringing in their ears and feel palpations in their chest, do you not think that their quality of life has changed?

To clarify, medical evidence and research, is based on science, and therefore scientific evidence. The studies and reports the project team has referenced and provided to you in past correspondence was undertaken by qualified medical professionals, such as the Chief Medical Officer of Ontario.

I cannot speak to the experiences of others or potential complaints received by the Ministry of the Environment. What I can speak to is the Renewable Energy Approval Process and the HAF Wind Energy Project.

Q2. People have been selling their homes at a reduced rate to move away from the INDUSTRIAL wind turbines, do you not think that their quality of life has changed?

As previously stated, I cannot speak to the experiences of others. What I can speak to is the Renewable Energy Approval Process and the HAF Wind Energy Project.

Q3. As for well water, IT IS NOT ACCEPTABLE that you stated that this project is not anticipated to have any effect on well water. People in this area rely on their wells for their only source of water. Why should we have to be forced to find out if there will be problems? What if the INDUSTRIAL wind turbines do cause problems? I shouldn't even be asking this question because it shouldn't be an issue. You cannot expect to build such HUGE structures in agricultural lands and not expect disruption with underground wells.

The project is not anticipated to have any effect on well water. The foundation of the turbine will not impact the existing water table. There is no pollutant loading factor associated with this project during operation that would contaminate surrounding water bodies and the existing ground water supply. Turbine setbacks requirements established by the Ministry of the Environment were created to ensure impacts are not experienced on existing infrastructure and adjacent landowners.

Q4. What changed to make the INDUSTRIAL wind turbines acceptable?

The letter you are referencing was issued March 17, 2011. Since then NAV Canada has undertaken an internal evaluation and identified that potential effects on their radar could be mitigated with specific technical adjustments to their radar system. Consultation activities between NAV Canada and the Proponent will be documented in the Consultation Report submitted to the Ministry of Environment.

We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of Environment for review prior to making a determination on the project's application.

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



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From:
Sent: Sunday, June 03, 2012 2:47 PM
To: Britney Pringle
Cc: 'Tom Lewis'
Subject: RE: HAF Wind Project Caistor Centre

Hello Brittany,

In response to your answer regarding health; your answer of “based on **best available research, there is no SCIENTIFIC EVIDENCE** to support a direct casual link between INDUSTRIAL wind turbines and adverse [health impacts](#) or [property devaluation](#).” Well that would be fine if people living around this facility as you call it, were robots. Where is the MEDICAL EVIDENCE? I have heard that the ministry have received hundreds of health complaints regarding INDUSTRIAL wind turbines. Do these people have nothing better to do than make up stories concerning their health and the health

of family members? If they cannot sleep at night and have ringing in their ears and feel palpitations in their chest, do you not think that their quality of life has changed?

People have been selling their homes at a reduced rate to move away from the INDUSTRIAL wind turbines, do you not think that their quality of life has changed?

As for well water, **IT IS NOT ACCEPTABLE** that you stated that this project is **not anticipated** to have any effect on well water. People in this area rely on their wells for their only source of water. Why should we have to be forced to find out if there will be problems? What if the INDUSTRIAL wind turbines do cause problems? I shouldn't even be asking this question because it shouldn't be an issue. You cannot expect to build such HUGE structures in agricultural lands and not expect disruption with underground wells.

As for NAV Canada, I have a letter stating:

“We have evaluated the captioned proposal submitted through the NAV CANADA Land Use Submission Process and find that a wind farm at the proposed location will be visible from the Hamilton Radar thus causing the following negative impacts on our operations:

- a) a sizeable number of nuisance (false) primary radar targets in the wind farm geographical limits and its immediate vicinity,
- b) a significant reduction to our capability to identify and track primary surveillance targets in the above mentioned area,
- c) our inability to provide full traffic information to our aviation customers when a primary only surveillance target (s) is in the area,
- d) an increase in the controllers' workload in the affected area,
- e) a decrease in flight safety for aircraft operating in the area,
- f) a potential overload condition in our radar data processing systems, and
- g) a potential requirement to desensitize our primary radar to eliminate false targets as well as real targets if the problem justifies this course of action.

This wind farm will also have the following impacts on nearby airports.

- a) Raise Stoney Creek, ON (CPF6) OCC SW and SE quadrants to 2200 vice 2000 and 1900
- b) Raise Grimsby Airpark, ON (CNZ8) OCC SW quadrant to 2200 vice 1900

Due to the nature and significance of the negative impact on our capabilities and services, NAV CANADA objects to this project moving forward.”

What changed to make the INDUSTRIAL wind turbines acceptable?

If you have notice throughout my email I wrote INDUSTRIAL wind turbines with capitals because you simply state this project as the “facility” or wind turbines. The fact is that this project is INDUSTRIAL and does not belong near people's homes. If you had to mail out 500 plus letters for notification for a 5 Industrial wind turbine project, then that is too many households to put into jeopardy for the issues and concerns I have mentioned in my emails. I do not believe these INDUSTRIAL wind turbines are efficient or economical for the province of Ontario. The communities that these projects are being forced into are paying too high a price with their health and home investments.

I believe this project is being **SHOE HORNED** into this community.

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]

Sent: Friday, June 01, 2012 4:56 PM

To:

Cc: Tom Lewis

Subject: RE: HAF Wind Project Caistor Centre

Hi

In response to your emails dated Tuesday May 29th and Wednesday May 30th please find the project teams response below:

Question 1: Why should the **overall community** benefit from something that may not effect them? Why should a West Lincoln resident who lives 10 kms away from this proposed project benefit when I live potentially within 1.5 kms of all 5 industrial wind turbines? Why should the benefit be the same? That resident that lives 10 kms away from this proposed project may not be effected the same as someone living 550 to 2000 meters away. The resident living 10 kms away may not have to live with **potential lower quality of life, potential depreciated home value, potential problems with well water, potential lack of sleep, potential dangerous air flight safety, and possibility of having to leave their home.** They will have to live with the incredibly higher hydro bills though.

The project team respects your concerns regarding potential impacts however, based on best available research there is no scientific evidence to support a direct causal link between wind turbines and adverse [health impacts](#) or [property devaluation](#). The project is not anticipated to have any effect on well water. With regards to air flight safety Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines [are acceptable](#). Transport Canada has also assessed the project for lighting and painting requirements.

The HAF Wind Energy Project is following the regulated process and has completed the required studies defined under Ontario Regulation 359/09. If you have concerns about the province's public policy towards renewable energy and/or approval requirements, I would suggest you contact our local MPP or the Minister responsible. Contact information can be found [here](#).

Question 2: How and when are you going to do extensive studies to repair the damage this project has already done to this community socially? Where are the studies for the people that have had 25 -30-40 year old friendships that are now ruined. How do you repair the hurt that people feel when they can no longer wave at everyone who drives by their home? How do you repair the hurt that people feel when they no longer go to church because they don't want to see the people who signed a wind contracts.

The Proponent has undertaken all required studies under O. Reg. 359/09. It is not possible for the Proponent to control personal relationships or actions of members within the local community. The purpose of consultation under the REA is to shape the project's design, identify any issues of concern, and help build local support. I would encourage local residents who may have questions, comments, or concerns regarding the proposed project to contact the project team.

Question 3: You say that Morrison Hershfield, " has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. The most important item that you have not identified to avoid potential impacts on are PEOPLE. When will those extensive studies be completed?

You have stated that you are concerned with the lack of studies undertaken by the Proponent to identify or avoid potential impacts to people. In response, I would like to note that the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative, science-based calculations based on the most up-to-date science. Should you have any further questions on how MOE established setback requirements, I would suggest you contact the Ministry directly. Contact information can be found [here](#).

The Proponent has also undertaken a noise assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project's website [here](#).

To identify and avoid potential impacts on people the project team is currently engaged in consultation activities with various stakeholders (including the public) to identify potential concerns with the facility's design and address them, where possible.

Question 4: Another concern of mine at this time is fire safety. With the spring weather causing the fields to be extremely dry, has the Township of West Lincoln received any guidance as to fire safety regarding industrial wind turbines?

The Township of West Lincoln has been provided with our Design and Operations Report, which includes emergency response measures in the event that an unplanned event is to occur at the project's facility. Section 5.4 of Appendix 1 of this report provides a discussion of preventative, emergency response and contingency measures in the event that a fire occurs at the facility. In addition to emergency response protocols, the turbines are equipped with a network of sensors that monitor and communicate the temperature and pressure of turbine components, which will be constantly monitored by the SCADA (Supervisory Control and Data Acquisition) System. Should the temperature and/or pressure of components vary from normal operating levels the Site Manager will be immediately notified and will take any necessary actions (i.e. shut down turbine) to investigate potential issues to ensure that project equipment returns to normal operating conditions.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Wednesday, May 30, 2012 7:09 AM
To: Britney Pringle
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre
Importance: High

Good Morning Brittany,

Thank you for your response.

In your response to question three; you stated, "The social interests I was referring to were the overall community benefits of the HAF Wind Energy Project/Renewable Energy, while considering them in combination with comments and concerns expressed by local residents. " Why should the **overall community** benefit from something that may not effect them? Why should a West Lincoln resident who lives 10 kms away from this proposed project benefit when I live potentially within 1.5 kms of all 5 industrial wind turbines? Why should the benefit be the same? That resident that lives 10 kms away from this proposed project may not be effected the same as someone living 550 to 2000 meters away. The resident living 10 kms away may not have to live with **potential lower quality of life, potential depreciated home value, potential problems with well water, potential lack of sleep, potential dangerous air flight safety, and possibility of having to leave their home.** They will have to live with the incredibly higher hydro bills though.

How and when are you going to do extensive studies to repair the damage this project has already done to this community socially? Where are the studies for the people that have had 25 -30-40 year old friendships that are now ruined. How do you repair the hurt that people feel when they can no longer wave at everyone who drives by their home? How do you repair the hurt that people feel when they no longer go to church because they don't want to see the people who signed a wind contracts.

You say that Morrison Hershfield, “ has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. The most important item that you have not identified to avoid potential impacts on are PEOPLE.

When will those extensive studies be completed?

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]

Sent: Tuesday, May 29, 2012 3:32 PM

To:

Cc: Tom Lewis

Subject: RE: HAF Wind Project Caistor Centre

Hi

In response to your emails dated Thursday May 24th and Friday May 25th, you have asked me to answer or clarify my response to your questions. Please find my response below.

Q1: How many letters did Morrison Hershfield mail out for the notice of the second open house?

Over 500 letters were sent to stakeholders providing notice of the projects second public meeting. A Consultation Report, which will be submitted as part of the Final REA package to MOE will describe and document all consultation activities undertaken by the Proponent throughout the REA process, including providing notification of project meetings to required stakeholders. Should you have any further inquiries regarding the Proponent’s consultation efforts, this report will be made available to the public for review once the final REA application has been submitted and posted on the Environmental Registry during the 30-day comment period.

Q2: Also I find it interesting that clearance certificates were awarded to this project as well as Wainfleet project within a week of each other. Maybe you could help me understand this coincidence?

Reports for the HAF and Wainfleet Wind Energy Projects were submitted to MNR for review on the same date, therefore they followed similar review periods. Should you have further questions concerning MNR’s confirmation, or the dates the letters were issued I would suggest you contact MNR directly.

Q3: One last item today is, could you please explain the statement you made in our last email; “The Proponent has worked to balance the facility’s design and turbine locations with surrounding land-use, social, cultural, and environmental interests.” Can you please define this statement, especially SOCIAL?

To clarify my statement, the Proponent has undertaken extensive studies for noise, archaeology, cultural heritage, natural heritage, and water bodies for the surrounding lands in which the project is to be located in order to identify and avoid potential impacts. In addition, consultation efforts have been undertaken with local, municipal, aboriginal, and other known stakeholders to identify and understand potential concerns with the facility’s design and address them, where possible. The social interests I was referring to were the overall community benefits of the HAF Wind Energy Project/Renewable Energy, while considering them in combination with comments and concerns expressed by local residents.

The project team’s objective is to ensure that the facility’s design considers all comments and concerns expressed by stakeholders, including local residents, and incorporates them where economically and technically possible.

Q4: could you please clarify again how many birds can be killed by each turbine annually and what type of birds they are under (359/09)? I think you mentioned three types of birds at your presentation.

In accordance with MNR requirements, the Environmental Effects Monitoring Plan for Birds and Bats identifies the annual estimated mortality thresholds (Pg. 8) for HAF Wind Energy Project. For birds this includes:
14 birds/per turbine/per year
2 raptors across the project per year

Please note that these numbers do not express maximum fatalities. MNR has not defined a maximum fatality number. The provided thresholds are used to determine the effectiveness of operational mitigation and monitoring requirements for subsequent years. MNR established these thresholds based on the highest reported bird mortality at wind power projects in North America. Should you have further questions regarding how MNR established these numbers I would suggest you contact them directly.

Q5: In our area, we have identified approximately 70+ different types of birds. I have attached the lists and book that was used to identify these different birds. All these birds would be within 1.5 kms of the five turbines in the project. How will you be able to keep those 70+ type of birds 120 meters away from the turbines?

Thank you for sharing the information you have compiled. We will keep it on file, however it does not impact our previous study findings.

Under the Regulation, a Natural Heritage Assessment is required to identify **significant wildlife habitat within 120 metres of the project location**, which includes habitats for various different avian species. The Proponent has undertaken an extensive records review and physical site investigations to identify candidate habitat as per MNR requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website.

It is not possible, nor a requirement to control the movement of avian species in or around 120 metres of project infrastructure. What is in the Proponent's control is where to site project infrastructure in proximity to identified habitat and implement appropriate mitigation/monitoring to reduce or eliminate any potential negative environmental effects. As previously noted, MNR has confirmed the findings of our Natural Heritage Assessment and mitigation for potential negative environmental effects. Should you have further questions regarding MNR's confirmation of project reports I would suggest you contact them directly.

Q6: What about the killings of those different birds? I sent this information to April Nix on January 24, 2012 and she recommended I send the information to you to respond to. Help me understand what will happen to all the birds in this area.

As mentioned in my correspondence dated May 22, 2012 the **Environmental Impact Study Report** documents potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project, including birds.

An **Environmental Effects Monitoring Plan for Birds and Bats** has been prepared to outline post-construction monitoring requirements to address potential negative environmental effects for birds. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

I trust that my response has answered your questions and provided the appropriate clarification.

Best Regards,

Britney Pringle
Environmental Planner



From:
Sent: Thursday, May 24, 2012 7:29 AM
To: Britney Pringle
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre

Good Morning Brittany,

Thank you for your response.

I'm not sure you answered my question about how many notification letters you needed to mail, you explained the boundaries but did not tell me the number of letters actually mailed out.

How many letters did Morrison Hershfield mail out for the notice of the second open house?

I will be contacting April Nix because I need to understand why a wind developer is allowed to disturb and wildlife habitat; significant or not. Also I find it interesting that clearance certificates were awarded to this project as well as Wainfleet project within a week of each other. Maybe you could help me understand this coincidence?

One last item today is, could you please explain the statement you made in our last email; "The Proponent has worked to balance the facility's design and turbine locations with surrounding land-use, social, cultural, and environmental interests." Can you please define this statement, especially SOCIAL?

Thank you,

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]
Sent: Wednesday, May 23, 2012 4:33 PM
To:
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre

Hi

Under Ontario Regulation 359/09 [\(S.38\(2\)\)](#) projects are allowed to locate within 120 metres of a Significant Natural Feature, provided that an Environmental Impact Study is prepared in accordance with procedures established by the Ministry of Natural Resources (MNR) and is submitted as part of the Proponent's application to MOE.

With regards to Turbine 4's proximity to a Candidate Bat Maternity Colony Habitat, the significance of the habitat has not been confirmed. If the pre-construction monitoring study deems the site to be not significant then the 120 metre setback does not apply and no further mitigation is required. Mitigation for this natural feature has been provided in the EIS report in the event that the habitat is deemed significant. MNR has reviewed the project's Environmental Impact Study Report (including the location of Turbine 4) and confirmed that the mitigation/monitoring requirements adhere to

their standards and procedures. Our contact at MNR for the HAF Wind Energy Project is [Ms. April Nix](#), should you have any questions regarding MNR's review/confirmation of project reports.

Determining the turbine locations and associated project infrastructure is a highly complex process. There are various setback requirements and restrictions from residences, noise receptors, roads, natural features, water bodies etc. that the project must adhere to. In addition, the Proponent also requires the availability of land, which meets setback requirements and allows the facility's design to be economically and technically feasible. The Proponent has worked to balance the facility's design and turbine locations with surrounding land-use, social, cultural, and environmental interests.

With regards to your question concerning public notification of the project's second public open house, under Regulation 359/09 the Proponent is required to provide a notice to every assessed landowner within 120 metres of the project location. The Proponent has exceeded this requirement by providing a written notice to every assessed landowner within 300 metres of the project's [study area](#). Landowner information was obtained from the Township of West Lincoln.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



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morrisonhershfield.com

From: _____
Sent: Wednesday, May 23, 2012 7:11 AM
To: Britney Pringle
Cc: Tom@ipcenergy.ca
Subject: RE: HAF Wind Project Caistor Centre

Good Morning Brittany,

Thank you for your response.

Can I ask; since you discovered the issue with the bat maternity colony at turbine #4, why wasn't the decision to move the turbine instead of disrupting the wildlife and causing more time and effort for your company?

Could you also let me know how many people you had to notify concerning your second open house? (How many letters were sent out?)

Thank you,

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]
Sent: Tuesday, May 22, 2012 12:14 PM
To:

Cc: Tom@ipcenergy.ca

Subject: RE: HAF Wind Project Caistor Centre

Hi

As part the site investigations conducted for the Natural Heritage Assessment one (1) candidate bat maternity colony (Mill Creek-Inverary Woods) was identified within 120 metres of turbine 4. This habitat was treated as significant and a pre-construction monitoring plan was developed and provided in the Environmental Impact Study (EIS) Report for the HAF Wind Energy Project. The purpose of the pre-construction monitoring, to be undertaken in June 2012 is to establish baseline information regarding the habitat's significance. The results of the study will be evaluated against Ministry of Natural Resources (MNR) criteria.

Two (2) scenarios were developed to outline the potential outcomes of the study and address the requirements of O. Reg. 359/09. The two scenarios are as follows:

Scenario 1—based upon the completion of the baseline studies it is concluded that the habitat is not significant because MNR criteria for significance was not satisfied. No further mitigation is required.

Scenario 2—based upon the completion of the baseline studies it is concluded that the habitat is significant because MNR criteria for significance was satisfied. Mitigation measures and post-construction monitoring provided in the Environmental Impact Study Report and Environmental Effects Monitoring Plan for Birds and Bats must be implemented and adhered to.

*Please refer to pages 21-24 of the EIS report for a complete discussion.

To address you question regarding other issues concerning wildlife, wetlands etc. the **Environmental Impact Study Report** provides a discussion of all significant natural features identified within 120 metres of the HAF Wind Energy Project Location. Specifically, **Table 1** (pg. 3) of the report provides a summary of Significant Natural Features identified and **Table 3** (pg. 7-10) provides a summary of potential negative environmental effects and proposed mitigation. In summary, potential negative environmental effects include:

- Temporary disturbance to wildlife due to noise and dust;
- Impacts to wildlife from entering the construction area;
- Accidental loss of wildlife;
- Erosion/ siltation;
- Accidental spills; and
- Establishment of invasive and disturbance tolerant non-native species near the natural feature.

MNR has reviewed the assessment methods and mitigation options provided in the EIS report and has confirmed that appropriate mitigation to be implemented has been provided. An electronic version of the report is available for download on the projects website at www.hafwindenergy.ca.

Please let me know if you require clarification on the response provided.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com

From:
Sent: Tuesday, May 22, 2012 7:25 AM
To: Britney Pringle
Cc: Tom@ipcenergy.ca
Subject: HAF Wind Project Caistor Centre
Importance: High

Good Morning Brittany,

On May 14th you spoke at the IPC Presentation at the West Lincoln Township Planning Committee Meeting.

Can you please explain the issue concerning the bat habitant **within** the 120m of turbines #4?

Are there other issues concerning wildlife, wetlands or subjects with other turbines in this project?

Thank you,

Mark Elbertsen

From: Britney Pringle
Sent: Friday, June 22, 2012 3:58 PM
To:
Cc: Tom Lewis
Subject: RE: Time

Hello

Thank you for contacting me regarding the HAF Wind Energy Project.

Residents will be encouraged to fill out a comment form prior to leaving the public meeting, however, all comments received by July 4th will be included in the Consultation Report submitted to the Ministry of the Environment (MOE). That being said, once the project's application has been accepted by MOE the public will be provided with an additional opportunity (30 days) to comment on the project's final REA application when it is posted on the [Environmental Registry](#) by MOE.

Please let me know if you require any further clarification.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



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morrisonhershfield.com

From:
Sent: Friday, June 22, 2012 8:12 AM
To: Britney Pringle
Subject: Time

Good Morning Brittany

Please answer this question today.

As you know, the HAFwind energy pfoject for West Lincoln has scheduled its second and last Public Meeting for next Tuesday. Is that the last date for us to ssubmit our concerns or is Morrison Hershfield allowing an additional 30 days for comments, as are so many other companies?

I look forward to your earliest reply.

Mark Elbertsen

From: Britney Pringle
Sent: Wednesday, June 27, 2012 6:08 PM
To:
Subject: RE: Duplicate

Hi

This email is to confirm that I have received the hard and electronic copies of your comment sheet regarding the HAF Wind Energy Project. The project team is currently reviewing all comments received. You can expect to receive a response in the next couple of weeks.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Wednesday, June 27, 2012 5:22 PM
To: Britney Pringle
Subject: Duplicate

Just sending a e-m copy of the COMMENT SHEET handed in yesterday.

COMMENT SHEET

THE HAF WIND ENERGY PROJECT

PUBLIC OPEN HOUSE #2

Tuesday, June26,2012

Thank you for attending the second Public Open House for the HAF Wind Energy Project. Please take

a minutet o completeth is briefc omments heet.Y ou are welcomet o commento n any aspecto f the projecwt hichy ou considetro be importantA. ll commentsw illb e carefullyc onsideredO. ncec omplete, pleased rop y ourc ommenst heeti n theb oxp rovided.

1. How did vou hear about the public meeting? (Circle all that apply)

a) Newspaper Advertisement

b) Letter

c) Word of mouth

d) Project Website

e) Other, please specify;

2. What is your main reason for attending?

3. What questions or concerns did you have regarding this project? **SEE LIST BELOW**

4. Where your questions or concerns answered to your satisfaction? If no. please explain.

5. From your perspective, what should be the most important consideration in developing this wind energy project?

7. How could we have improved this Public Open House?

6. Additional Comments for the Project Team:

7. Would you like to receive any future correspondence about this project? (Please circle) Yes/ No

PLEASE PRINT CLEARLY

NAME:

ADDRESS:

CITY: Caistor Centre POSTAL CODE: L0R 1E0

TELEPHONE(:)

EMAIL:

Thank you for your participation. Comments will be maintained on file and will be included in project documentation. All personal information and comments provided will become part of the public record.

Comments from the public on this project are welcome at any time; however, only comments received on or before July 4, 2012 will be included in the Consultation Reports submitted to the Ministry of the Environment.

To learn more about this project, or to send a completed comment sheet please contact:

Tom Lewis or Britney Pingle

Project Manager Environment Pallaner

IPC Energy Morrison Hersfield

2550 Argentia Road, Suite 105 235 Yorkland Boulevard, Suite 600

Mississauga, Ontario L5N 1R1 Toronto, Ontario M2J 1

HAF WIND ENERGY PROJECT --- April 25 2012

West Lincoln – Vineland Power – IPC

Project proposal's errors and concerns

All page numbers refer to Acrobat numbering used to read the proposal.

All quotes are from the proposal unless otherwise stated.

P 13 Environmental Effects/monitoring Plan (EEMP) Report does not mention Water Wells.

Why not?

P 16 Table 1 – Water supplies below surface is ignored and can be damaging to local residents and animal husbandry. See 2.3.1. on p 1138 Ministry of **Natural Resources (MNR)** “turbine locations 1 and 2 are proposed within a Highly Vulnerable Aquifer area.” and “not finalized”.

Why not?

P 18 **Provincial and Local Infrastructure** - Does not detail who will pay for the damage to local roads due to the excessively heavy equipment and loads hauling IWT components. Will the taxpayer bear the burden?

“PUBLIC HEALTH AND SAFETY” - “will not be impacted by” is not true. See references below and tell me why they are ignored.

Hgakojs P., Jotautiene E., Merkevicus S., Basaras J., An investigation of infrasonic.....noise.

2005 WIT Press.

Goines L, Hagler L., Noise pollution: A modern plague. South Medical Journal, 2007

Open Letter by Keith Stelling – well known critic of Dr. Ariene King’s report “The potential health impact of wind turbines” –

The Noise from Wind Turbines: Potential Adverse Impacts on Children's Well-Being

Bulletin of Science Technology & Society 2011 31: 256, DOI: 10.1177/0270467611412548,

<http://bst.sagepub.com/content/31/4/291>

Wind Turbine Noise

Bulletin of Science Technology & Society 2011 31: 256, DOI:

10.1177/0270467611412549,

<http://bst.sagepub.com/content/31/4/256>

Wind turbine noise

Christopher D Hanning and Alun Evans

British Medical Journal, BM J2 012;344d oi: 10.1136/ bmj.e1527 (8 March 2012)

www.bmj.com

Literature Reviews on Wind Turbines and Health : Are They Enough?

Brett Horner, Roy D. Jeffery and Carmen M. E. Krogh

Bulletin of Science Technology & Society 2011 31: 399. DOI: 10.1177/0270467611421849

<http://bst.sagepub.com/content/31/5/399>

Wind Turbines Make Waves:

Why Some Residents Near Wind Turbines Become Ill

Magda Havas and David Colling

Bulletin of Science Technology & Society 2011 31: 414. DOI: 0.1177/0270467611417852

<http://bst.sagepub.com/content/31/5/369>

WindVOiCe, a Self-Reporting Survey: Adverse Health Effects, Industrial Wind Turbines, and the Need for Vigilance Monitoring

Carmen M.E. Krogh, Lorrie Gillis, Nicholas Kouwen, and Jeffery Aramini

Bulletin of Science Technology & Society 2011 31: 334, DOI: 10.1177/0270467611412551,
<http://bst.sagepub.com/content/31/4/334>

Low-frequency noise from large wind turbines

Henrik Møller and Christian Sejer Pedersen

Section of Acoustics, Aalborg University,

Fredrik Bajers Vej 7-B5, DK-9220 Aalborg Ø, Denmark, Acoustical Society of America

[DOI: 10.1121/1.3543957] J. Acoust. Soc. Am. 129 (6), June 2011 PACS number(s):

43.50.Rq, 43.28.Hr, 43.50.Cb, 43.50.Sr [ADP] Pages: 3727–3744

**Responses of the ear to low frequency sounds, infrasound and
wind turbines.**

Alec N. Salt and T.E. Hullar.

Department of Otolaryngology,

Washington University School of Medicine, St. Louis, MO, 63110, USA.

Hearing Research 2010 Sep 1; 268(1-2):12-21. Epub 2010 Jun 16

Infrasound From Wind Turbines Could Affect Humans

Alec N. Salt and James A.KaltenbachInfrasound

Bulletin of Science Technology & Society 2011 31: 296, DOI: 10.1177/0270467611412555,
<http://bst.sagepub.com/content/31/4/296>

Evaluating the impact of wind turbine noise on health related quality of life

by Daniel Shepherd, David McBride, David Welch, Kim N. Dirks, Erin M. Hill

Noise & Health, September-October 2011, 13:54,333-9, DOI:

10.4103/1463-1741.85502

www.noiseandhealth.org

The Problems With "Noise Numbers" for Wind Farm Noise Assessment

Bob Thorne

<http://bst.sagepub.com/content/31/4/26>

An additional fact of safety involves ice throw. This does happen and is not mentioned and is a danger (safety issue) to local residents within 1000 m of the machine. Why not?

Rotor blades are known to break and fly 1000 m or more. This is not considered. Why?

Aesthetics and Landscape- Does not mention the effect of light flicker on local residents, their health and environment. See references above. Again this is not addressed or considered relevant. Why not?

Social Justice- Does not mention the disruption by the conflict within the community generated by the IWT installation. This is a well-documented occurrence. What will you do to mitigate this disruption?

P25 **1.2 “Acoustic Emissions Data” –**

Is IPC taking responsibility for data here that was provided by others? See p 33

Submission does not define dBA, LwA, and provides readings above 63 Hz where the human hearing range starts at 20 Hz and effects on health go well below that frequency. Studies are available. See references above. Why not?

The effect of 105 dBA and infrasound on humans is known to be harmful but there is no mention or study done on birds or bats (bats live by sound echo location) which will be subjected to it. Don't they count?

dBA is a selected sound spectrum that represents the sensitivity of the human ear and **not** the **total** energy emitted by the source. Hence the total destructive power of a source should not be measured in dBA but in db. Correct your proposal accordingly.

Wind shear and rotor blades passing the hub stand cause low frequency (approximately 15 Hz) vibrations. Blades passing in front of the stand produce a pressure differential and hence turbulence at a low frequency. This is not dealt with in your proposal. Why are such measurements ignored?

P 360 **“ACOUSTIC ASSESMENT REORT”**

Appendices C, D, F and G are listed and not provided. Why not?

P 269 **“ 7 IMPACT ASSESSMENT “**

Paragraph 3- IWT “were modeled as point sources” is a major error. 100m diameter of the blades is hardly a point source.

The model was calculated at 95 m up. The blade tip is as low as 45 m and the low frequency source (the support tower) at ground level.

In addition the theory does not include extended distances sound will travel with the wind. Studies can be performed on existing sites within the province. This has not been done. Why not?

P 370 The predicted values below 40 dBA are not valid as they do not include the facts that ground transmits sound more efficiently than air and for the reasons given above.

Due to wind shear and the pressure differential when the blade passes the tower, low frequency vibrations will travel through the rock of the escarpment to raise havoc with water wells and livestock. This is not considered and is important to local residents. More information is required from IPC on the above points.

8 “CONCLUSIONS AND RECOMMENDATIONS”

“HGC engineering has assessed the impact of the proposed HAF Wind Energy Project based on the sound data provided by Vestas”. Vestas does not take responsibility for the information provided. See page 33. Will you take responsibility and the consequences for your published data?

P 1145 Crossing #4 - During spring run- off and periods of heavy rain fall, as in the autumn season, there is water to a depth of one meter flowing through that area. What culverts will be put in place to accommodate proper flow through? Blockage would flood hectares of farmed land. Does MNR know this?

Underground feed lines and service roads will be crossing natural gas pipelines. That issue has not been addressed. Has the gas pipeline company been notified? If not, why not?

June 26 2012

Mark Elbertsen

From:
Sent: Tuesday, July 03, 2012 10:03 AM
To: Britney Pringle
Subject: RE: HAF Wind Energy Project

Thanks Britney for the copy.

Regards

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]
Sent: June 27, 2012 5:18 PM
To:
Cc: Tom Lewis
Subject: HAF Wind Energy Project

Hi

I spoke with you last night at the public open house for the HAF Wind Energy Project. You had requested a copy of a poster displayed at the meeting. Please find a digital copy attached to this email.

Please let me know if you require anything further or if you have any specific questions regarding the HAF Wind Energy Project.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

Begin forwarded message:

From:
Subject: Re: Real estate issues and wind turbines
Date: July 3, 2012 9:41:14 PM EDT
To: _____

Dear Mr.

It appears that like other wind turbine developers you chose to ignore, and not acknowledge any information sent to you which does not agree with your position on wind turbines.

Last week I sent you copies of publically available information which demonstrate that there are some companies and some governments that do genuinely concern themselves about being "Good Neighbours" by looking into the possibility of providing a real estate value guarantee. Your company seems to be studiously avoiding this issue. As I noted we keep getting promised that we will receive information about local real estate studies which can prove no devaluation. Since we are still waiting for those studies I thought I would send you a copy of another study which states that there is definite evidence for a significant devaluation of real estate property. Seems like I am finding a lot more published examples to support my case than you can provide. Even your cherished Hoen study admits there is a problem for residents in close proximity to installations.

On another matter I noticed that at the meeting a Nissan Leaf car obviously owned by Rankin Industries was plugged into a receptical at the Caistor Centre building. Did you pay for the energy that you extracted to recharge the car?

If the purpose of this second public meeting by HAF wind energy projects is to consult, engage and inform local residents, why did you need police officers present? "Good Neighbours" who are wanted in a community should not need police protection.

Still hoping for a response

On Wed, Jun 27, 2012 at 8:16 AM,

> wrote:

Dear Mr.

We met last night at the HAF Open House.

I am the person that was asking about the long-promised and much forgotten "Lowbanks" real estate evaluation study...

As I indicated the blanket statement that there is no evidence for real estate devaluation associated with the installation of wind turbines is false. You directed me to the study published by Hoen et al., I happen to have read this document very closely. In their last paragraph, I have highlighted it for you, Hoen states " the analysis cannot dismiss the possibility that a small number of homes, especially those that are very close to wind facilities might be negatively impacted....." "Subsequent research should concentrate on homes located closest to wind facilities". Hoen's argument is completely verified by experiences that have already occurred in Ontario. It is public knowledge that wind developers have been forced to purchase houses because once the turbines have been installed they have not been able to meet the Ontario government noise guidelines. Yet in most instances the house owners have had to prove this problem at their own expense and discomfort.

Our second discussion centered on a real estate evaluation guarantee.

Recent discussions between Port Colborne council and Nyon Oil, as reported the Welland Tribune June 15, 2012, regarding the installation of a "tank farm" have raised the issue of neighbouring property devaluation. Quote " The city is working with developers to create a property protection agreement to address any negative impacts the energy park may cause to neighbouring property owners." Why won't you do the same? There is a precedent.

The Danish Government, whose actions are used as a template to promote wind turbine installations, has implemented a law which guarantees the value of real estate property. As you can see in the attached document the rationale behind this law is to encourage acceptance of turbine installations in rural communities. It seems to me that wind developers in Ontario, could if they wanted to, direct some of the tax and community funds they are paying to directly helping the communities that they are impacting the most. What do you lose by directing this money to the rural people directly affected by turbine installations? Nothing. What could you gain? Well from my perspective I would be more receptive to turbines if I was guaranteed that the development was not going to negatively impact my largest investment - my home. The Danes got it right. Currently we have it wrong.

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MORRISON HERSHFIELD

June 28, 2012

Re: HAF Wind Energy Project

On behalf of the project team for the HAF Wind Energy Project I would like to thank you for attending our public meeting on Tuesday June 26th, 2012. At the meeting you requested to be provided with copies of specific studies and materials that were available at the public meeting.

Please find enclosed one hard copy of the following materials:

- Frequently Asked Questions: Renewable Energy, Ontario Ministry of the Environment
- The Potential Health Impacts of Wind Turbines, Chief Medical Officer of Health
- The Health Impact of Wind Turbines, Chatham-Kent Public Health Unit
- Wind Power Realities Fact Sheet, Pembina Institute
- The Building of Niagara's Green Economy
- Niagara's Green Energy Fact Sheet, Greater Niagara Chamber of Commerce

I have also enclosed one paper copy of the display boards from the meeting as well. Please do not hesitate to contact me should you have any further questions regarding the HAF Wind Energy Project.

Yours truly,

Ms. Britney Pringle

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com

Mark Elbertsen

From:
Sent: Thursday, June 28, 2012 8:11 AM
To: Britney Pringle
Subject: Re: HAF Wind Energy Project- Health Study

Thank you for sending this so quickly.
That was my first Open House and I must say that you were all very helpful and informative. Thank you.
Have a good day!

On Wed, Jun 27, 2012 at 5:50 PM, Britney Pringle <BPringle@morrisonhershfield.com> wrote:

Hi Ms. ,

I spoke with you briefly yesterday at the second public meeting for the HAF Wind Energy Project. You had inquired about obtaining a digital copy of the medical report completed by the Chief Medical Office of Ontario titled "The Potential Health Impacts of Wind Turbines." The report is attached to this email for your viewing.

Please let me know if you have any further questions regarding the HAF Wind Energy Project.

Best Regards,

Britney Pringle

Environmental Planner

bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: [416 499 3110 x1435](tel:4164993110) | Fax: [416 499 9658](tel:4164999658)

morrisonhershfield.com

Mark Elbertsen

From:
Sent: Friday, June 29, 2012 8:26 AM
To: Britney Pringle
Subject: Re: HAF Wind Energy Project- Health Study

I finally took a look into the document you sent me, and I had heard that the report said that there were no negative health effects because of wind turbines. Did I read it wrong, because I notice that the report said that a percentage of people do have problems with health effects (but it seems to me that these are being downplayed as not a problem because it is only "some" people.

I am afraid that I might be one of the "some" people, is there any report that states what is being done for those people? or even if their complaints are being addressed?

Could you send me anything you have to answer this question?

On Fri, Jun 29, 2012 at 8:16 AM, > wrote:
Yes, I do have another question?

I read in today's paper that there has to be an environmental assessment before the project can go ahead. I thought that the environmental assessment would be the first thing that is done before any planning is begun. Can you enlighten me on this.

On Wed, Jun 27, 2012 at 5:50 PM, Britney Pringle <BPringle@morrisonhershfield.com> wrote:

Hi ,

I spoke with you briefly yesterday at the second public meeting for the HAF Wind Energy Project. You had inquired about obtaining a digital copy of the medical report completed by the Chief Medical Office of Ontario titled "The Potential Health Impacts of Wind Turbines." The report is attached to this email for your viewing.

Please let me know if you have any further questions regarding the HAF Wind Energy Project.

Best Regards,

Britney Pringle

Environmental Planner

bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: [416 499 3110 x1435](tel:4164993110) | Fax: [416 499 9658](tel:4164999658)

morrisonhershfield.com

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Mark Elbertsen

From: Britney Pringle
Sent: Friday, June 29, 2012 4:36 PM
To:
Subject: RE: HAF Wind Energy Project- Health Study
Attachments: Re: HAF Wind Energy Project- Health Study; Guide to Provincial Approvals for RE Projects.pdf

Hi

Thank you for your two emails this morning. I have provided some clarification to your questions regarding environmental assessments and potential health impacts below.

The Renewable Energy Approval (REA) process, in which the HAF Wind Energy Project is currently undertaking is an environmental assessment. The project is subject to the provisions of the *Environmental Protection Act of Ontario* (“the Act”) Part V.0.1. and Ontario Regulation 359/09 (“the Regulation”) which addresses Renewable Energy Approvals. The project is seeking an approval by the Ministry of the Environment (MOE). As part of the process the Proponent is required to undertake various environmental investigations for archeology, cultural heritage, noise, natural heritage, and water bodies prior to submitting an application to MOE. In addition, there are specific consultation requirements (i.e. public, municipal, aboriginal etc.) that must also be undertaken. The purpose of the second public meeting on Tuesday June 26th was to present the design of the facility and discuss the results of studies that were undertaken in order to determine the facilities design. Copies of all required studies and reports are available on the project’s website for public viewing (www.hafwindenergy.ca). I have also attached a guidance document, prepared by the Provincial Government on Renewable Energy Approvals to provide some additional background information on the approval process.

With regards to Chief Medical Officer of Health’s report it does conclude that “while some people living near wind turbines report symptoms such as dizziness, headaches, and sleep disturbance, the scientific evidence available to date does not demonstrate a direct causal link between wind turbine noise and adverse health effects.”

With regards to how complaints are addressed, the Provincial Government takes protecting the health of a community and environment very seriously. The setback distances established for wind turbines from nearby noise receptors (i.e. residences, schools, places of worship) was based on a cautious scientific approach. In addition, the government is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivothythaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government’s approach to renewable energy and setbacks continues to be protective of human health.

Once wind energy projects are in operation, they must abide by MOE noise level requirements (40 dBA). The Ministry inspects, investigates and enforces this requirement. The Ministry will assess noise complaints if they are made. I have provided a direct link to MOE’s website regarding this issue for you.

http://www.ene.gov.on.ca/environment/en/subject/wind_energy/STDPROD_089073.html

I hope that I have answered your questions. Have a great long weekend.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com

From:
Sent: Friday, June 29, 2012 8:16 AM
To: Britney Pringle
Subject: Re: HAF Wind Energy Project- Health Study

Yes, I do have another question?

I read in today's paper that there has to be an environmental assessment before the project can go ahead. I thought that the environmental assessment would be the first thing that is done before any planning is begun. Can you enlighten me on this.

On Wed, Jun 27, 2012 at 5:50 PM, Britney Pringle <BPringle@morrisonhershfield.com> wrote:

Hi

I spoke with you briefly yesterday at the second public meeting for the HAF Wind Energy Project. You had inquired about obtaining a digital copy of the medical report completed by the Chief Medical Office of Ontario titled "The Potential Health Impacts of Wind Turbines." The report is attached to this email for your viewing.

Please let me know if you have any further questions regarding the HAF Wind Energy Project.

Best Regards,

Britney Pringle

Environmental Planner

bpringle@morrisonhershfield.com

Mark Elbertsen

From:
Sent: Saturday, June 30, 2012 4:27 PM
To: tom@ipcenergy.ca; jmaclellan@rankinconstruction.ca; Britney Pringle;
jbeekhuis@rankinconstruction.ca
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Mr.

First Name =

Last Name =

Full Address =

Postal Code =

Email = _____

Phone Number =

Impacted by the project? = YES

Organisation Name = Retired senior of Ontario

Organisation Type = Seniors

Feedback | Comments | Concerns = I do not support this project and will be emailing my MPP and the Mpp of that region, with my concerns.

Mark Elbertsen

From:
Sent: Tuesday, July 03, 2012 6:36 PM
To: tom@ipcenergy.ca; jmaclellan@rankinconstruction.ca; Britney Pringle;
jbeekhuis@rankinconstruction.ca
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Mr.

First Name =

Last Name =

Full Address =

Postal Code =

Email =

Phone Number =

Impacted by the project? = YES

Organisation Name =

Organisation Type =

Feedback | Comments | Concerns = First I would like to register my extreme opposition to your Industrial wind turbine project. We are all aware that Industrial Wind Turbines produce mechanical noise, acoustical noise, low frequency noise, infrasound, in addition to electro magnetic radiation, "dirty electricity" or transient voltage, light flicker, vibration as well as electricity. Any of which can create problems for the neighboring recipients. With all these additional "by products" of wind energy it is reasonable we would want a independent third party scientific investigation to determine if any health and safety issues exist for people in communities that are forced to host Industrial wind turbines. With all these additional "by products" it is impossible to classify the energy produced by Industrial wind turbines as CLEAN ENERGY .

These are some additional questions that I would like answered:

1. How many receptors live within 1 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
2. How many receptors live within 2 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
3. How many receptors live within 5 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
4. According to the speculations you provided, the blade tips have two red bands at the outer edge. What is the purpose of the red or orange bands? What scientific research have you completed on the "strobe effect" of the red bands as in contributing to headaches, migraines, vertigo, etc.?
5. Where are your Health studies? Where is your procedural outline for how members of the community record impacts to their health caused by the Industrial wind turbines you propose to erect in West Lincoln? Where is the mitigation policy for health impacts?
6. How will the maximum 40 decibel noise pollution level be monitored? What is the mitigation procedure when the noise level is above 40 decibels? Who will have the authority to shut the Industrial wind turbines down when the noise pollution level is above the 40 decibels? Under what conditions will the municipality have the authority to shut the Industrial wind turbines down?
7. The installation of Industrial wind turbines is an Industrial use of agricultural land. What is the classification of the agricultural farm land being taken out of production for each specific Industrial wind turbine? How many acres of farm land will be removed from agricultural production for the installation of each turbine? How many acres of farm land will be removed from agricultural production for the service roads required for each turbine?

8. How many ground water wells are within 1 km of each turbine? 2 km? 5 km? Where is the mitigation plan if the ground water wells become contaminated or the flow decreases or ceases? How will you guarantee safe drinking water for the people and the animals in this agricultural community?
9. What is the depth of the footings required to erect a 475 foot Industrial wind turbine? Where is your study of the underground topography at each Industrial wind turbine site to the depth of the footings?
10. Members of the community are continually reassured that property values will not be affected by this initiative. Where are your commitments to guarantee that members of the community will not experience loss of property value?
11. Where are your commitments to meet 100% decommissioning costs and restoration of our farmlands? What financial guarantee is provided for the decommissioning of these Industrial wind turbines or will the members of West Lincoln and ultimately the Province of Ontario be left responsible for financing the clean up? (Just like the PCB fiasco West Lincoln already experienced in the 1980's.)
12. Where are your Emergency Plans for fire in the nacelle? Who will pay for the equipment needed for such an emergency? What additional insurance will be provided to neighboring receptors whose person, property and livestock may be affected by fire, ice throw, blade throw, contamination from oil spills, electro-magnetic radiation, transient voltage, etc.
13. How come one of your Industrial wind turbines is only 110 meters from designated wetlands? The policy is a minimum of 120 meters from designated wetlands.
14. You have identified a maternity bat colony near one of the Industrial wind turbines. Bats are extremely important to agriculture and it is irresponsible of you to locate an Industrial wind turbine within two km of a bat colony. Bats are being killed by Barotrauma, as in the change of air pressure behind the turbine blades. According to NASA and a Danish Study this change of pressure requires 2000 meters to return to ambient conditions so your mitigation if more than 10 bats are killed per turbine per year is an insult and instead you will reduce or eliminate this colony. How will you compensate neighbouring farmers who will be using more chemicals to control insects that the bats would have eliminated? The BATS ARE GREEN not your Industrial wind turbine that produces mechanical noise, acoustical noise, low frequency noise, infrasound, electro magnetic radiation, "dirty electricity" or transient voltage, light flicker, vibration as well as decreasing property values f!
or everyone in the view shed!
15. Your proposal to erect Industrial wind turbines 1, 2, and 3 are in a significant Wetland as designated by MNR and MOE. The aquifer below supplies well water to the people, livestock and poultry operations in this agricultural community. Where are your studies on this aquifer? How will the aquifer be monitored? What guarantee are you providing for the people in this community that their health will not be affected and that they will have safe drinking water for the future of this agricultural community?

I will be forwarding a copy of these questions and concerns to both the MOE and the MNR.
Please send your reply by email to
Respectfully submitted,

Mark Elbertsen

From: Tom Lewis <Tom@ipcenergy.ca>
Sent: Monday, July 09, 2012 9:31 AM
To:
Cc: Britney Pringle
Subject: RE: Part 2 submission
Attachments: Part 2 submission

Mr.

Thank you for your comments and my apologies for the delay in getting back to you. Your comments were circulated to the project team immediately upon receipt and we are currently processing them. You will receive a response from the project team shortly.

Regards,

Tom Lewis

Project Manager
IPC Energy

Office: 905 607 1016
Fax: 905 607 5995

From:
Sent: Tuesday, July 03, 2012 12:05 PM
To: Tom Lewis
Subject: Part 2 submission

Dear Sir,
Please add the Attachment my submission of June 26, 2012.

Thank you

has a file to share with you on SkyDrive. To view it, click the link below.



[2nd IPC submission.docx](#)

Mr. T. Lewis, IPC Energy

HAF WIND ENERGY PROJECT --- April 25 2012

West Lincoln –Vineland Power – IPC

Project proposal's errors and concerns

All page numbers refer to Acrobat numbering used to read the proposal.

Analysis of sound

The physical effects of sound cannot be determined by using dBA alone. Using dBA as a reference is misleading and can be dangerous to one's health.

Sound, of all frequencies, is a transfer of energy from one source to another. Low frequencies travel further and can be just as destructive as high frequencies. For example loud music with "woofers" is known to be detrimental to our hearing as is excessive Ultra sound use on the fetus of pregnant women.

This project of IWT should not proceed as a result of the rational given below.

RATIONAL

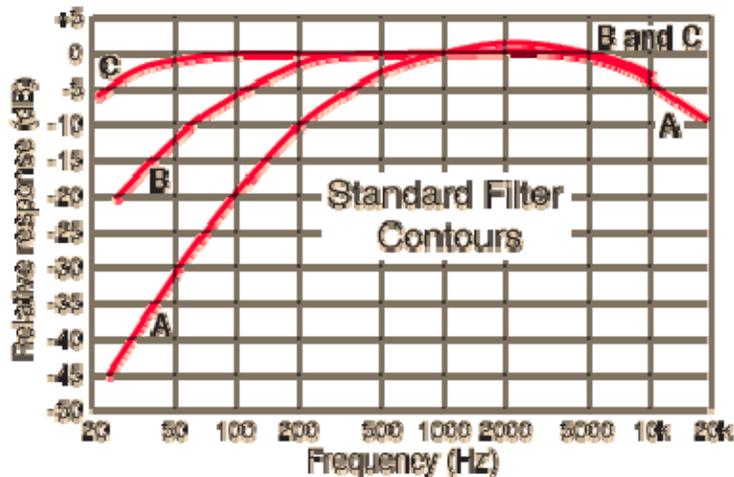
Sound intensity, of all frequencies, is a transfer of an amount of energy flowing per unit time through a unit area that is perpendicular to the direction in which the sound waves are travelling. Sound intensity may be measured in units of energy or work—*e.g.*, micro joules (10^{-6} joule) per second per square centimeter—or in units of power, as microwatts (10^{-6} watt) per square centimeter. Unlike loudness, sound intensity is objective and can be measured by auditory equipment independent of an observer's hearing.

The intensity of one sound can be compared to that of another of the same frequency by taking the ratio of their powers. When this ratio is 10, the difference in intensity of the sounds is said to be one bell, a unit named in honour of the [United States](#) inventor [Alexander Graham Bell](#). Accordingly, the relative intensities of two sounds in bells is equal to the logarithm of the intensity ratio—*i.e.*, if I is the intensity of one sound and I_0 is that of another, then the intensity ratio B in bells is $B = \log_{10} (I/I_0)$. The unit in general use is the **decibel** (abbreviated dB), equal to 0.1 bell. Thus the equation for relative intensities b in decibels may be written $b = 10 \log_{10} (I/I_0)$. It may be calculated from this equation that one decibel corresponds to a 26 percent change in intensity. If I_0 is taken as a reference standard intensity equal to 10^{-16} watt per square centimeter, the intensity of the faintest sound that

can be heard, then the intensity, or level, of any sound can be measured in decibels. Thus speech of intensity 10^{-12} watt per square centimeter has a sound level of $b = 10 \log_{10} (10^{-12}/10^{-16}) = 40$ decibels.

Note that this includes ALL frequencies and not limited to the 63Hz-8000Hz quoted by the wind proponents.

The human ear is more sensitive to sound in the frequency range 1 kHz to 4 kHz than to sound at very low or high frequencies. Higher sound pressures can exist at lower and higher frequencies than in the midrange and be less audible to the human ear. Line A, as in dBA, on the graph below shows how much energy is ignored, energy that may do harm. The reduced sensitivity and disregard of the low frequencies is advantageous to IWT proponents as the IWT transmit much energy at the low frequencies.



By definition dBA does not indicate the total energy imposed on the receptor and hence should not be used to determine the effect on the receptor.

Imagine a hammer striking an object where the sound level is low and the damage is catastrophic (glass). Parallel that with a sound wave hitting an organic molecule in a life form. A disruption of the molecule (life) may occur.

The proposal as presented, is not acceptable. Much more information need to be presented.

Mark Elbertsen

From: Britney Pringle
Sent: Wednesday, July 04, 2012 3:56 PM
To:
Cc: doris.dumais@ontario.ca; Narren Santos; Tom Lewis
Subject: RE: HAF Wind Energy Project - 2nd Open House Comments

Dear

On behalf of the project team for the HAF Wind Energy Project, this email is to confirm that we have received your completed comment sheet regarding the project's second public meeting held Tuesday June 26th 2012. All comments received will be carefully reviewed and included in the project's Consultation Report submitted to the Ministry of Environment (MOE).

The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to MOE for review in July 2012. Once the application has been accepted and deemed complete by MOE it will be posted on the Environmental Registry for a 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you have any further questions regarding this project please do not hesitate to contact me.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Tuesday, July 03, 2012 11:37 PM
To: Tom Lewis; Britney Pringle
Cc: doris.dumais@ontario.ca; Narren Santos
Subject: HAF Wind Energy Project - 2nd Open House Comments

July 3, 2012

Attached please find my comments in response to your second open house for the HAF Wind Energy Project.

Britney Pringle

From: Britney Pringle
Sent: Wednesday, July 04, 2012 9:13 AM
To:
Subject: RE: IPC Energy project, Caistor Centre

Hi

This email is to confirm that I have received your correspondence and attached comments/questions regarding the HAF Wind Energy Project.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Wednesday, July 04, 2012 6:56 AM
To: Britney Pringle
Subject: IPC Energy project, Caistor Centre

Please find attached more questions regarding this project.

Please send reply that you have received this transmission.

Have a good day.

Tom Lewis, Project Manager
IPC Energy
2550 Argentia Road, Suite 105
Mississauga, ON, L5N 5R1

Re: HAF Wind Energy Project
Caistor Centre, West Lincoln
Sent by e-mail July 4, 2012

As a local resident in the immediate area of this project to erect five (5) Industrial Wind Turbines in this agricultural area, I strongly object with the following concerns.

My concern, and that of others, is about the Switching Station to be located at the corner of Abingdon Road and Sixteen Road near the Zion Cemetery.

The IPC Report does not give much detail about this part of the proposal, except to say that 2 prefabricated buildings will be planted there after some excavation and some stone base. They will be surrounded by a chain link fence.

There is one recommendation from the Stage 2 Archeological Assessment part of the report that a fence be erected 10 metres further west of the Zion Cemetery in case there are graves outside the cemetery.

What is the exact location to be for this Switching Station?

What **noise level in dB's** can be expected from this location?

How far will the Switching Station be from the three (3) houses opposite the Cemetery?

How far will the Switching Station be from the last house on the north side of Sixteen Road? What compensation are you offering to the owners of the 4 houses nearby?

How much more Agricultural land will be removed from production by this Station?

At the end of the project, how will this location be restored to its present production?

I look forward to your written replies to these questions, which I will share with these nearby residents. Please acknowledge your receiving this e-mail transmission.

Submitted by _____, _____, Caistor Centre, ON, L0R 1E0

CC Doris Dumais, Approvals Program, Ministry of the Environment



Tom Lewis, Project Manager
IPC Energy,
2550 Argentia Road, Ste. 105
Mississauga, ON, L5N 5R1

Re: HAF wind project, Caistor Centre

There are these Noise Receptors missing
from Figure 1: -

9333 Sixteen Road, WT3

9170 Sixteen Road, Switching Station

3244 5th Concession Road, WT5

What else is missing?

Submitted by.

Sixteen Road, Caistor Centre, ON, L0R 1E0

Tom Lewis, Project Manager
IPC Energy
2550 Argentia Road, Suite 105
Mississauga, ON, L5N 5R1

Doris Dumais, Director, Approvals Program
Ministry of the Environment
2 St. Clair Avenue West, 12a Floor
Toronto, ON, M4V 1L5

Attachments – 5 pages

Re: HAF Wind Energy Project
Caistor Centre, West Lincoln
June, 2012

As a local resident in the immediate area of this project to erect five (5) Industrial Wind Turbines in this agricultural area, I strongly object with the following grave concerns.

Let me preface these concerns by saying that the proposed Site Plan is in a very sensitive area. This was found to be true by NAV Canada early in the project's development phase. The area bounded by Abingdon Road, Twenty Road, Westbrook Road, and Sixteen Road in West Lincoln is where airplanes line up for their descent into the Hamilton International Airport's runway #30. Their air speed is dropping as is their altitude; we are told they must be between 2000' and 3000' above sea level. Many planes are lower than that over our house and barns.

Originally there were two proposed Wind Farms in this area:- Vineland Power/IPC Energy at 10 MW, and Niagara Region Wind Corporation (NRWC) at 230 MW. Attached are copies of 3 letters from NAV Canada regarding the first proposed project, and, it is assumed, that NRWC received the same or similar letter dated March 17, 2011. This letter states 8 concerns NAV Canada has with the project(s), and concludes:

"Due to the nature and significance of the negative impact on our capabilities and services, NAV Canada objects to this project moving forward."

With that, NRWC picked up its proposed site and moved it further east.

However, Vineland Power/ IPC Energy decided to stay and win over NAV Canada. The second letter from NAV Canada dated November 1, 2011, wherein is stated:

"NAV Canada continues to have concerns.....Specifically, the wind turbines would create significant clutter and false primary targets and therefore degrade the current

surveillance coverage and associated air traffic control service in what is a busy air traffic area and where there is a mix of commercial and general aviation activities.

We have conducted our own internal hazard identification and risk analysis (HIRA) (which) has determined that the wind farm would have a negative impact on the provision of safe air navigation services in the area."

The letter suggests that the above situation can be "mitigated" if the proponents agree to pay certain costs outlined in Schedule B attached to the copy of this letter. If there is no agreement to NAV Canada's conditions, the letter states, "...we must object to the proposed wind farm development unless your company agrees to pay the costs associated (with Schedule B)", which sounds like blackmail to me. However, NAV Canada justifies its conditions in the last paragraph of the letter.

This letter's last paragraph on Page 1 gives more details to *the "Aeronautical Study to redesign airspace"* expected of Vineland Power/IPC Energy as outlined on Schedule B. If an airspace change is required, this

"Aeronautical study would involve consultation with both customers and stakeholders."

My concern is that **this Study must include everyone living in the bounded area** described at the outset because we are all Stakeholders and our safety is also at stake. My concern arises because Vineland Power/IPC Energy do not know how to consult with us, the residents of the Site Plan Area; to them we are only "Noise Receptors".

Schedule B explains the \$55,200 to upgrade the Transponder system, which is used only by the larger aircraft descending into Hamilton Airport. **Smaller planes utilizing CPF6 – Stoney Creek and/or CNZ8 – Grimsby Air Park do not use Transponders, and fly as low as 500'**. They would not see these proposed Turbines in fog or heavy rain or snow. Schedule B explains that NAV Canada expects that the Study will propose that Transponders will be a requirement for these smaller planes, their Owners and Pilots--

"will have an impact on some customers not currently equipped", and "the customer reaction is unknown."

The customers and stakeholders may have a different outcome in mind regarding this required study. It is best not to predetermine outcomes until all the facts are in.

The "Aeronautical Study to redesign airspace" costing up to \$100,000 is a requirement of NAV Canada because of the Transponder requirement, and for Vineland Power/IPC Energy to agree to bear these costs. Yet, there is no mention of any of these matters in the documentation submitted to the public and perhaps Ministry of the Environment.

Letter 3 is dated March 24, 2012 from NAV Canada. It makes it clear that,

"NAV Canada's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, Industry Canada, other Federal government departments, Provincial or Municipal land use authorities or any other agency from which approval is required."

Somewhere in this letter, perhaps between the lines, it is implied that NAV Canada's own conditions and requirements must be met by Vineland Power/IPC Energy. Again, the proponents do not submit that these requirements exist, or that they will be met by when. Nor is it stated anywhere who will oversee that these requirements and those outlined above in italics are met.

How can this or any Wind Project be approved on the basis of NO INFORMATION?

The documents submitted for review to the Municipality and the Public, and now to the MOE, contain subtle references to this situation in Table 1: Potential Environmental Negative Effects of the Proposed Wind Energy Project, page 11/14: The Socio-Economic Environment:-

Land Use Resources include: aggregate resources, landfill sites, petroleum wells, aboriginal land claims, ***telecommunications (radar, radio), transportation, aerodromes, etc.***

Additional Information:-- Consultation with NAV Canada is part of this process.

Potential effects:-- The project may impact telecommunications and aerodrome facilities. Consultation with NAV Canada and Transport Canada will be required.

I have demonstrated that the proponents have not been forthcoming in reporting their obligations to NAV Canada in order to have an Agreement for 12 months. To say that "Consultation will be required" is so vague and futuristic, when lives are at stake both in the air and on the ground, is unconscionable. **This project should NOT BE ALLOWED TO GO FORWARD IN THE DESCENT FLIGHT PATH OF AN INTERNATIONAL AIRPORT.**

The proponents do admit the gravity of their proposal in their EEMP Report.

On page 188 -9, or 5.5.1 on their page 23 of 27, the proponents' report states the following:

Aeronautical Obstruction

The HAF Wind Energy Project's (5) five Turbines will reach a maximum height of 145 m from the base of the tower to the tip of the highest blade. This may cause a potential hazard to low-flying aircraft.

Potential Impacts (literally, figuratively and otherwise)

The layout of the project's turbines was designed to avoid direct impacts to low flying aircrafts and permit the safe use of flight paths within the vicinity of the project's site by meeting Transport Canada safety standards and regulations. However, potential impacts to aeronautical operations include:

- ***Aircraft collision with the wind turbine or its tower or abrupt avoidance maneuvers could result in the injury or death of the passengers aboard the aircraft, tower maintenance personnel if they are present, and any other people in the vicinity of the tower. Who will accept liability for these events?***

Mitigation:

Recommended mitigation measures to prevent the occurrence of aeronautical obstruction include:

- ***Compliance with current Transport Canada regulations requiring lighting for structures between 90 and 150 m tall within two nautical miles of a VER route (Visual Flight rules) or any structure taller than 150 m.***
- ***The HAF Wind Energy Project wind turbines will be built and maintained in compliance with Transport Canada lighting regulations.***
- ***All aircraft warning lights will be inspected during turbine maintenance visits.***
- ***The operation of aircraft warning lights will be monitored between maintenance visits by the automated SCADA system.***

Low flying aircraft may not be using the flight path to the Hamilton International Airport because they are utilizing the smaller Airparks in the area. So, the proponents' layout of their turbines will not help them, but could kill them.

Having proper lighting on the turbines will not help low flying aircraft in the daylight, nor in heavy rain, snow, or fog. The same can be said for helicopters or ultra-light aircraft that frequent this area, and fly at about 500'. **The vortex created by the Turbines will flip these small planes and helicopters right over.** The margin for error is very small.

THE RISK FOR IMPACTS WITH THESE TURBINES IS TOO GREAT! THE PROPONENTS SHOULD BE DENIED AS THEY CANNOT GUARANTEE THE SAFETY OF THE TRAVELLING PUBLIC IN THE AIR, THEIR OWN PERSONNEL ON SITE, OR ANY OF US WHO HAPPEN TO LIVE ON THE GROUND.

Submitted by

Caistor Centre, ON,



March 17, 2011

Your file

Our file

[Redacted]

Morrison Hershfield Limited
235 Yorkland Boulevard, Suite 600
Toronto, ON
M2J 1T1

RE: Wind Farm: 5 Wind Turbines (See attached spreadsheet) - West Lincoln, ON

[Redacted]

We have evaluated the captioned proposal submitted through the NAV CANADA Land Use Submission Process and find that a wind farm at the proposed location will be visible from the Hamilton Radar thus causing the following negative impacts on our operations:

- a) a sizeable number of nuisance (false) primary radar targets in the wind farm geographical limits and its immediate vicinity,
- b) a significant reduction to our capability to identify and track primary surveillance targets in the above mentioned area,
- c) our inability to provide full traffic information to our aviation customers when a primary only surveillance target (s) is in the area,
- d) an increase in the controllers' workload in the affected area,
- e) a decrease in flight safety for aircraft operating in the area,
- f) a potential overload condition in our radar data processing systems, and
- g) a potential requirement to desensitize our primary radar to eliminate false targets as well as real targets if the problem justifies this course of action.

This wind farm will also have the following impacts on nearby airports.

- a) Raise Stoney Creek, ON (CPF6) OCC SW and SE quadrants to 2200 vice 2000 and 1900
- b) Raise Grimsby Airpark, ON (CNZ8) OCC SW quadrant to 2200 vice 1900

Due to the nature and significance of the negative impact on our capabilities and services, NAV CANADA objects to this project moving forward.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

Yours truly,

Paul W. Pinard
for
Dave Legault
Manager, Data Collection
Aeronautical Information Services

cc ONTR-Ontario Region, Transport Canada (2010-389)
CPF6-STONEY CREEK
Jacques Lemire, NAV CANADA, Surveillance Operational Systems Requirements Specialist
Dave Parco, NAV CANADA, MATCOR
Madeleine Ménard, NAV CANADA, Assistant General Counsel
Jeff MacDonald, NAV CANADA, Director - Operations Planning and Programs
Grimsby Airpark



[Redacted]

Direct Line/Ligne directe : (613) 563-3356

November 1, 2011

[Redacted]
IPC Energy
2550 Argentinia Road
Suite 105
Mississauga, Ontario
L5N 5R1

[Redacted]

Subject: HAF Wind Energy Project

This is a follow up to our previous correspondence regarding your planned wind turbine installations in West Lincoln, east of Hamilton, Ontario.

NAV CANADA continues to have concerns about the proposed wind farm development, due mainly to the proximity of the turbines to the approach path of runway 30 at Hamilton International Airport and the impact they would have as a result. Specifically, the wind turbines would create significant clutter and false primary targets and therefore degrade the current surveillance coverage and associated air traffic control service in what is a busy air traffic area where there is a mix of commercial and general aviation activities.

We have conducted our own internal hazard identification and risk analysis. The HIRA has determined that the wind farm would have a negative impact on the provision of safe air navigation services in the area but that the effects of the radar interference on air navigation services can be mitigated with specific technical adjustments to the radar and potentially an airspace change.

Based on the results of the HIRA, we must object to the proposed wind farm development unless your company agrees to pay the costs associated with the implementation of technical mitigations to remove the wind turbine tracks from the NAV CANADA radar display, and the costs related to a possible airspace reclassification. These costs are identified in Schedule B (see attached).

If agreed to, it would be our intention to implement track initiation inhibitor and/or Range Azimuth Blocking once the development is commissioned. The costs would therefore be primarily associated with engineering time to design, test and adjust an STC map and if required, to re-optimize the existing CIP RAG map to make the necessary cells available to apply to the wind farm area.

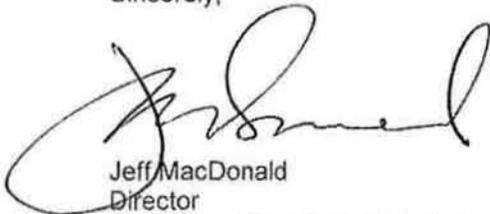
The airspace change, if required, would be an adjustment to the boundaries of transponder required airspace around Hamilton, including the control zone, to ensure that surveillance coverage of all aircraft targets is maintained once the above technical mitigations are put in place. According to the regulatory requirements that NAV CANADA must meet, making such an airspace change would require an aeronautical study which involves consultation with both customers and stakeholders.

.../2

The proposal for recovery of costs associated with technical mitigation is reasonable and consistent with how NAV CANADA deals with other companies that have developments that impact the ANS. As you are aware, many countries have instituted regulations and financial programs to ensure that the safety and efficiency of the air navigation system is not affected by wind farm development, and that mitigations are properly funded.

I look forward to your response. If positive, our Legal Department will begin discussions with you to draw up an agreement.

Sincerely,



Jeff MacDonald
Director
Operations Planning and Programs

Attachment: Schedule B

SCHEDULE B

Costs of implementing Mitigations to Reduce the Impact of Wind turbine Interference on the Hamilton PSR

	Mitigation	Level of Effort per instance (hours)	Travel Per trip	Number of People	Material	Cost
1	Range Azimuth Gate (RAG) mapping	40 (\$180 @ hr)	\$2000	2 Eng	Nil	\$18,400
2	Track Initiation Inhibit	40 (\$180 @ hr)	\$2000	2 Eng	Nil	\$18,400
3	STC curve adaptation changes	40 (\$180 @ hr)	\$2000	2 Eng	Nil	\$18,400
					Total	\$55,200
5	Aeronautical Study to re design airspace*					Up to \$100K

* - The cost of the aeronautical study cannot be accurately determined due to the fact that the customer reaction is unknown. The mitigation that the aeronautical study would propose would be to make the airspace transponder required, which will have an impact on some customers who are not currently equipped.



March 24, 2012

Your file

Our file

IPC Energy Inc.

RE: Wind Farm: 5 Wind Turbines - West Lincoln, ON
(See attached spreadsheet)

Provided all requirements laid out in the letter sent to [redacted] by Jeff MacDonald on November 1, 2011 are met and agreed to; these 5 wind structures are acceptable, it does not constitute NAV CANADA's approval for any additional structures near this location. The nature and magnitude of electronic interference to NAV CANADA ground-based navigation aids, including RADAR, due to wind turbines depends on the location, configuration, number, and size of turbines; all turbines must be considered together for analysis. The interference of wind turbines to certain navigation aids is cumulative and while the initial 5 turbines may be approved, continued development may not always be possible.

In the interest of aviation safety, it is incumbent on NAV CANADA to maintain up-to-date aeronautical publications and issue NOTAM as required. To assist us in that end, we ask that you notify us at least 10 business days prior to the erection of the wind turbines. This notification requirement can be satisfactorily met by returning a completed, signed copy of the attached form by e-mail at landuse@navcanada.ca or fax at 613-248-4094. In the event that you should decide not to proceed with this project or if the structure is dismantled, please advise us accordingly so that we may formally close the file.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, Industry Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Industry Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA engineering as deemed necessary.

Yours truly,

Scott English
for
David Legault
Manager, Data Collection
Aeronautical Information Services

cc ONTR - Ontario Region, Transport Canada
CPF6 - STONEY CREEK
CNZ8 - GRIMSBY AIR PARK
Jeff MacDonald NAV CANADA - Director - Operations Planning and Programs

Tom Lewis, Project Manager
IPC Energy
2550 Argentia Road, Suite 105
Mississauga, ON, L5N 5R1

Doris Dumais, Director, Approvals Program
Ministry of the Environment
2 St. Clair Avenue West, 12a Floor
Toronto, ON, M4V 1L5

Re: HAF Wind Energy Project
Caistor Centre, West Lincoln
June, 2012

As a local resident in the immediate area of this project to erect five (5) Industrial Wind Turbines in this agricultural area, I strongly object with the following health concerns.

The information made available to the public comprises many studies and reproductions of others' studies of many environmental aspects pertaining to this project. Is Vineland Power/IPC Energy assuming liability for the thoroughness and accuracy of its inclusions of all of this material? Morrison-Hershfield is not. (See page 234). The surface area within 120 m of the proposed Turbines may have been studied, but no one has looked beneath the surface for environmental effects. The section on *Water Assessment and Impact Reports* is completely lacking in any attempt to understand, yet to explain the fact that **many of us rely on safe groundwater wells for our drinking water**. Our pets and livestock are as dependent on this **only water source** as are we.

The proponents have no idea of how many groundwater wells are in the subject area.

Therefore there is no research, or no monitoring or no mitigating measures proposed to tell us how this project will affect our drinking water source, or will guarantee that the project will not have detrimental effects upon our health and that of our animals.

This oversight will have grave consequences for us if ground water wells as a source of our drinking water are not given a **complete Environmental Impact Assessment**.

My concern arises from experience. On January 16, 1986, approximately at 1:30 p.m., an earthquake occurred under the eastern end of Lake Ontario near Kingston. The vibrations travelled under the lake and up the Niagara Escarpment. The vibrations rattled dishes to the point of breaking in cupboards in Oakville as they went by. Here in Caistor Centre, in this study area, our groundwater well was so affected that the water turned brackish – brownish - grey, cloudy with sediment – and undrinkable for weeks on end. **THIS WAS A ONE-TIME EVENT!**

Imagine what will happen every time a blade passes by its stand on an Industrial Wind Turbine all the time the wind is blowing. A vibration will be sent down that tower and into the earth surrounding it. In this Escarpment area we have a maximum of about 35 feet of soil on top of the bedrock. The wells in the area vary in depth from 71 inches to 35 feet to draw up our drinking water. This constant vibrating of the IWT's will certainly shake things up again and release sediment and pollutants into our only water source. All farm animal operations, and poultry barns, will be devastated if their well water source is destroyed by these vibrating Industrial Wind Turbines.

If/when our ground water wells are polluted with sediment, and who knows what else, rendering the water undrinkable, are the proponents going to replace our only water source with a) cisterns and fill them for us for the next twenty years or so?, or

b) pledge to pay for the Township of West Lincoln to bring us municipal water and hook it up to our houses and barns for our livestock and poultry operations totally at their expense? Perhaps our new water bills should also be paid for 20 + years.

Having to pay for water when nothing else has changed except for the possibility of Wind Turbines is more than most of us can afford. Clean, safe water is a necessity of life, especially in the countryside. Our health and that of our farm animals depend on it, and this should not be jeopardized in any way.

The project study area has a Karst Topography¹, which is defined as "a geological formation shaped by the dissolution of a layer of soluble bedrock, usually carbonate rock such as limestone or dolomite, but has also been documented for weathering resistant rocks, such as quartzite given the right conditions." The documented presence of this Karst is the Eramosa Karst feeder lands³ located in Stoney Creek south, now amalgamated into the City of Hamilton. The Province of Ontario⁴ has agreed, this month, to turn over the management of this precious 36 hectares of sensitive land to the Hamilton Conservation Authority for \$1 a year for 20 years, and the lease is renewable.

There are many feeder streams crossing the project study area, all of which are tributaries to the Twenty Mile Creek which empties into Lake Ontario at Port Dalhousie in St. Catharines. One of these tributaries, called 'Sinkhole Creek', is between the Twenty Mile Creek, east of Westbrook Road and just north of the proposed location of Turbine No. 3, and has a Karst sinkhole; this represents our local Karst bedrock conditions. It is identified in the site study area in Tables and on various maps.

Appendix A: Geotechnical Investigation, contains a The Hydrological Report submitted by Soil-Mat Engineers and Consultants Ltd., Project No. SM 103793–G, beginning on Page 105 (Acrobat counter) with the following caution on Page 106:

"The information contained in this report does not reflect upon the environmental aspects of the site and therefore they have not been addressed in this document."

Had the environmental aspects of the site been addressed, the proponents might have understood the sensitivity of this area regarding ground water and our wells in 2010, and withdrawn this project.

Soil-Mat Engineers supervised the drilling of 5 Boreholes at the locations where the proposed 5 Wind Turbines would be erected. They documented and analyzed the results for the proponents, which I will highlight here.

Page 107 identifies in the Procedures that the boreholes were generally very shallow.

"The borings were extended to termination at auger refusal at depths of 3.5 to 17.0 metres below the existing ground surface level."

Page 108 identifies the Turbine / borehole locations and tested results of the core sampling. Note the descriptions of Topsoil, Silty Clay/Clayey Silt (with the exception of Borehole No. 3), Silt – *"In the lower levels of Borehole No. 3, at a depth of approximately 2.9 metres, the Silty Clay/Clayey Silt transitioned to a Silt layer. The Silt layer is grey, with a trace of some Clay and fine Sand, some fine gravel, occasional fine gravel and is in a compact condition."* Then bedrock was hit – **Limestone/Dolostone** (or Dolomite), at depths of 3.5, 5.3, 3.5, 17.0 and 15.2 metres for Turbines 1, 2 and 3 to be located north of Sixteen Road, and Turbines 5 and 4 to be located north of the 5th Concession Road. At boreholes No. 1 and 4 the bedrock was also cored to reveal:

*"From published information and the recovered rock cores, the bedrock consists of Limestone and Dolostone of the Guelph and **Eramosa formations**. The bedrock is grey to tan, relatively fractured in the upper levels, with occasional minor solution cavities."*

Page 109 discusses Groundwater Observations:

"Based on observed soil conditions and past experience, the static groundwater level is estimated to be at a depth of approximately 3.5 and 5 metres."

Remember that 2010 was a very dry year.

Page 110 discusses the problems that could be associated with various types of platforms for the proposed Turbines, including settlement and overturning. The important paragraphs to note begin with the following sentence, and the last paragraph:

"The native Silty Clay/Clayey Silt soils are sensitive to moisture and disturbance, such as from construction traffic."

Page 113 repeats this sentence and adds:

"Care should be taken to minimise or avoid construction traffic on the exposed soils."

My concern from this caution is that, if the turbine project is approved, the constant vibrations down the tower into this fragile soil will be far greater than any 90 tonne vehicular "construction traffic". Our groundwater wells, our only potable water source, for humans, for many households, for livestock and poultry operations will be lost forever. This most important Natural Resource will be denied to us.

Page 112 again notes that, *"Turbine Nos. 1, 2, and 3 where bedrock is present within relative shallow depths...."*

Again, the environmental aspects of the site have not been reflected upon or addressed in the Soil-Mat Engineers & Consultants Ltd. document, and it should be closely examined in detail with these in mind. However, in the proponents' own Water Assessment and Impacts (26 page) Report beginning on (Acrobat) page 1138, they say that:

"The Regional Policy Plan identified a number of natural areas and features in proximity to the project location including Twenty Mile Creek, woodlots, wetlands, wildlife and Environmentally Sensitive Areas" in which groundwater wells have not been included.

Comments regarding the Niagara Region Conservation Authority (NRCA) state:

"Records identified that turbine locations 1 and 2 are proposed within a Highly Vulnerable Aquifer Area."

The proponents quote the Regulations pertaining to the Ministry of Natural Resources:

"Reg. 155/06 ensures protection in or near water from proposed projects."

We do not know what "Type" the MNR considers groundwater to be, but we do know that it is **"Critical" and needs to be ensured protection to supply our wells.** This groundwater and the Highly Vulnerable Aquifer Area are all within 30 metres of proposed Wind Turbines 1, 2, and 3, in fact, are directly below the proposed locations.

This proposed project is a "Prescribed Drinking Water Threat" under the Clean Water Act 2006 1.1(1) 20 – "An Activity that reduces the recharge of an Aquifer".

All the literature regarding Karst Topography speaks to the fact that groundwater wells in such an area are very fragile. Custodians of these wells must take broad precautions to ensure that the water remains safe to drink, and is constantly tested for purity. As stated in GeoLOGIC⁵, a publication by the Department of Environment and Climate Change NSW, Australia, "Careful management is required. Landholders that live on or near karst environments may influence their overall condition and health. For example, a considered approach to managing these environments may bring benefits to both the landholder and the wider community, including increased spring and ground water quality and healthier ecosystems with higher quality habitat. In contrast, poorly devised and implemented management practices may lead to destruction of unique geological and biological features, as well as contributing to local and regional surface and ground water pollution." Allowing IWT's in such a sensitive area is a reckless plan.

According to GeoLOGIC, approximately 25% of the world's population obtains its waters supply from karst. Without any study, I would suggest that this percentage is much higher in this project area. The United States Geological Survey notes that about 20% of the USA's land area contains karst. In addition, karst covers China, Europe, the Caribbean, and Australia, for an average of 10% of the world's land area overall.

To complicate this situation, the Ministry of Natural Resources sent an emissary from London Ontario last year to this area to notify those with known Natural Gas Wells on their properties that they should be capped if not in use. What effect will the IWT's vibrations have on the presence of Natural Gas in the escarpment karst bedrock and its relationship to our ground water wells? The proponents do not discuss Natural Gas Wells in the area at all, let alone monitoring them or mitigating mixing water and gas.

Protection of our water supply is crucial. It is a natural resource, which should be closely studied and understood by the Ministry of Natural Resources in partnership with the Ministry of the Environment, as well as the proponents who would disturb our precious resource, ruin our health and any livestock or chicken operation for their own financial gain. **This proposed wind turbine project must not be allowed to proceed.**

I have many other concerns regarding the proposal to establish 5 Industrial Wind Turbines in this very sensitive area. However, **the project should not be approved** on the basis that the whole subject of groundwater wells in this karst area has not been examined, inventoried, or understood. If it had been, the proponents of this HAF Wind Energy project should/would have withdrawn it immediately.

Further, I am appalled at the scant criteria by which the proponents are measured and will not be held accountable. Their reports are so futuristic – "consultation is necessary", "the situation will be monitored for 3 years" followed by "mitigation and

further monitoring” without saying how, and who is going to oversee anything.

Why isn't this work done NOW?

By contrast, please refer to the “*Final Terms of Reference Environmental Impact Assessment Report for the Proposed Bow City Power Project*”⁸ in Alberta, dated December, 2005. This 30 page report is single spaced, listing all the requirements in detail BEFORE an application can be submitted for approval. These are very stringent requirements, starting with “The Proponent Shall”, and include:

- Page 8: Reclamation and Decommissioning
- Page 12: Terrain, Soils and Land Use
Terrain and Soils Baseline Conditions
- Page 13: Terrain and Soils Impact Assessment
- Page 13: Land Use Baseline Conditions and Impact Assessment
- Page 14: Vegetation Baseline Conditions and Impact Assessment
- Page 15: Wildlife Baseline Conditions and Impact Assessment
- Page 16: Surface Water, Groundwater, Water Quality and Aquatic Resources
Surface Water Baseline Conditions and Impact Assessment
- Page 17: Groundwater Baseline Conditions
Groundwater Impact Assessment
- Page 18: Water Quality Baseline Conditions
- Page 19: Water Quality Impact Assessment
Aquatic Resources Baseline Conditions and Impact Assessment
- Page 20: Biodiversity and Fragmentation
- Page 21: Environmental Effects Monitoring
Public Health and Safety
- Page 22: Historical Resources
Socio-Economic Factors
- Page 23: Public Consultation Requirements
- Page 27: **Appendix: Groundwater** –
Provide a detailed plan and implementation program for the protection of groundwater resources addressing:
 - a) A groundwater monitoring program for early detection of potential contamination and assistance in remediation planning;
 - b) Groundwater remediation options to be considered for implementation in the event that adverse effects are detected, and
 - c) A program to monitor the sustainability of groundwater production.

Water Quality –

Provide a Detailed plan that Addresses:

Surface water, sediment and biological monitoring programs which will be implemented to document the impacts predicted by the environmental assessment.

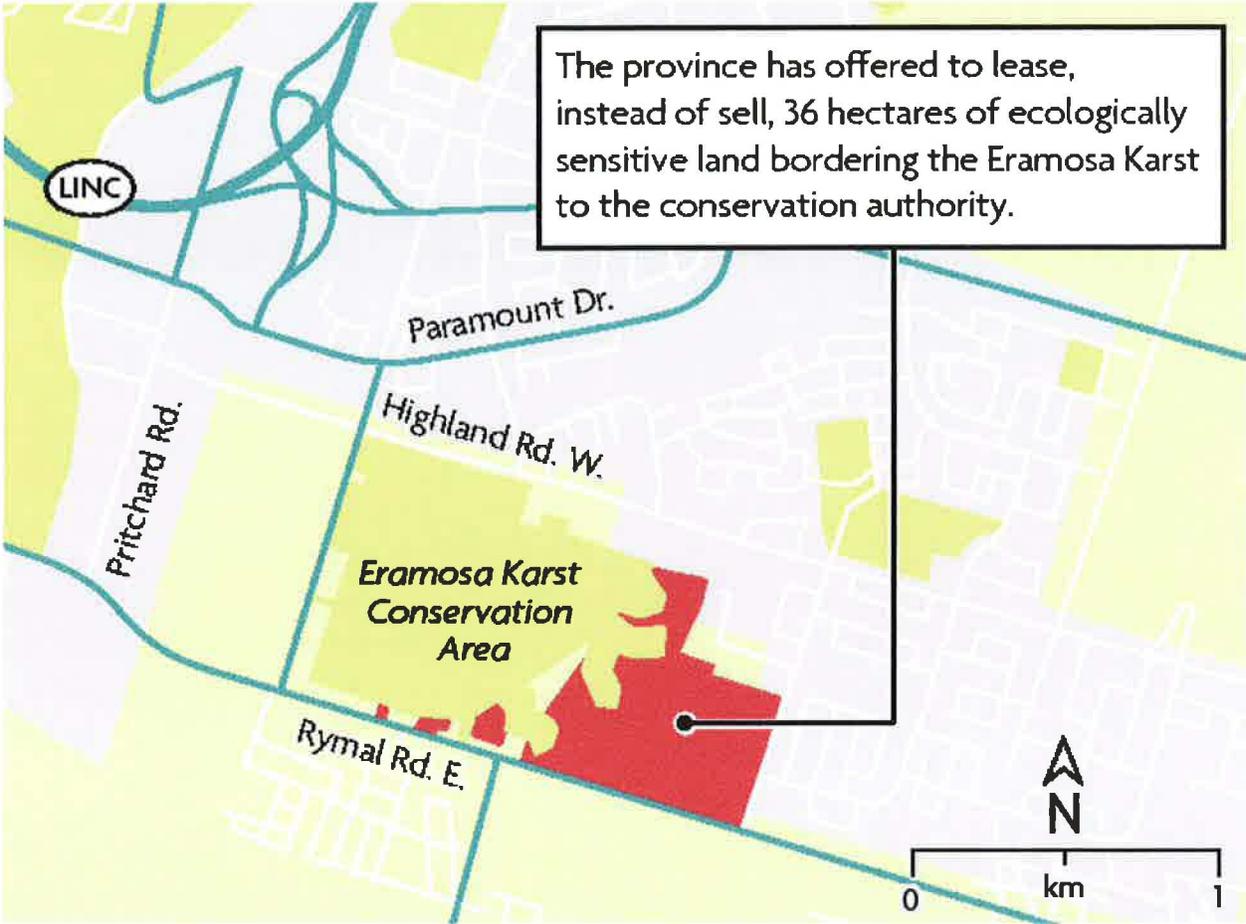
What has been required in Alberta for seven (7) years is what we expect in Ontario NOW. Our Health depends on our safe water source, and these are groundwater wells have not been counted, studied, analyzed so they can be protected. Agricultural areas do not have municipal water in Niagara -- yet. The proponents have overlooked the reality in which we live. But the Ministry of Natural Resources and the Ministry of the Environment must ensure that our health and well-being is guaranteed now and always, literally and figuratively. **This project submission must not be approved!**

Submitted by

References/ Attachments:

1. http://en.wikipedia.org/wiki/Karst_Topography
2. <http://en.wikipedia.org/wiki/Karst>
3. New lease on life for karst feeder lands – June 8, 2012
<http://www.thespec.com/print/article/739334>
4. Map showing Eramosa Karst Conservation Area location.
Source: Government of Ontario // The Hamilton Spectator
5. GeoLOGIC, Living on Karst, a publication by Department of Environment and Climate Change New South Wales, Australia
6. IAH 21st Congress, Karst Hydrogeology and Karst Environmental Protection, October 10-15, 1988, Guilin, China, paper by the Institute of Water Resources Engineering, Civil Engineering Faculty, University of Sarajevo, Yugoslavia
7. USGS Water Resources Research Grant Proposal, Project ID: 2006AR137B, end date: 03/30/2007. Key Words: nitrate, karst, interflow, stable isotopes, hydrology
<http://water/usgs.gov/wrri/06grants/2006AR137B.html>
8. Final Terms of Reference, Environmental Impact Assessment Report for the Proposed Bow City Power Project in Alberta, December 7, 2005.
www.bowcitypower.ca/.../Bow_City_Enviro_Assess_Report_Final_T...

NEW LEASE ON THE KARST

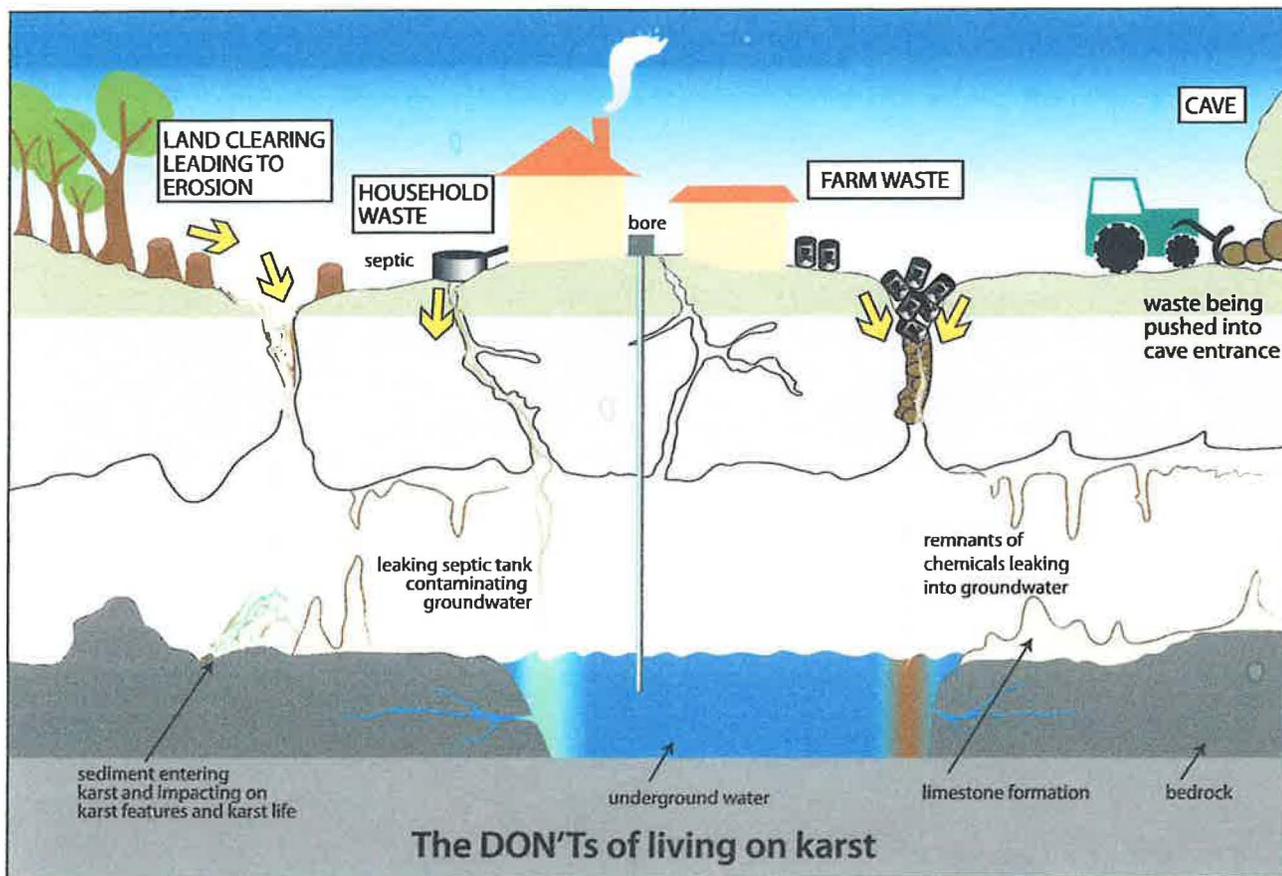


SOURCE: GOVERNMENT OF ONTARIO

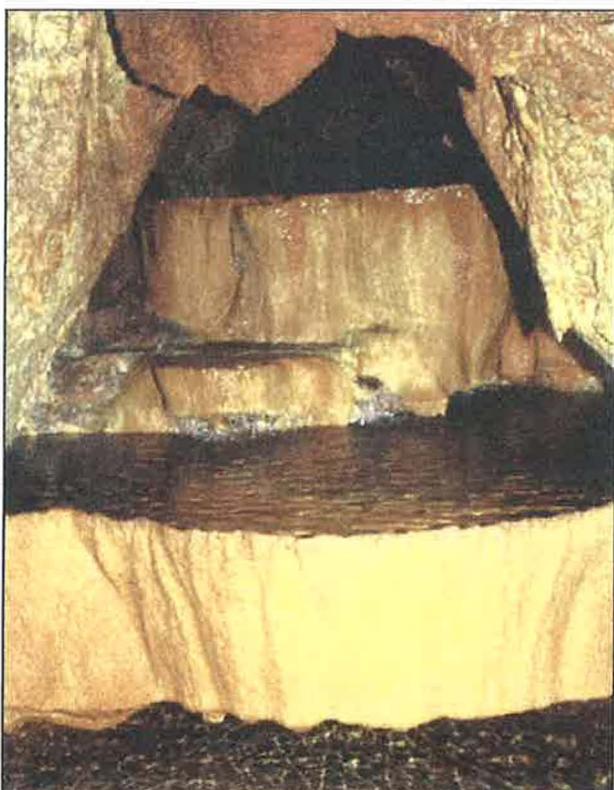
Dean Tweed // THE HAMILTON SPECTATOR

geo LOGIC

Living on karst



The DON'Ts of living on karst 10/10/2012



It's in your hands

It is estimated that 10% of the Earth's surface is comprised of karst, which supplies water for up to a quarter of the world's population. For this fact alone the protection of karst environments remains a critical and often difficult task.

In New South Wales (NSW) there are over 100 karst environments containing caves, almost half of which are in national parks and the remainder on private land. While many property owners respect and take measures to protect these environments, land-use practices may often conflict with conservation objectives. Custodians of karst environments need to be aware of the impacts of everyday activities on karst values and the relationship between surface and subterranean environments.

Custodians of karst environments need to be aware of the impacts of everyday activities on karst values and the relationship between surface and subterranean environments.



Subterranean environment. ©S.B. Jones

Are you a custodian?

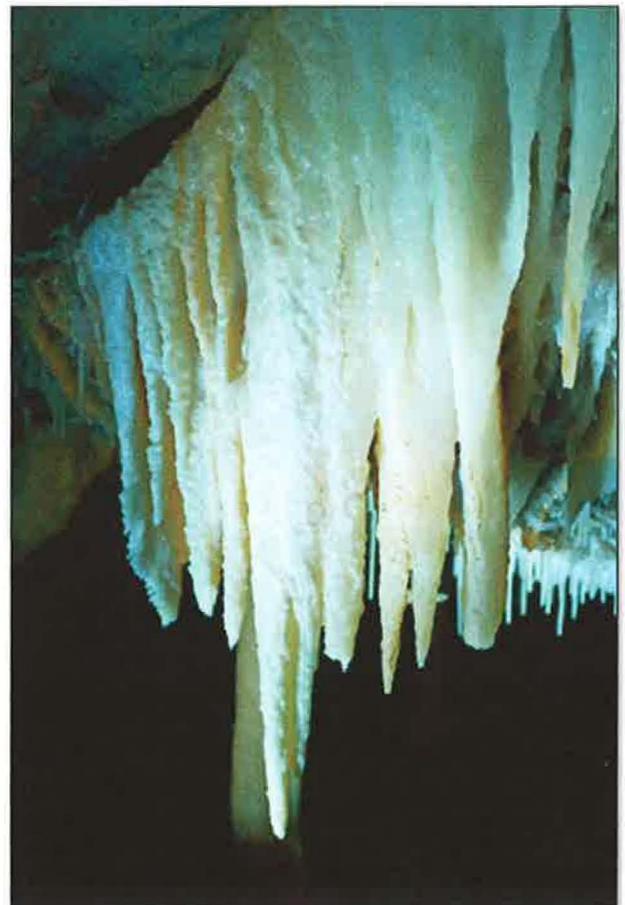
The first step towards protecting karst environments is recognising what is commonly referred to as the karst footprint. This can be done by identifying and documenting distinguishable features which include:

- **Carbonate bedrock.** Karst environments form where there is carbonate bedrock, which in NSW is limestone or marble (metamorphosed limestone). Carbonate rocks underly approximately 4% of the State's surface landforms and are typically light to dark grey in colour; however, some deposits may be cream, yellow or even red. If you are unsure, a simple test is to place a small sample in a cup of white vinegar (if it is not your land make sure you have permission to take a sample). If the rock is limestone or marble or dolomite, it will react with the acidic vinegar and slowly release bubbles of carbon dioxide.
- **Karst features.** The most recognisable karst features are arches and caves. However, there are other features which will help you identify karst including:
 - Depressions – called sinkholes and dolines. These sometimes look like old farm dams and almost never hold water.
 - Sinking streams – where flowing water seems to disappear, occasionally into dolines and cave entrances, but often just into the gravel creek bed.
 - Springs – which often occur at the edge of karst environments.
 - Fluted and sculptured stone – where rain water dissolves patterns on exposed surfaces. The most common type is called rillen karen.

- **Distinct vegetation.** Karst environments include alkaline soils and create conditions where water availability is different to the surrounding terrain. As a result, the edge of the karst is frequently defined by a dramatic change in vegetation.

Careful management is required

Landholders that live on or near karst environments may influence their overall condition and health. For example, a considered approach to managing





Cave of the Blue Mountains

these environments may bring benefits to both the landholder and wider community, including increased spring and ground water quality and healthier ecosystems with high quality habitat. In contrast, poorly devised and implemented management practices may lead to the destruction of unique geological and biological features, as well as contributing to local and regional surface and groundwater pollution.



As a landholder living on or near karst, there are many things that you can do to help protect and conserve this important landform.

- **Minimise the disturbance of karst soils.** Karst soils are highly susceptible to erosion. A loss of soil cover may reduce land productivity, and have devastating effects on cave fauna and the processes below.
- **Minimise the planting of exotic species.** Non-native plants have the ability to alter the chemical and physical characteristics of karst environments, and do irreparable damage to fragile features found in caves. Woody canes and vines, such as blackberry, thrive in many karst environments and have the potential to restrict threatened bat species from accessing the caves, which they need for their survival.

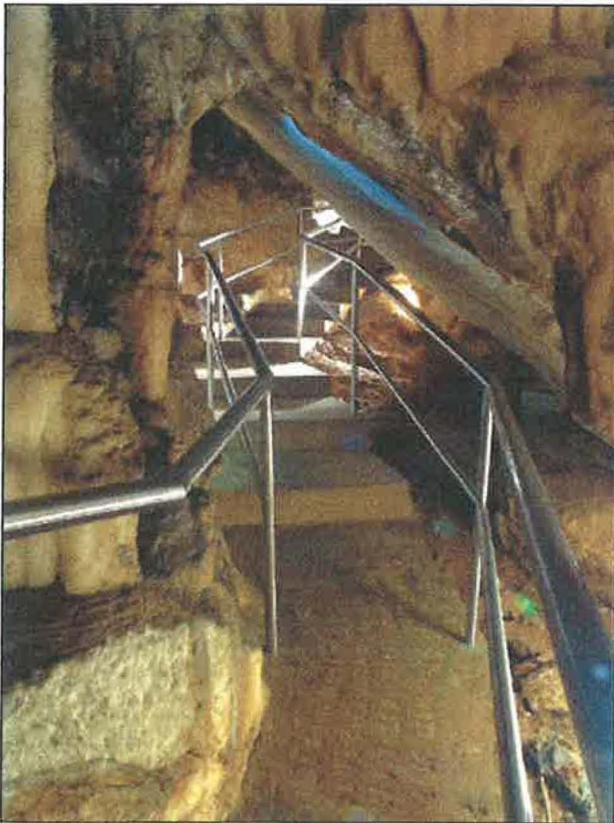


George Blundell

- **Minimise the use and storage of fertilisers, pesticides and fuels near sensitive karst areas.** Polluted runoff from chemical use and storage can travel underground through pipe-like passages before rising at springs or being pumped from bores in a largely unchanged state. Karst waters are used in many parts of NSW for domestic, agricultural and recreational purposes and its contamination by chemicals and other pollutants may impact on both human health and that of the environment generally.
- **Reduce the access of livestock and other domestic animals to sensitive karst areas.** Livestock and other domestic animals should be restricted in their access to karst features such as sinkholes. As well as creating a danger to the animals themselves, animal wastes may enter the



- **Remove wastes from karst features.** Sinkholes and caves have sometimes been used to dispose of waste. Even very old rubbish can leach toxins into the groundwater.
- **Do not block or plug karst features.** Often exposed karst features such as sinkholes and cave entrances have been filled to maximise land usage or to reduce risk of injury. This practice may have dire consequences for the often rare creatures that live deep within caves and to those that visit.
- **Where possible avoid fire on and around karst outcrops and cave entrances.** When exposed to fire carbonate rock, such as limestone, undergoes physical changes which may cause it to fracture and fall apart (known as spalling). As the fire intensifies the extreme heat may also produce a chemical change in the limestone (known as calcination) causing its surface to disintegrate. These physical and chemical changes will not only destroy surface features, but may also affect the way in which water moves and acts in karst environments resulting in increased erosion, loss of habitat and lower land productivity.
- **Where possible keep fires away from cave entrances.** Many caves in NSW are used as roosts for micro bats. These bats survive on a diet of moths, mosquitoes, beetles, wasps, weevils and other insects, which are often considered pests. Micro bats are extremely sensitive to disturbance, particularly during the summer maternity season and winter hibernation months, and the smoke from fire may prove harmful to these species.



© National Parks & Wildlife Service

Help is available

Help is available to support landholders in their efforts to rehabilitate and better manage karst environments.

This fact sheet was produced by the Karst and Geodiversity Unit of the Department of Environment and Climate Change. The Unit works with other government agencies, the community and volunteer organisations on a range of karst-related issues, and provides advice to landholders on best practice karst management and conservation.

For further information on karst and related matters please contact the Manager, Karst and Geodiversity Unit on 02 6332 7681 or alternatively, call the Environment Line on 131 555.





IAH 21st Congress

KARST HYDROGEOLOGY AND KARST ENVIRONMENT PROTECTION

10-15 October 1988 GUILIN, CHINA

HYDROLOGICAL DEFINITION OF KARST AREAS

I. Avdagić,

Institute of Water Resources Engineering, Civil
Engineering Faculty University of Sarajevo Yugoslavia

ABSTRACT

In the procedure of runoff calculation, catchment areas or reservoirs are classified into subsystems with constant characteristics. Basic measuring values are water levels, flows, precipitations and catchment areas. Measurements of underground water levels are made in reservoirs and conducting strata; flows are measured on the outcrops and precipitations in representative locations of catchment area. Measured data are used for determination of the conducting stratum and reservoir characteristics. Variation of characteristics at the reservoir depth is step-wise, and these characteristics for each segment between two steps are approximately constant. Systematic measurements on calibrated sections, per segments with constant characteristics, enable determination of both runoff and water regime.

KEY WORKS

karst; precipitations; runoff; conducting strata; reservoirs; hydrological systems; water regime; modelling

AN APPROACH TO RUNOFF DEFINITION IN THE KARST HYDROLOGICAL SYSTEMS

Underground runoff in the karst and water occurrence on the surface in the utmost and lowest point of catchment area make numerous problems for rational utilization and protection of water resources in these areas. Knowledge of water regime in particular parts of the catchment area would enable the choice of far more suitable solutions, from technical and economic point of view, for majority intakes during utilization and protection. Therefore, it is necessary to develop a respective approaches and methods for hydrological study of the karst catchment area parts.

The problems of hydrological definition of the karst area can be reduced to two basic categories: hydrogeological involving definition of catchment areas, catchment subareas and location of conducting strata in the karst; and hydrological with quality and quantitative component. Locations of boundaries of catchment areas and catchment subareas as well as spatial locations of conducting strata or conducting zones are determined within the scope of geological space analysis, and by water balance analysis as well for the purpose of the control. Variations of the space

To Doris Dumais

June 27 2012

It is with great concern that I am sending this letter to you today. As you know IPC Energy has been actively proceeding with an industrial wind farm in the Caistor Centre Ont. Area. Myself and the majority of my neighbor's have many questions about the safety of these Monster Turbines.

The set back distances alone are far to close to our houses and properties at only 550 meters. Not only that but the transfer station at Sixteen rd. and Abingdon rd. is only 100 yards from three residential houses mine included. If the turbine's themselves must be 550 meters from a dwelling, then how can it be justified that all the power that they generate can be to a transfer point so close to our houses?

We are close to Hamilton Int. Airport and NavCanada has listed a lot of concerns about flight safety in this area, therefore putting lives in danger due to Radar problems caused by Turbine's.

Our property values will be adversely affected, as has been proven in other areas that have these MONSTERS. There will be negative affects on the bat's, bird's and wildlife in our area, not to mention the farm animal's.

Did we purchase our retirement homes only to be forced out of them due to the health problems caused by Turbines? The fact that Queen,s park has put a moratorium on off shore Turbine's in order to study the negative affects on fish and waterfowl. Then WHY are we pushing this project through? Are we as human being's not afforded the same consideration as a bunch of fish?

There has been an abundance of secrecy right from the start going as far back as the Green Energy Act, which does nothing more than to strip us as Canadian,s of our right to vote on such an important issue.

I implore you to put a stop to this project until such a time as these and all other concerns have been rectified to the satisfaction of all of our residents.

Thank you



MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1E0

Dear Ms. Fairfield:

**Re: HAF Wind Energy Project
Response to Letter Package Submission**

Thank you for your interest in the HAF Wind Energy Project. We would like to inform you that we have received your comments and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

Please find below the Proponents response to your letter(s) package submission received July 4, 2012.

Question/Comment 1: My concern, and that of others, is about the Switching Station to be located at the corner of Abingdon Road and Sixteen Road near the Zion Cemetery. The IPC Report does not give much detail about this part of the proposal, except to say that 2 prefabricated buildings will be planted there after some excavation and some stone base. They will be surrounded by a chain link fence. There is one recommendation from the Stage 2 Archeological Assessment part of the report that a fence be erected 10 metres further west of the Zion Cemetery in case there are graves outside the cemetery. What is the exact location to be for this Switching Station?

Project mapping prepared for the HAF Wind Energy Project provides the exact location of the switching station location. The Design and Operations Report provides additional information regarding the use and purpose of the switching station and an associated control building (approximately 7 by 8 metres). To clarify, only one building will be constructed at this site, and subsequently enclosed by fencing.

Extensive consideration has been given to the surrounding environment in the development of the HAF Wind Energy Project. With respect to the protection of cultural and archaeological resources the Proponent has prepared a Cultural Heritage Assessment and Archaeological Assessments (Stage 1 and 2) to identify potential impacts and provide appropriate mitigation where required. These studies are required to be submitted to the Ministry of Tourism, Culture and Sport (MTC) for review and comment prior to the Proponent's formal Renewable Energy Approval submission to the Ministry of the Environment (MOE). MTC has confirmed the proposed mitigation provided for construction of the switching station in respect to the Zion Cemetery is appropriate.

Question/Comment 2: What **noise level in dB's** can be expected from this location? How far will the Switching Station be from the three (3) houses opposite the Cemetery? How far will the Switching Station be from the last house on the north side of Sixteen Road? What compensation are you offering to the owners of the 4 houses nearby?

To provide some clarification, the switching station location is the demarcation point where the project will connect to the local utility distribution system. There are no associated transformers located at the switching station site as they will be mounded directly within the nacelle of the turbine. The operations building located at the Switching Station site will house project metering, computers (i.e. Supervisory Control and Data Acquisition system), disconnect switch and a heating and cooling system. No energy generation equipment will be contained within the building; therefore minimal noise will be produced.

Land Use Mapping (specifically Figure 5) prepared for the project details the switching station location. As illustrated on this mapping the switching station will be located at an approximate distance of 120 metres or greater from any non-participating noise receptor. The design and operation of the HAF Wind Energy Project will comply with all regulatory setback requirements stipulated under O. Reg. 359/09, therefore no compensation is required or warranted.

Question/Comment 3: How much more Agricultural land will be removed from production by this Station? At the end of the project, how will this location be restored to its present production?

A typical wind energy project (including foundation and access roads) will use 1.0-1.5% of a typical 40 hectare parcel of land. The design of the project's access roads utilized existing driveways, where possible. With respect to the Switching Station the footprint of the site (including fencing) is anticipated be approximately 25 metres by 16 metres.

A Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components, infrastructure and the restoration of impacted land. A copy of this report is currently available on the project's website (www.hafwindenergy.ca)

Concerns Regarding Air Safety

Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted with regards to the HAF Wind Energy Project. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable.

The concerns you make reference to by NAV Canada are from a letter dated March 17, 2011. Since that time NAV Canada has undertaken an internal evaluation and identified that potential effects on their radar system could be mitigated with standard technical adjustments. NAV Canada would not have agreed to undertake such adjustments if air navigation safety would be compromised. The Proponent will comply with all requirements stipulated by NAV Canada. NAV Canada will complete any required technical adjustments to their radar system prior to the commencement of construction/installation of project turbines.

At this time NAV Canada has not indicated that an Aeronautical Study will in fact be required. If an Aeronautical Study is required, NAV Canada will be responsible for undertaking the study. Furthermore, NAV Canada defines their stakeholders in respect to Air Navigation Systems (ANS) as the Government of Canada, users of the ANS (private, business, and commercial

operators and carriers) and employees of the ANS and does not generally extend to members of the public.

With regards to your concern that the Proponent has not fully disclosed information to the public regarding potential impacts to NAV Canada services the Proponent would like to note that NAV Canada is subject to the various securities laws in effect across Canada and subsequently has policies in place to prevent important information about NAV CANADA and their provided Air Navigation Services from being inadvertently disclosed to anyone unless that information is publicly disclosed and broadly disseminated at the same time.

With regards to air safety Transport Canada was also consulted. The role of Transport Canada with respect to obstacles such as wind turbines is to assess them for lighting and marking requirements in accordance with Canadian Aviation Regulation (CAR) 621.19 in support of aviation safety. The Proponent submitted an Aeronautical Obstruction clearance Form (AOCF) for the erection of the five wind turbines on privately owned property and the locations were assessed for lighting and marking requirements by Transport Canada. Upon review of the AOCF, Transport Canada made recommendations regarding the lighting for the turbines. As per regulatory requirements, the Proponent shall adhere to the lighting and marking recommendations made by Transport Canada. No concerns have been identified by Transport Canada with respect to the HAF Wind Energy Project.

The Project Team met directly with Hamilton International Airport staff to discuss the proposed project and turbine locations. Grimsby Airpark directly corresponded with the Proponent regarding their requirements to avoid impacts to their operations. The Proponent was able to comply with such requests. At this time there are no unresolved concerns with respect to air navigation safety.

Proponent has also consulted with the Radio Advisory Board of Canada, Department of National Defense, Canadian Coast Guard, Environment Canada, and Industry Canada's Spectrum Management and Telecommunications division. No radio communication or interference concerns have been identified as a result of consultation activities undertaken for this project.

You also identified that you are concerned regarding the lack of information regarding consultation activities undertaken by the Proponent within project reports/studies made available to the public and municipality for review and comment. In response to this concern the Proponent would like to note that as part of the Proponent's final submission to the Ministry of the Environment, they must prepare and submit a Consultation Report which provides a description of all consultation activities undertaken throughout the entire REA process. The purpose of this document is to describe consultation activities undertaken to help inform the project's design, identify potential environmental effects, and provide a summary of how any identified potential negative effects have been addressed or mitigated. Once the Proponent's application has been accepted by the MOE it will be posted on the Environmental Registry for a 30-day public comment period, prior to the MOE making any decision on the project.

Ground Water

The Project Team appreciates all the effort you have undertaken to review and provide comment on draft project materials, however, we would like to note that all required



environmental investigations and subsequent reporting have been undertaken in accordance with O. Reg. 359/09.

The design of the turbine foundations will not interfere with the local groundwater table. Preliminary and final geotechnical investigations undertaken by professional engineers will ensure that each foundation will be designed and constructed with consideration of subsurface soil conditions. The purpose of undertaking geotechnical investigations is to identify site suitability and inform the design of the project (i.e. turbine locations and foundations). No concerns with respect to the inadequacy of subsurface conditions were identified by Soil-Mat Engineers & Consultants Ltd.

To clarify further with respect to your concern regarding suitable soil conditions for the turbine foundation the preliminary geotechnical investigation specifically states on page 3 of the report that “the bedrock is generally of good quality and will afford excellent support conditions for a variety of shallow and deep foundation schemes.”

Depths of the footings for each turbine foundation will be dependent upon final geotechnical investigations at each proposed turbine location, however the design of the foundation will ensure that each foundation will not interfere with the local groundwater table. Standard best practices during construction will ensure that negative impacts to water bodies including groundwater are not experienced.

The Proponent has undertaken a Water Assessment in accordance with the requirements stipulated in O. Reg. 359/09. Adequate consideration and mitigation for groundwater sources has been provided given the nature of the facility within the report. It is not a requirement to quantify the number of water wells located in proximity to the project location. There is no pollutant loading factor associated with wind energy that would negatively affect surrounding water bodies.

Section 5.2 (Fuels and Hazardous Material Spills) located in Appendix A of the project’s Design and Operations Report provides a contingency plan, which has been prepared to describe the appropriate response system that Vineland Power Inc. will follow in the event that there is an accidental release of petroleum, oils, or lubricants (POLs) or other hazardous materials into the natural environment.

With regards to your concern that vibrations from wind turbines will negatively impact groundwater resources or shallow water wells the Proponent would like to clarify that wind turbines produce extremely low levels of vibrations. Vibrations have the potential to damage turbine components. Monitoring systems and sensors within the turbines will detect any potential excessive vibrations which will shut down turbine operations to avoid potential impacts. Therefore no direct impacts to groundwater sources will be experienced and no compensation will be required.

With respect to natural gas wells the Proponent has undertaken an investigation in accordance with Ministry of Natural Resources Approval and Permitting Requirements for Renewable Energy Facilities. No project turbines will be located within 75 metres of a natural gas well, which is the defined setback distance for such a facility. Therefore no impacts will be experienced.



Your referenced example to the Bow City Power Project as a means to demonstrate that assessment criteria established for Renewable Energy Approval projects is insufficient in assessing potential environmental impacts is not applicable to the development of a wind energy project. The development of a coal mining plant, which is based solely on the extraction of resources directly from the ground will have significantly greater and intrusive impacts to the environment, including groundwater sources, which would therefore warrant additional studies. Wind energy is a clean form of energy production, which has no significant pollutant loading factor associated with energy generation. A wind energy development has considerably less environmental impacts associated with construction and operation when compared to other types of energy generation.

Permitting Requirements

Where is/are your:

1. Permit for activities necessary for the protection of human health or safety according to ESA. S 17(2)(a)?
2. Permit for species protection or recovery according to ESA s. 17(2)(b)?
3. Permit for activities with conditions to achieve overall benefit to the species according to ESA. S17(2)(c)?

With respect to questions 1-3 the Ministry of Natural Resources has been consulted and has advised that an issuance of an ESA permit under S. 17 is not required.

4. Issuance of agricultural license where there is a higher risk of ecological impact according to FWCA s. 47(1)

Section 47(1) of the Fish and Wildlife Conservation Act addresses aquaculture. The Proponent will not be engaging in any breeding or farming of fish, therefore no license will be required or obtained.

5. Approval of an Amendment to the Niagara Escarpment Plan according to NEPDA s. 10 (11)? See also s. 13(2), and s.15(2).

The project location is not located within the Niagara Escarpment Plan, and is therefore not applicable to the project.

6. All Emergency Notices to P.A. s.13(7)
7. Issuance of permits to erect a building, structure, or make an improvement according to PLA s.13(1)?

With respect to questions 6 and 7, the Project Team is unsure of what legislation you are attempting to make reference to. The Planning Act does not have a S.13(1) or S. 13(7) listed. If you trying to determine if the Proponent will obtain building permits issued under the Building Code Act, the answer is yes. The Proponent will obtain all required building permits from the Township of West Lincoln prior to the commencement of construction and once detailed design is complete.

Noise Receptors

You also raised concern regarding the identification of noise receptors. The Project Team would like to assure you that all noise receptors, including 9333 Sixteen Road, 9170 Sixteen Road, and 3244 Concession Road 5 have been identified and assessed within the project's Noise Assessment Report, currently available on the Project's website (www.hafwindenergy.ca).

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

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Mark Elbertsen

From:
Sent: Wednesday, July 04, 2012 2:34 PM
To: tom@ipcenergy.ca; Britney Pringle
Subject: IPC Energy HAF Project West Lincoln - Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

Following are questions to which I request a response:

<i>ISSUE</i>	<i>What IPC Energy (HAF Project) reps and president say</i>	<i>The “forgotten” facts</i>	<i>Comments</i>
Information Dispersal	We have notified all affected persons in accordance with the rules	People living immediately on the west side of Westbrook Road (the project boundary) DID NOT received any information alerting them to this project at the onset. They found out about it by accident .	It would appear that there is continues to be confusion about project boundaries. In previous radio talks, Mr. Andrews indicated that the project boundary was as indicated on the site map; you are now apparently insisting that it is 120 m from the “bubble” around the wind turbine. Which is correct? According to the MOE, Mr. Andrews was correct in his initial statements. So if he did correctly understand the definition of project boundary why did he not consider it prudent to notify people who live on Westbrook Road, some of whom live about 50 meters (if that) from the project boundary line?
Property Values	We have done studies that show there is no effect	The Ontario Real Estate Association has added “wind mills” to their list of Environmental items that must be declared on their Seller Information Sheet. This amendment was made in March of 2010 – more than two years ago. If there is no issue, why did they do this?	The IPC reps state that they are “not aware of this” (statement made several times by their rep [Brittany] at the last public meeting). I know they have been told about this; I have made presentations myself indicating this fact and asked the same question at their other public meetings. Either you are absolutely not listening to presentations made by the public or you are choosing to simply ignore this fact. Telling me that you are “not aware of this” is extremely disconcerting - to have a concern about the most valuable asset I own repeatedly summarily dismissed by a blatant lie is insulting and adds to my concern about your credibility as a business. What else are you simply ignoring? And more importantly, what plans, if any, do you have to compensate persons who will immediately (the minute the turbines go up) have the value of their homes decrease? If any of those victims have mortgages which a bank subsequently refuses to renew, what are your

			plans in reference to financially compensating them?
Environmental issue	There is a fortune in recyclable material when the decommissioning phase hits	The blades of these things are made of a carbon fiber composite – a non-recyclable material . Denmark is currently realizing what a huge problem this is.	Is there any kind of plan with reference to this issue or are the people currently in charge of this project just counting on the fact that by the time decommissioning becomes the issue, they will be retired and it will be our children’s problem?
Flight Safety	Nav Canada is happy, we have done everything they asked	Nav Canada initially did not support this project (Mar 2011 letter). Subsequent letters (attached) sound as if they were forced to go along with this.	<p>In the event that this project does get approval, what kind of guarantee do we (as people living in the affected flight path) have that all of the NAV Canada requirements will have been put in place PRIOR to one single turbine going up? . (and at the risk of sounding incredibly rude, please don’t tell me “your word”...I am already disgusted by the Seller Information Sheet issue)</p> <p>Canada has always had the reputation of being the best in the world in reference to flight safety standards. To see that the standard of flight safety directly over my head is going to be decreased <u>at all</u> for a project like this is shocking. There is no need to have these turbines situated in a location which causes this.</p>



MORRISON HERSHFIELD

August 3, 2012

Binbrook, ON L0R 1C0

Dear

**Re: HAF Wind Energy Project
Response to Email Correspondence Received July 4th, 2012**

Thank you for your interest in the HAF Wind Energy Project. We would like to inform you that we have received your comments and they have been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

Please find below the Proponents response to your email dated, July 4th, 2012

Information Dispersal

You have identified concern regarding the dispersal of information regarding the HAF Wind Energy Project and notification of the project's first public meeting which did not include residents on the west side of Westbrook Road, located within the City of Hamilton.

At the Public Meeting held on June 26th 2012 I explained that the project is complying with notification requirements stipulated under Ontario Regulation 359/09—I stand by that statement. When the project was initiated in July 2010, the Proponent (Vineland Power Inc.) was required to provide a Notice of Proposal to Engage in a Project and Notice of Public Meeting to every assessed owner of land within 120 metres of the project location. The project location is defined as follows:

“project location” means, when used in relation to a renewable energy project, a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposes to engage in the project; (REA, 2009).

The Proponent exceeded this requirement by providing a written notice to every assessed landowner within 300 metres of the project's geographical study area which was determined at the onset of the planning phase of the project, prior to the finalization of turbine locations. Landowner information was obtained directly from the Township of West Lincoln. No portion of the HAF Wind Energy project location (roads, taplines, turbines, etc.) was proposed or will come within 120 metres of Hamilton. Otherwise the Proponent would have been required to consult with landowners west of Westbrook Road. In fact, no portion of the HAF Wind Energy Project will be located within 750 metres of Hamilton.

In public consultation it can be controversial to determine the extent to which Proponent's should consult. Generally, we rely on the regulatory requirements. Since the project is entirely located within the Township of West Lincoln consultation has been designed to that area. This allows us to focus on those who may be most impacted by the project. That being said, due to interest in the project we expanded notification of the project's second public meeting (held on June 26th, 2012) to landowners located on the west side of Westbrook Road.

Property Values

There are many reasons why a purchaser of property may want to know if wind turbines are proposed nearby. It does not follow that because a seller discloses that a wind project is planned that this impacts the property value. Our position remains that the construction of the five (5) proposed turbines would not have a negative impact on property values.

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

Environmental Issue

You have identified a concern regarding the decommissioning of the facility and associated waste materials, specifically concerning turbine blades. You have requested clarification regarding the Proponent's plan to dispose of such materials.

Any solid waste generated from activities associated with the Project's construction, operation/maintenance, and decommissioning phases will be disposed of or recycled at a MOE approved waste disposal facility. Vineland Power Inc. will conform to municipal and provincial disposal requirements for landfill waste and transport of excess construction/project materials. Waste management procedures associated with the HAF Wind Energy Project has been provided in the Construction, Design and Operations, and Decommissioning Plan Reports currently available on the project's website (www.hafwindenergy.ca).

Flight Safety

In response to your concerns regarding flight safety the Project Team would like to advise that Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted with regards to the HAF Wind Energy Project. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable.



The concerns you make reference to by NAV Canada are from a letter dated March 17, 2011. Since that time NAV Canada has undertaken an internal evaluation and identified that potential effects on their radar system could be mitigated with standard technical adjustments. NAV Canada would not have agreed to undertake such adjustments if air navigation safety would be compromised. The Proponent will comply with all requirements stipulated by NAV Canada. NAV Canada will complete any required technical adjustments to their radar system prior to the commencement of construction/installation of project turbines.

Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. The Project Team has also met with airport staff to discuss the proposed project and turbine locations. At this time there are no unresolved concerns with respect to air navigation safety.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Ms. Britney Pringle
Environmental Planner, MH
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com



Britney Pringle

From: Tom Lewis <Tom@ipcenergy.ca>
Sent: Wednesday, July 04, 2012 1:36 PM
To:
Cc: Britney Pringle
Subject: RE: Questions Regarding HAF Wind Project
Attachments: Questions Regarding HAF Wind Project; More Questions Regarding HAF Wind Project

This email is to confirm that I have received your 8 emails sent today as attached regarding the HAF Wind Energy Project. You will receive a response from our project team in a timely manner.

Best Regards,

Tom Lewis

Project Manager
IPC Energy

Office: 905 607 1016
Fax: 905 607 5995

-----Original Message-----

From:
Sent: Wednesday, July 04, 2012 12:22 PM
To: Tom Lewis
Subject: Questions Regarding HAF Wind Project
Importance: High

Tom,

Can you please answer the following questions for me?;

1. How many receptors live within 1 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
2. How many receptors live within 2 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
3. How many receptors live within 5 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old,

- etc.)
4. According to the speculations you provided, the blade tips have two red bands at the outer edge. What is the purpose of the red or orange bands? What scientific research have you completed on the “strobe effect” of the red bands as in contributing to headaches, migraines, vertigo, etc.?
 5. Where are your Health studies? Where is your procedural outline for how members of the community record impacts to their health caused by the Industrial wind turbines you propose to erect in West Lincoln? Where is the mitigation policy for health impacts?
 6. How will the maximum 40 decibel noise pollution level be monitored? What is the mitigation procedure when the noise level is above 40 decibels? Who will have the authority to shut the Industrial wind turbines down when the noise pollution level is above the 40 decibels? Under what conditions will the municipality have the authority to shut the Industrial wind turbines down?
 7. The installation of Industrial wind turbines is an Industrial use of agricultural land. What is the classification of the agricultural farm land being taken out of production for each specific Industrial wind turbine? How many acres of farm land will be removed from agricultural production for the installation of each turbine? How many acres of farm land will be removed from agricultural production for the service roads required for each turbine?
 8. How many ground water wells are within 1 km of each turbine? 2 km? 5 km? Where is the mitigation plan if the ground water wells become contaminated or the flow decreases or ceases? How will you guarantee safe drinking water for the people and the animals in this agricultural community?
 9. What is the depth of the footings required to erect a 475 foot Industrial wind turbine? Where is your study of the underground topography at each Industrial wind turbine site to the depth of the footings?
 10. Members of the community are continually reassured that property values will not be affected by this initiative. Where are your commitments to guarantee that members of the community will not experience loss of property value?
 11. Where are your commitments to meet 100% decommissioning costs and restoration of our farmlands? What financial guarantee is provided for the decommissioning of these Industrial wind turbines or will the members of West Lincoln and ultimately the Province of Ontario be left responsible for financing the clean up? (Just like the PCB fiasco West Lincoln already experienced in the 1980’s.)
 12. Where are your Emergency Plans for fire in the nacelle? Who will pay for the equipment needed for such an emergency? What additional insurance will be provided to neighboring receptors whose person, property and livestock may be affected by fire, ice throw, blade throw, contamination from oil spills, electro-magnetic radiation, transient voltage, etc.
 13. How come one of your Industrial wind turbines is only 110 meters from designated wetlands? The policy is a minimum of 120 meters from designated wetlands.
 14. You have identified a maternity bat colony near one of the Industrial wind turbines. Bats are extremely important to agriculture and it is irresponsible of you to locate an Industrial wind turbine within two km of a bat colony. Bats are being killed by Barotrauma, as in the change of air pressure behind the turbine blades. According to NASA and a Danish Study this change of pressure requires 2000 meters to return to ambient conditions so your mitigation if more than 10 bats are killed per turbine per year is an insult and instead you will reduce or eliminate this colony. How will you compensate neighbouring farmers who will be using more chemicals to control insects that the bats would have eliminated? The BATS ARE GREEN not your Industrial wind turbine that produces mechanical noise, acoustical noise, low frequency noise, infrasound, electro magnetic radiation, “dirty electricity” or transient voltage, light flicker, vibration as well as decreasing property values for everyone in the view shed!
 15. Your proposal to erect Industrial wind turbines 1, 2, and 3 are in a significant Wetland as designated by MNR and MOE. The aquifer below supplies well water to the people, livestock and poultry operations in this agricultural community. Where are your studies on this aquifer? How will the aquifer be monitored? What guarantee are you providing for the people in this community that their health will not be affected and that they will have safe drinking water for the future of this agricultural community?

Regards,

Britney Pringle

From:
Sent: Wednesday, July 04, 2012 12:26 PM
To: Tom Lewis
Subject: More Questions Regarding HAF Wind Project

Importance: High

Tom,

Could you please answer the following questions;

1. Why will you not agree to provide a property value protection agreement when you openly state that property values will not decrease due to the turbines even though studies show a 20-40% loss with some properties not even unsaleable at any price?
2. What procedure will be put in place to accept claims of farm production losses on neighbouring or leaseholder farms relating to reduced milk production, increased stillbirths, reduced conception rates or other negative agricultural losses from stray voltage or other turbine impacts?
3. Are the financial backers of this project willing to co-sign guarantees for any financial losses or liabilities with their other corporate assets or is IPC potentially just a shell company that will fold and leave victims and taxpayers on the hook?
4. What protection is IPC providing to the participating landowners to protect them from loss of their normal comprehensive liability insurance coverage or against class action lawsuits?
5. With the loss of our local bat population will I as a farmer be compensated for the additional cost of the increased pesticide use that I will be forced to apply to compensate the loss of our native insect eating bat population?
6. How can any amount of money provided into a "Community Vibrancy Fund" compensate the growing social rift and strife created within our community when neighbours/friends or even family members are no longer on speaking terms or where lawsuit will have to be launched in order to regain some form of economic compensation for their losses

Britney Pringle

From:
Sent: Wednesday, July 04, 2012 12:28 PM
To: Tom Lewis
Subject: More Questions Regarding HAF Wind Project

Importance: High

Tom,

Could you please answer the following questions?:

1. How can IPC object to a moratorium when the Ontario Environmental Review Tribunal has already in a 2011 decision already accepted the evidence that wind turbines can cause harm to humans if placed too close and “the debate has now evolved to one of degree”?
2. How will you guarantee that the health of myself or my family will not be affected by your turbines?
3. What is the procedure to notify you and \ or the Province if we start feeling the ill effects from excessive noise or vibrations causing sleep deprivation, headaches, vertigo, ear pressure, fatigue , high blood pressure, etc. etc?
4. How will low frequency and infrasound measurements be taken and on what frequency will recordings be taken and what access will we have to this data?
5. How can we have confidence in any noise readings when the Ministry of the Environment is not even able to determine at this time if operating noise is out of compliance for those victims already suffering from invasive turbine noise in this province?
6. What plans do you have in place if we are affected?
7. How will you protect neighbours or participating leaseholders from the dangers of ice throw or equipment failure?
8. What if there is an emergency during the construction phase and your components are blocking ambulance access?
9. What consideration has been given to special health care needs of children or people with autisms, attention deficit disorder, obsessive compulsive disorder, bipolar, migraine sufferers, hearing impaired, sleep disorders, or even the special needs of the elderly?
10. Should the Dr Philip Bigelo University of Waterloo Health study show that the current setbacks from residents are inadequate does IPC accept the financial risk of proceeding at this time and risk potential turbine(s) shutdown at no cost to the Province or taxpayers?

Britney Pringle

From:
Sent: Wednesday, July 04, 2012 12:31 PM
To: Tom Lewis
Subject: More Questions Regarding HAF Wind Project

Importance: High

Tom,

Could you please answer the following questions?:

1. Will there in be a decrease in the standard of flight safety? Nav Canada was specific in their letter of November 2011 addressed to IPC. The IWTs negative effect on air traffic control, i.e., the radar interference on air navigation services, can only be “mitigated” by certain proposed technical adjustments. “Mitigated” does not mean such adjustments will “eliminate” the compromise of flight safety; it only “makes it less dangerous”. Why has NavCanada used this terminology? ;
2. Has NAV Canada implemented the proposed technical changes? If not, is there any kind of guarantee that these changes will be implemented prior to any IWT being erected so we at least have some protection?;
3. In their letter of March 24, 2012, NavCanada took the time to indicate that their land use evaluation is only valid for a 12-month period. In the event, a year from erection of these IWTs, NavCanada determines that they no longer believe their location is “safe”, what guarantee do we have that the turbine operation will immediately cease ?;
4. In the event that there is a flight accident caused by the presence of these IWTs, which could result in millions of dollars in claims, does the wind company’s commercial liability insurance cover such liabilities or will the government or taxpayer be stuck with the bill?

Britney Pringle

From:
Sent: Wednesday, July 04, 2012 12:33 PM
To: Tom Lewis
Subject: Mor Questions Regarding HAF Wind Project

Importance: High

Tom,

Could you please answer the following questions?:

1. What studies can you provide that the health of family pets and \ or livestock will not be impacted by noise or stray voltage?
2. What is your plan if the turbine begins leaking toxic fluid into the environment?
3. As the barometric pressure differentials created by turbines will rupture a bat's lungs and drown them in their own blood will not neighbours suffer more migraine headaches together with similar impacts on all living creatures?
4. How will you monitor bird and bat kills when scavengers (coyotes, fox etc.) quickly clean up any evidence before monitoring/collection staffs make their scheduled carcass pick-up rounds?
5. How many endangered species are you planning to "harm, harass or kill"?
6. How many more nuisance insects and bites can I expect to incur once the local bat population is decimated?
7. How many raptors and birds of prey are you planning to kill or injure annually?
8. How will I be compensated for the loss of the peace and tranquility of my rural neighbourhood and the tragic depopulation of birds, bats and various species of wildlife to which we now enjoy?
9. How many studies have been conducted to verify that groundwater and local water supplies will not be affected?
10. How can you continue to justify the installation of industrial wind turbines as a means of reducing CO2 emissions and associated health problems when the majority of Ontario's air pollution comes from the United States and furthermore the respected Bentik study has shown minimal reduction in CO2 emissions as wind needs conventional fossil fuel back-up generating capacity?

Britney Pringle

From:
Sent: Wednesday, July 04, 2012 12:35 PM
To: Tom Lewis
Subject: More Questions Regarding HAF Wind Project

Importance: High

Tom,

Could you please answer the following questions?:

1. What recourse do I have when my television, satellite or cell phone reception is degraded from industrial wind turbine interference?
2. Will the NavCanada radar blackout mean that residents will not have access to the air ambulance?

Britney Pringle

From:
Sent: Wednesday, July 04, 2012 12:38 PM
To: Tom Lewis
Subject: More Questions Regarding HAF Wind Project

Importance: High

Tom,

Could you please answer the following questions?:

1. Will you guarantee that the cost to decommission the wind turbines will be adequate with verification by independent sources and how will the decommissioning security funds be setup to not lapse or disappear?
2. What is your transportation plan for moving the turbines components during construction when residents will also be using the roads?
3. If the noise level periodically exceeds the provincial regulated level at what point will the turbines be shut down and how will this be monitored and reported?
4. In an emergency, is someone available 24 hours a day to notify in order to get the turbines turned off? What conditions would warrant a shut down under IPC standard operating practices?
5. If in an emergency neighbours need to evacuate or are prevented from returning or leaving their home, will compensation be provided?
6. How do you propose to combat a turbine fire and how are neighbours notified and protected?
7. What is your plan for removing the turbines at the end of their life cycle and what securities will be provided by your company and what guaranteed will such be available in the likely event of the sale of IPC?

Britney Pringle

From:
Sent: Wednesday, July 04, 2012 12:40 PM
To: Tom Lewis
Subject: More Questions Regarding HAF Wind Project

Importance: High

Tom,

Could you please answer the following questions?:

1. How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies which the Ontario Attorney General has reported the FIT renewable energy program will burden energy consumers with approximately \$2.7 billion more in electricity costs than the market price by 2014.
2. How can IPC continue to state that Ontario has the largest setbacks in North America when some fifty other jurisdictions in North America have greater setback requirements not to mention numerous larger setbacks established throughout the world.
3. How does IPC explain the numerous studies from around the world that show that for every green job created some 2-4 jobs will be lost due to higher cost of energy as acknowledged in the Ontario Auditor General's 2011 Annual Report
4. Why will IPC not permit a leaseholder to cancel his lease now that the leaseholder may be more fully informed of the consequences and impacts of industrial wind turbines?

Mark Elbertsen

From: Britney Pringle
Sent: Thursday, July 05, 2012 8:14 AM
To:
Cc: Tom Lewis; Narren Santos; Dorris Dumais
Subject: RE: REA APPROVAL FOR IPC ENERGY WIND PROJECT

Dear Ms. ,

This email is to confirm that the project team for the HAF Wind Energy Project has received your submitted comments/attachments, which will be included in the project's Consultation Report submitted to the Ministry of the Environment (MOE). All comments received will be carefully reviewed and a response will be provided.

The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to MOE for review in July 2012. Once the application has been accepted and deemed complete by MOE it will be posted on the Environmental Registry for a 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you have any further questions regarding this project please do not hesitate to contact me.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Wednesday, July 04, 2012 4:34 PM
To: Britney Pringle; Tom Lewis; Narren Santos; Dorris Dumais
Subject: REA APPROVAL FOR IPC ENERGY WIND PROJECT
Importance: High

As requested, the following information to be in the REA Approval package for IPC Energy.
I have attached:

Attachment 1 and 2:

Nov. 24 and Nov. 25, 2010 interviews with Mr. Andrews and Scott Thompson from 900 chml, Hamilton.

In the Nov 24, 2010 interview, Mr. Andrews defines the project area and states publicly that written notification was sent to residents outside the boundary of the study area (200 to 300 m), as required in the REA approval package, however people who live on the other side of the road of Westbrook, (western boundary of

study area), well within 200 to 300 meters, in Binbrook, which is in the City of Hamilton were not sent written notification of the first information meeting for the proposed wind farm by IPC Energy.

On June 26, 2012, second open house, Britney Pringle, Environmental Planner for Morrison Hershfield, explained to Robin Jones, Deb Murphy and myself that the project area consist of the bubble for each turbine on the maps and that people within 120 meters of each bubble where the only people who IPC were required to notify.

Question:

Who is correct, John Andrews, President, IPC Energy or Britney Pringle, Environmental Planner, Morrison Hershfield?

In the Nov. 25, 2010 interview, Mr. Andrews answers questions of concerned residents in West Lincoln and Binbrook, City of Hamilton.

Please note Mr. Andrews response to the following questions:

1. How many turbines does IPC intend to install and how does it effect the minimum set back of turbines?
2. What is the exact location and how big will it be?
3. Project description, will IPC Energy be notifying residents of Glanbrook, (City of Hamilton) in Glanbrook and Spectator news papers, of the second Open House for IPC Energy as required by the MOE?
4. Why has Denmark banned the construction of Wind farms on land?
5. Was anyone from IPC at the International Symposium in Picton?
6. Question regarding setback for Participating and Non-Participating Receptors.
7. Legal issues on leases and mortgages with land owners.
8. Seller information form put out by the Professional Association of Realtors, relating to question no. 3 - (Are there any power projects planned for this area. eg. Windmills?)
9. Caller spoke to resident in Scotland, Wind mills are not in residential areas.

Attachment 3, Consultants report on HAF:

Letter from Jones Consulting Group Ltd.

Page 1

5.1

Project Location:

2. The close proximity of the project to the west boundary of the Region of Niagara should require consultation with any and all other nearby affected municipalities.

Question:

Has this consultation taken place, if so, can documentation be provided of this consultation with the City of Hamilton?

On June 26, 2012, Mr. Andrews told me at the second Open House, that he would be in contact with the Councilors of the City of Hamilton to discuss and assure them that IPC has complied with Nav Canada's requirements for flight safety.

My comments for REA approval:

Industrial Wind Turbine health complaints all over the World:

- Sleep disturbances
- Headaches
- Dizziness
- Nausea
- Tinnitus
- Irritability
- Exhaustion
- Heart Palpitations
- Learning impairment

Not everyone who lives next to an Industrial Wind Turbine gets sick. Not everyone who smokes gets cancer. A person can choose whether or not to smoke.

Because of the health stigma of living within Wind Farms, in Ontario, property values fall. There is nothing a property owner can do about it. Their properties become a tough sell, if they can sell them at all. Hence, young families with mortgages see their most valuable asset depreciate to lower than the price they have paid for them. Yet they still have to pay their mortgage. Mortgage lenders are reluctant to renew their mortgages due to resale values. Older seniors, who depend on their homes to finance their golden years, no longer have that financial security. Sadly, Wind Developers have purchased some of these homes, but only with the provision that they sign a confidentiality agreement. Others, who have not been given the opportunity of a buyout and simply cannot live with the side effects, have made the difficult decision to move out of their homes. People do not leave their homes, which are their safe havens out of protest. The reality is, if this can happen with 900 Wind Turbines, what will happen with 7,000 or more Wind Turbines installed all over our Province?

Is this the tip of the iceberg?

Where there is smoke, there is fire.

I would very much appreciate a written response to my questions.

Due to the size of the files I was unable to send in traditional email format, so I created a drop box file and I sent you a link to my public folder containing the podcasts that I wanted you to listen to.

Thank you for the opportunity to submit my comments.

Regards,

From:
Sent: July 9, 2012 2:42 PM
To: John Andrews
Subject: Re: letter

Thank for you for your consideration. I am not sure which report you mean when you say that there were a lot of comments but few questions. You are correct in that the first of the turbines are not close to my home but there are plans for others in the near future.

From: John Andrews <john@ipcenergy.ca>
To:
Sent: Monday, July 9, 2012 2:10:29 PM
Subject: FW: letter

This message was delayed in sending. Please accept our apologies.

John Andrews, President



Tel: 905-607-1016
Fax: 905-607-5995
[IPC Energy](#)

From: John Andrews
Sent: July 6, 2012 9:34 AM
To:
Cc: Tom Lewis (tom@ipcenergy.ca)
Subject: RE: letter

Dear

I have forwarded your comments on to Tom who will insure that they are included in the public consultation report of the Renewable Energy Approval.

There were a lot of comments in the report but few questions. As for the property value, I wonder what affect the project will have on your home considering that it is at least over 8 km from the nearest turbine and impossible to see any of them from that distance.

Regards,

John Andrews, President



Tel: 905-607-1016
Fax: 905-607-5995
[IPC Energy](http://www.ipcenergy.ca)

From:
Sent: July 6, 2012 7:19 AM
To: John Andrews
Cc: tusonacres@yahoo.com
Subject: letter

Please ensure copy of letter is received by Tom Lewis, Project Manager with your firm. Thank you.

Mark Elbertsen

From:
Sent: Saturday, July 07, 2012 10:51 AM
To: tom@ipcenergy.ca; jmaclellan@rankinconstruction.ca; Britney Pringle;
jbeekhuis@rankinconstruction.ca
Subject: HAF WIND ENERGY INQUIRY FORM

// HAF WIND ENERGY INQUIRY //

Title = Ms.

First Name =

Last Name =

Full Address =

Postal Code =

Email = _____ Phone

Number =

Impacted by the project? = NO

Organisation Name = None, personal

Organisation Type =

Feedback | Comments | Concerns = Just wanted to let you know I support this project and other similar projects that are being build along our route well travelled between Burlington and Dunnville. Eventually we will be able to look out our windows and see these beautiful whirling wind turbines near us. We appreciate that we have green energy option to provide us our electricity.

Begin forwarded message:

From:

Subject: Re: Real estate issues and wind turbines

Date: July 10, 2012 9:34:30 PM EDT

To: Jordan Beekhuis <jbeekhuis@rankinconstruction.ca>

Cc: "Dumais, Doris (ENE)" <Doris.Dumais@ontario.ca>, narren.santos@ontario.ca, |

Hello Mr Beekhuis:

Yes, I do live approximately 24km away from the proposed installation along Westbrook road. However, I feel that meetings like you held at Caistor Centre are the only way in which I can attempt to exercise my rights to free speech. The Green Energy Act as you well know has totally eliminated any rights I have in terms of my municipal government. Where else am I supposed to turn to voice my opposition to this vast waste of money?

Not only have you located my house it seems that you have gone to some effort to elicit additional personal information. I am extremely offended that you have stooped to complain to my employer. At no time during our discussion did I say I was representing McMaster University. At all times I was presenting my own personal views as a concerned scientist and West Lincoln resident who sees many flaws with the proposed IWT installations: wind turbines produced less than 0.1% of energy on the recent hot days when we needed energy most; wind turbines produce noise yet we still don't have a well established protocol for measuring these noise levels; and wind developers are systematically avoiding the installation of in-situ noise monitoring stations even though this would cost pennies relative to the dollars being spent on the turbines.

Most importantly however, I notice that your communication fails to address, or even mention the issue that I brought up. I presented you with direct evidence that Denmark is guaranteeing real estate values. I showed you that the Hoen study suggests there is real estate devaluation for properties in close proximity to turbines. I presented you with evidence that a local Port Colborne developer is at least looking at the issue. It appears to me that IPC are not giving this issue any attention at all. If as you say there is no devaluation associated with the installation of turbines then why not give people a guarantee? If you are right in your statement you have nothing to lose. You would gain much more support in the rural community. Look at the rationale behind the Denmark initiative.

Thank you

On Fri, Jul 6, 2012 at 10:14 PM, Jordan Beekhuis <jbeekhuis@rankinconstruction.ca> wrote:
Hello

Thank you for your comments and my apologies for the delay in getting back to you. Your comments were circulated to the project team immediately upon receipt (June 27th and July 3rd) and we are currently processing them. I hope you understand that with a large number of comments resulting from the public meeting it takes time to process and give the necessary attention to all concerns.

Seeing your comments I think some clarifications may be helpful. The address you gave on your comment form appears to be nearly 24km from our site and you have made several references to unfulfilled promises I have made to you in the past when I have never met you prior to this meeting. I believe you may have us confused with the Niagara Region Wind Project whose website shows they have leased a number of properties in your immediate area. Your questions will still be answered but I thought you might appreciate this being brought to your attention.

As a further point of clarification there is no Lowbanks real estate evaluation study that I am aware of or could have promised previously. Our discussions with respect to Lowbanks related to an initiative of a coworker of mine at Rankin Construction who had a real estate agent look up recent selling prices around the Mohawk point wind farm for his own information to see what weight the different arguments carried, there was no study. At the meeting we discussed me sending you the Hoen study that was available on the resource table though you later approached me to tell me it was not necessary due to the fact that you had already read it, as confirmed in your email below.

While not directly related to the wind project I appreciate your question with respect to the Nissan Leaf as I was hopeful that more people would ask me about my car at the meeting. I believe electric vehicles are going to very quickly become main stream and provide important benefits for the environment and our electricity grid all while saving people a considerable amount of money.

The car was plugged in using the onboard trickle charger that consumes 1.3kW. This would be similar to a low powered microwave or the projectors that were on display inside and less than the lights, or air conditioner in the building (The 240V charger consumes 3.3kW and the quick charger (20min charge) consumes over 50kW). The total consumption for the evening was metered at 8.7kWh which provided me with approximately 60km of additional range. Assuming the highest contracted price for wind power in Ontario (with the additional community adder for a total of \$0.145/kWh) the cost of that electricity would be \$1.26. With the addition of delivery and other variable charges and adjustments it would come to a total of ~\$1.94 worth of electricity. While we did pay to rent the building inclusive of the utilities if you would like I would be more than willing to pay an additional \$2 for the many benefits of emission-free transportation.

Finally with respect to the police officers, they were also asked why they were at the meeting by several people. Their response, they were there for the same reason that police officers are at high school dances.

Further responses to your real estate questions will be forthcoming from the project team, we appreciate your patience.

Regards,

Jordan Beekhuis B.Sc. (Eng)

Rankin Renewable Power Inc.
222 Martindale Rd.
St. Catharines ON L2R 7A3
P.O. Box 1116
Office: [\(905\) 684-1111](tel:9056841111)
Fax: [\(905\) 684-2260](tel:9056842260)
Cell: [\(289\) 407-0182](tel:2894070182)
jbeekhuis@rankinconstruction.ca
www.rankinconstruction.ca

 Please Consider the Environment Before Printing This Email

On Jul 3, 2012, at 9:41 PM, wrote:

Dear Mr. Beekhuis:

It appears that like other wind turbine developers you chose to ignore, and not acknowledge any information sent to you which does not agree with your position on wind turbines.

Last week I sent you copies of publically available information which demonstrate that there are some companies and some governments that do genuinely concern themselves about being "Good Neighbours" by looking into the possibility of providing a real estate value guarantee. Your company seems to be studiously avoiding this issue. As I noted we keep getting promised that we will receive information about local real estate studies which can prove no devaluation. Since we are still waiting for those studies I thought I would send you a copy of another study which states that there is definite evidence for a significant devaluation of real estate property. Seems like I am finding a lot more published examples to support my case than you can provide. Even your cherished Hoen study admits there is a problem for residents in close proximity to installations.

On another matter I noticed that at the meeting a Nissan Leaf car obviously owned by Rankin Industries was plugged into a receptical at the Caistor Centre building. Did you pay for the energy that you extracted to recharge the car?

If the purpose of this second public meeting by HAF wind energy projects is to consult, engage and inform local residents, why did you need police officers present? "Good Neighbours" who are wanted in a community should not need police protection.

Still hoping for a response

On Wed, Jun 27, 2012 at 8:16 AM, wrote:

Dear Mr. Beekhuis:

We met last night at the HAF Open House.
I am the person that was asking about the long-promised and much forgotten "Lowbanks" real estate evaluation study...

As I indicated the blanket statement that there is no evidence for real estate devaluation associated with the installation of wind turbines is false. You directed me to the study published by Hoen et al., I happen to have read this document very closely. In their last paragraph, I have highlighted it for you, Hoen states " the analysis cannot dismiss the possibility that a small number of homes, especially those that are very close to wind facilities might be negatively impacted....." "Subsequent research should concentrate on homes located closest to wind facilities". Hoen's argument is completely verified by experiences that have already occurred in Ontario. It is public knowledge that wind developers have been forced to purchase houses because once the turbines have been installed they have not been able to meet the Ontario government noise guidelines. Yet in most instances the house owners have had to prove this problem at their own expense and discomfort.

Our second discussion centered on a real estate evaluation guarantee. Recent discussions between Port Colborne council and Nyon Oil, as reported the Welland Tribune June 15, 2012, regarding the installation of a "tank farm" have raised the issue of neighbouring property devaluation. Quote " The city is working with developers to create a property protection agreement to address any negative impacts the energy park may cause to neighbouring property owners." Why won't you do the same? There is a precedent.

The Danish Government, whose actions are used as a template to promote wind turbine installations, has implemented a law which guarantees the value of real estate property. As you can see in the attached document the rationale behind this law is to encourage acceptance of turbine installations in rural communities. It seems to me that wind developers in Ontario, could if they wanted to, direct some of the tax and community funds they are paying to directly helping the communities that they are impacting the most. What do you lose by directing this money to the rural people directly affected by turbine installations? Nothing. What could you gain? Well from my perspective I would be more receptive to turbines if I was guaranteed that the development was not going to negatively impact my largest investment - my home. The Danes got it right. Currently we have it wrong.

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MORRISON HERSHFIELD

August 3, 2012

Wellandport, ON L0R 2J0

Dear

**Re: HAF Wind Energy Project
Response to Comment Form and Email Correspondence**

Thank you for your interest in the HAF Wind Energy Project, and your attendance at our Public Open House held on Tuesday June 26, 2012. We would like to inform you that we have received your completed comment form and that it has been carefully reviewed by project team members. All comments will be included in the project's Consultation Report submitted to the Ministry of Environment (MOE) for review. At this time, we would like to provide you with a response regarding how your comments provided at the public meeting and additional email correspondence dated June 27th, July 3rd, and July 10th 2012 were considered. We have also provided additional information regarding the project, where appropriate. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

On your completed comment form you identified that the most important consideration in developing this project should be the wishes and input of the local community/residents. You also identified that you are concerned regarding how this project will affect property values, noise levels, community benefits and health.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the

Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

The project team respects concerns identified by the local community regarding potential impacts to health; however, based on best available research and studies conducted in Canada, the United States, and in Europe, there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

With respect to human health, a May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled “The Potential Health Impact of Wind Turbines” concluded that vibration from wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health’s website.

The Provincial Government takes protecting the health of a community and environment very seriously and is funding an academic research chair selected independently by the Council of Ontario Universities. Dr. Siva Sivoththaman has been selected for the ongoing study of renewable energy technologies and health. The Chair will continue to research potential health effects as new information and science emerges to ensure the government’s approach to renewable energy and setbacks continues to be protective of human health.

The Proponent has also undertaken a noise assessment to identify/assess potential impacts at nearby noise receptors (including residences) to demonstrate that the facility will comply with MOE noise level requirements. A copy of the Noise Assessment Report is available on the project’s website (www.hafwindenergy.ca). Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry as the regulatory authority assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry’s website www.ene.gov.on.ca

The project’s operation will adhere to the noise level restrictions stipulated under O. Reg. 359/09. The Ministry of the Environment will be notified of any noise complaints. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints. It is not a regulatory requirement for the Proponent to install noise monitoring stations. It is the Proponent’s position that based on noise modeling undertaking for this project, it is not anticipated that noise levels would be exceeded. Furthermore, there are established protocols in place to deal with any potential concerns or complaints, if any arise.

To further speak to community concerns regarding health and noise Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

While we respect that you have a different interpretation of the Lawrence Berkeley Study as indicated in your follow up email it appears quite clear to us that the quote that you identified is simply stating that the potential property value impacts of turbines, placed much closer than is permissible in Ontario, is outside the scope of this study.

You also asked that we look at the Danish policies relating to neighbouring properties. The Project Team has reviewed these policies and would note that they are a part of a comprehensive government incentive program that encourages significant additional Wind Power development in a number of different ways that should not be looked at in isolation. Such a program is beyond the scope or authority of an individual developer. We have included your correspondence in the public consultation report and your concerns will be reviewed by the applicable ministry.

To address your comments regarding renewable energy being a waste of taxpayers' money, renewable energy is part of the Province's Long Term Energy Plan to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy projects will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing or policy in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).



In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking environmental benefits into consideration.

With regards to wind energy efficiency, a modern wind turbine produces electricity 70-85% of the time. However, it generates different outputs dependent on wind speed. As part of the planning and site selection process for this project an extensive wind resource analysis was undertaken. This analysis confirmed that the proposed project location will provide suitable wind resources to generate power. Wind energy is relatively new to Ontario, however, this industry has long been established in Europe and has demonstrated to be viable and economic source of power.

In response to your statement that this project should not be constructed in rural areas, the Project Team would like to note that Southern Ontario is where the majority of the Provinces electricity supply is needed/consumed. Residents of West Lincoln, like almost every other person living in Ontario require access to energy in the functioning of their daily lives. We believe that it would be more suitable to have a wind energy facility located closer to where demand is needed, provided that required setback distances can be adhered to. The HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. The placement of the project's turbines will adhere to all required setbacks from surrounding residences (550m), natural features, and sound power levels at non-participating noise receptors (40dBA). Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

Wind energy projects are clean and renewable sources of energy. There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community. This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes by feeding directly into the Local utility distribution system. We believe that this small contribution is one meaningful way that we can reduce greenhouse gas emission and our dependence on fossil fuels. We believe that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for fellow Ontario residents as well by investing in our provinces current and future energy needs in an environmentally responsible manner.

This project will benefit the local community on a continuous basis by:

- Reducing our dependency on coal-fired electricity. Airborne pollutants caused from the projection of coal-fired electricity remains a significant health and environmental problem in Ontario;
- Providing a small, but significant, contribution to high-quality employment and the development of a sustainable industry for future generations; and

- Contributing to the annual municipal tax base with limited to no increased demand on local services (i.e. garbage collection and water/wastewater service).

The Proponent is required as per the Feed-In Tariff (FIT) contract to use 25% of domestic content in the construction of the facility. This will bring economic benefits to the local community by using local suppliers for materials related to the construction of the project's facilities (i.e. access roads, turbine foundations, electrical installation, facility maintenance buildings etc.). Further, local economic employment opportunities will be attributed to the construction and decommissioning phases of the project. These phases will bring an influx of demand for local goods and services (i.e. restaurants and stores). The project will also create a few permanent jobs related to site maintenance/supervision of the facility during operation.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
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Ms. Britney Pringle

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Mark Elbertsen

From: Britney Pringle
Sent: Wednesday, July 11, 2012 9:39 AM
To:
Cc: Dumais, Doris (ENE) (Doris.Dumais@ontario.ca); 'Santos, Narren (ENE)'; April.Nix@ontario.ca; Tom Lewis
Subject: RE: Unanswered IWT question
Attachments: Unanswered IWT question; Unanswered IWT question; FW: Unanswered IWT question; FW: Unanswered IWT question; FW: Unanswered IWT question; FW: Unanswered IWT question

Dear

This email is to confirm that I have received your emails sent at 8:48, 8:51, 8:54, 8:54, 8:57, 8:58 (attached) this morning, July 10th, 2012. I also can confirm that the project team has received your completed comment forms, submitted on June 26th, 2012 at the HAF Wind Energy Project's second public meeting. Your comments will be included in the project's Consultation Report submitted to the Ministry of the Environment (MOE).

At this time, all comments received at the project's public meeting are being carefully reviewed by the project team. Our objective is to ensure that all questions, comments or concerns are provided with a thoughtful, reasoned, and detailed response. I hope you understand that with a large number of comments resulting from the public meeting it takes time to process and give the necessary attention to all concerns. I can assure you that you and other residents will receive a response, in a timely manner.

ADDITIONAL INFORMATION

The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to MOE for review in July 2012. Once the application has been accepted and deemed complete by MOE it will be posted on the Environmental Registry for a 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you have any further questions regarding this project please do not hesitate to contact me.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From:
Sent: Wednesday, July 11, 2012 8:48 AM
To: Doris Dumais - Environmental Assessment; tom@ipcenergy.ca; Britney Pringle
Cc:
Subject: Unanswered IWT question

July 10, 2012

Dear Doris Dumais

The following questions were submitted to the HAF Wind Energy project manager Tom Lewis (tom@ipcenergy.ca) at the Public Open House #2 which was held June 26, 2012 in the Township of West Lincoln. At that time we were assured that we would have answers to our 43 questions in 7 to 10 days. We have not heard from Mr. Tom Lewis or Ms Britney Pringle (BPringle@morrisonhershfield.com) so perhaps you will be able to get the answers for us.

Dear Tom Lewis,

First I would like to register my extreme opposition to your Industrial wind turbine project. We are all aware that Industrial Wind Turbines produce mechanical noise, acoustical noise, low frequency noise, infrasound, in addition to electro magnetic radiation, “dirty electricity” or transient voltage, light flicker, vibration as well as electricity. Any of which can create problems for the neighboring recipients. With all these additional “by products” of wind energy it is reasonable we would want an independent third party scientific investigation to determine if any health and safety issues exist for people in communities that are forced to host Industrial wind turbines. With all these additional “by products” it is impossible to classify the energy produced by Industrial wind turbines as CLEAN ENERGY .

These are some additional questions that I would like answered:

1. How many receptors live within 1 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
2. How many receptors live within 2 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
3. How many receptors live within 5 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
4. According to the speculations you provided, the blade tips have two red bands at the outer edge. What is the purpose of the red or orange bands? What scientific research have you completed on the “strobe effect” of the red bands as in contributing to headaches, migraines, vertigo, etc.?
5. Where are your Health studies? Where is your procedural outline for how members of the community record impacts to their health caused by the Industrial wind turbines you propose to erect in West Lincoln? Where is the mitigation policy for health impacts?
6. How will the maximum 40 decibel noise pollution level be monitored? What is the mitigation procedure when the noise level is above 40 decibels? Who will have the authority to shut the Industrial wind turbines down when the noise pollution level is above the 40 decibels? Under what conditions will the municipality have the authority to shut the Industrial wind turbines down?
7. The installation of Industrial wind turbines is an Industrial use of agricultural land. What is the classification of the agricultural farm land being taken out of production for each specific Industrial wind turbine? How many acres of farm land will be removed from agricultural production for the installation of each turbine? How many acres of farm land will be removed from agricultural production for the service roads required for each turbine?

8. How many ground water wells are within 1 km of each turbine? 2 km? 5 km? Where is the mitigation plan if the ground water wells become contaminated or the flow decreases or ceases? How will you guarantee safe drinking water for the people and the animals in this agricultural community?
9. What is the depth of the footings required to erect a 475 foot Industrial wind turbine? Where is your study of the underground topography at each Industrial wind turbine site to the depth of the footings?
10. Members of the community are continually reassured that property values will not be affected by this initiative. Where are your commitments to guarantee that members of the community will not experience loss of property value?
11. Where are your commitments to meet 100% decommissioning costs and restoration of our farmlands? What financial guarantee is provided for the decommissioning of these Industrial wind turbines or will the members of West Lincoln and ultimately the Province of Ontario be left responsible for financing the clean up? (Just like the PCB fiasco West Lincoln already experienced in the 1980's.)
12. Where are your Emergency Plans for fire in the nacelle? Who will pay for the equipment needed for such an emergency? What additional insurance will be provided to neighboring receptors whose person, property and livestock may be affected by fire, ice throw, blade throw, contamination from oil spills, electro-magnetic radiation, transient voltage, etc.
13. How come one of your Industrial wind turbines is only 110 meters from designated wetlands? The policy is a minimum of 120 meters from designated wetlands.
14. You have identified a maternity bat colony near one of the Industrial wind turbines. Bats are extremely important to agriculture and it is irresponsible of you to locate an Industrial wind turbine within two km of a bat colony. Bats are being killed by Barotrauma, as in the change of air pressure behind the turbine blades. According to NASA and a Danish Study this change of pressure requires 2000 meters to return to ambient conditions so your mitigation if more than 10 bats are killed per turbine per year is an insult and instead you will reduce or eliminate this colony. How will you compensate neighbouring farmers who will be using more chemicals to control insects that the bats would have eliminated? The BATS ARE GREEN not your Industrial wind turbine that produces mechanical noise, acoustical noise, low frequency noise, infrasound, electro magnetic radiation, “dirty electricity” or transient voltage, light flicker, vibration as well as decreasing property values for everyone in the view shed!
15. Your proposal to erect Industrial wind turbines 1, 2, and 3 are in a significant Wetland as designated by MNR and MOE. The aquifer below supplies well water to the people, livestock and poultry operations in this agricultural community. Where are your studies on this aquifer? How will the aquifer be monitored? What guarantee are you providing for the people in this community that their health will not be affected and that they will have safe drinking water for the future of this agricultural community?

I will be forwarding a copy of these questions and concerns to both the MOE and the MNR.

Please send your reply by email to

Respectfully submitted,

Please understand that for you it is JUST BUSINESS but for us that live in the rural area – we will have to live next to these IWT's for the next 20 years. Many of you suffer from “wilful blindness” as in “we

did not know that IWT's cause environmental damage, or health issues, or decrease property values or we were just following provincial ministry guidelines, etc" Most participants are blinded by greed and refuse to see the cautionary flags that have been raised internationally and here in Ontario. Many people in positions of authority would like us to proceed based on their opinion but we have never seen ignorance protect anyone. So we continue to ask important questions and frequently are met by a wall of silence.

Respectfully submitted,

Mark Elbertsen

From:
Sent: Wednesday, July 11, 2012 8:51 AM
To: Doris Dumais - Environmental Assessment; Britney Pringle; Tom Lewis IPC
Cc:
Subject: Unanswered IWT questionns

Potential Questions to Ask IPC Energy – Open House June 26, 2012

Dear Doris Dumais

The following questions were submitted to the HAF Wind Energy project manager Tom Lewis (tom@ipcenergy.ca) at the Public Open House #2 which was held June 26, 2012 in the Township of West Lincoln. At that time we were assured that we would have answers to our 43 questions in 7 to 10 days. We have not heard from Mr. Tom Lewis or Ms Britney Pringle (BPringle@morrisonhershfield.com) so perhaps you will be able to get the answers for us.

The questions have been categorized as follows:

A.Economics/Property Values:

1. Why will you not agree to provide a property value protection agreement when you openly state that property values will not decrease due to the turbine installations, even though studies show a 20-40% loss with some properties not even saleable at any price?
2. What procedure will be put in place to accept claims of farm production losses on neighbouring or leaseholder farms relating to reduced milk production, increased stillbirths, reduced conception rates or other negative agricultural losses from stray voltage or other turbine impacts?
3. Are the financial backers of this project willing to co-sign guarantees for any financial losses or liabilities with their other corporate assets or is IPC potentially just a shell company that will fold and leave victims and taxpayers on the hook?
4. What protection is IPC providing to the participating landowners to protect them from loss of their normal comprehensive liability insurance coverage or against class action lawsuits?
5. With the loss of our local bat population will farmers be compensated for the additional cost of the increased pesticide use that they will be forced to apply to compensate the loss of our native insect eating bat population?
6. How can any amount of money provided into a “Community Vibrancy Fund” compensate the growing social rift and strife created within our community when neighbours/friends or even family members are no longer on speaking terms or where lawsuit will have to be launched in order to regain some form of economic compensation for their losses?

B. Health Issues

1. How can IPC object to a moratorium when the Ontario Environmental Review Tribunal has already in a 2011 decision accepted the evidence that wind turbines can cause harm to humans if placed too close and “the debate has now evolved to one of degree”?
2. How will you guarantee that the health of myself or my family will not be affected by your turbines?
3. What is the procedure to notify you and \ or the Province if we start feeling the ill effects from excessive noise or vibrations causing sleep deprivation, headaches, vertigo, ear pressure, fatigue , high blood pressure, etc. etc?

4. How will low frequency and infrasound measurements be taken and on what frequency will recordings be taken and what access will we have to this data?
5. How can we have confidence in any noise readings when the Ministry of the Environment is not even able to determine at this time if operating noise is out of compliance for those victims already suffering from invasive turbine noise in this province?
6. What plans do you have in place if we are affected?
7. How will you protect neighbours or participating leaseholders from the dangers of ice throw or equipment failure?
8. What if there is an emergency during the construction phase and your components are blocking ambulance access?
9. What consideration has been given to special health care needs of children or people with autisms, attention deficit disorder, obsessive compulsive disorder, bipolar, migraine sufferers, hearing impaired, sleep disorders, or even the special needs of the elderly?
10. Should the Dr Philip Bigelo University of Waterloo Health study show that the current setbacks from residents are inadequate does IPC accept the financial risk of proceeding at this time and risk potential turbine(s) shutdown at no cost to the Province or taxpayers?

C. Airline Flight Safety:

1. Will there be a decrease in the standard of flight safety? Nav Canada was specific in their letter of November 2011 addressed to IPC. The IWTs negative effect on air traffic control, i.e., the radar interference on air navigation services, can only be “mitigated” by certain proposed technical adjustments. “Mitigated” does not mean such adjustments will “eliminate” the compromise of flight safety; it only “makes it less dangerous”. Why has Nav Canada used this terminology? ;
2. Has NAV Canada implemented the proposed technical changes? If not, is there any kind of guarantee that these changes will be implemented prior to any IWT being erected so we at least have some protection?;
3. In their letter of March 24, 2012, NavCanada took the time to indicate that their land use evaluation is only valid for a 12-month period. In the event, a year from erection of these IWTs, NavCanada determines that they no longer believe their location is “safe”, what guarantee do we have that the turbine operation will immediately cease ?;
4. In the event that there is a flight accident caused by the presence of these IWTs, which could result in millions of dollars in claims, does the wind company’s commercial liability insurance cover such liabilities or will the government or taxpayer be stuck with the bill?

D. Environmental Impacts

1. What studies can you provide that the health of family pets and \ or livestock will not be impacted by noise or stray voltage?
2. What is your plan if the turbine begins leaking toxic fluid into the environment?
3. As the barometric pressure differentials created by turbines will rupture a bat’s lungs and drown them in their own blood will not neighbours suffer more migraine headaches together with similar impacts on all living creatures?
4. How will you monitor bird and bat kills when scavengers (coyotes, fox etc.) quickly clean up any evidence before monitoring/collection staffs make their scheduled carcass pick-up rounds?
5. How many endangered species are you planning to “harm, harass or kill”?
6. How many more nuisance insects and bites can I expect to incur once the local bat population is decimated?

7. How many raptors and birds of prey are you planning to kill or injure annually?
8. How will I be compensated for the loss of the peace and tranquility of my rural neighbourhood and the tragic depopulation of birds, bats and various species of wildlife to which we now enjoy?
9. How many studies have been conducted to verify that groundwater and local water supplies will not be affected?
10. How can you continue to justify the installation of industrial wind turbines as a means of reducing CO2 emissions and associated health problems when the majority of Ontario's air pollution comes from the United States and furthermore the respected Bentik study has shown minimal reduction in CO2 emissions as wind needs conventional fossil fuel back-up generating capacity?

E. Communications:

1. What recourse do I have when my television, satellite or cell phone reception is degraded from industrial wind turbine interference?
2. Will the NavCanada radar blackout mean that residents will not have access to the air ambulance?

F. Operations:

1. Will you guarantee that the cost to decommission the wind turbines will be adequate with verification by independent sources and how will the decommissioning security funds be setup to not lapse or disappear?
2. What is your transportation plan for moving the turbines components during construction when residents will also be using the roads?
3. If the noise level periodically exceeds the provincial regulated level at what point will the turbines be shut down and how will this be monitored and reported?
4. In an emergency, is someone available 24 hours a day to notify in order to get the turbines turned off? What conditions would warrant a shut down under IPC standard operating practices?
5. If in an emergency neighbours need to evacuate or are prevented from returning or leaving their home, will compensation be provided?
6. How do you propose to combat a turbine fire and how are neighbours notified and protected?
7. What is your plan for removing the turbines at the end of their life cycle and what securities will be provided by your company and what guaranteed will such be available in the likely event of the sale of IPC?

G. Social Justice/Conscience

1. How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies which the Ontario Attorney General has reported the FIT renewable energy program will burden energy consumers with approximately \$2.7 billion more in electricity costs than the market price by 2014.
2. How can IPC continue to state that Ontario has the largest setbacks in North America when some fifty other jurisdictions in North America have greater setback requirements not to mention numerous larger setbacks established throughout the world.
3. How does IPC explain the numerous studies from around the world that show that for every green job created some 2-4 jobs will be lost due to higher cost of energy as acknowledged in the Ontario Auditor General's 2011 Annual Report
4. Why will IPC not permit a leaseholder to cancel his lease now that the leaseholder may be more fully informed of the consequences and impacts of industrial wind turbines?

Please understand that for you it is JUST BUSINESS but for us that live in the rural area – we will have to live next to these IWT's for the next 20 years. Many of you suffer from “wilful blindness” as in “we did not know that IWT's cause environmental damage, or health issues, or decrease property values or we were just following provincial ministry guidelines, etc” Most participants are blinded by greed and refuse to see the cautionary flags that have been raised internationally and here in Ontario. Many people in positions of authority would like us to proceed based on their opinion but we have never seen ignorance protect anyone. So we continue to ask important questions and frequently are met by a wall of silence.

Respectfully submitted,



MORRISON HERSHFIELD

August 3, 2012

Wellandport, ON L0R 2J0

Dear

**Re: HAF Wind Energy Project
Response to Emails Dated July 11, 2012**

Thank you for writing to us with regards to the HAF Wind Energy Project. In response to your email correspondence(s) dated July 11, 2012 please find below the Proponent's response to your additional questions. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

1. How many receptors live within 1 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
2. How many receptors live within 2 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
3. How many receptors live within 5 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)

In response to questions 1-3 the Noise Assessment Report and project land use mapping provides the location of identified noise receptors in proximity to the project location. The Noise Assessment Report indicates that approximately 133 noise receptors were identified and subsequently assessed.

The Proponent is not required to provide or compile the age of individuals residing at noise receptors as part of the regulatory requirements defined under O. Reg. 359/09

4. According to the speculations you provided, the blade tips have two red bands at the outer edge. What is the purpose of the red or orange bands? What scientific research have you completed on the "strobe effect" of the red bands as in contributing to headaches, migraines, vertigo, etc.?

To clarify, the turbines associated with the HAF Wind Energy Project will not be painted. Your reference is in relation to manufacturer specifications provided by Vestas and included as an appendix within the Turbine Specifications Report. The painting of turbine blades is an option provided by the manufacturer. Turbines blades are sometimes painted in accordance with regulatory requirements for air navigation safety.

With respect to the HAF Wind Energy Project, the Proponent submitted an Aeronautical Obstruction Clearance Form to Transport Canada to assess the project for lighting and painting requirements. Transport Canada's assessment determined that painting/marketing of the turbine blades was not required.

5. Where are your Health studies? Where is your procedural outline for how members of the community record impacts to their health caused by the Industrial wind turbines you propose to erect in West Lincoln? Where is the mitigation policy for health impacts?

The Proponent is not required to undertake/complete a health study as part of the planning process defined under Ontario Regulation 359/09.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints. Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

6. How will the maximum 40 decibel noise pollution level be monitored? What is the mitigation procedure when the noise level is above 40 decibels? Who will have the authority to shut the Industrial wind turbines down when the noise pollution level is above the 40 decibels? Under what conditions will the municipality have the authority to shut the Industrial wind turbines down?

Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry as the regulatory authority assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

The project's operation will adhere to the noise level restrictions stipulated under O. Reg. 359/09. The Ministry of the Environment will be notified of any noise complaints. Section 5.0



(Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

The local municipality is not the regulatory authority with respect to noise compliance, as that responsibility rests with the Ministry of the Environment.

7. The installation of Industrial wind turbines is an Industrial use of agricultural land. What is the classification of the agricultural farm land being taken out of production for each specific Industrial wind turbine? How many acres of farm land will be removed from agricultural production for the installation of each turbine? How many acres of farm land will be removed from agricultural production for the service roads required for each turbine?

The HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

A typical wind energy project (including foundation and access roads) will use 1.0-1.5% of a typical 40 hectare parcel of land. The design of the project's access roads utilized existing driveways, where possible.

8. How many ground water wells are within 1 km of each turbine? 2 km? 5 km? Where is the mitigation plan if the ground water wells become contaminated or the flow decreases or ceases? How will you guarantee safe drinking water for the people and the animals in this agricultural community?

The Proponent has undertaken a Water Assessment in accordance with the requirements stipulated in O. Reg. 359/09. Consideration for groundwater sources has been provided within the report. It is not a requirement to quantify the number of water wells located in proximity to the project location.

There is no pollutant loading factor associated with wind energy that would negatively affect surrounding water bodies. In addition standard best practices during construction will ensure that negative impacts to water bodies are not experienced.

9. What is the depth of the footings required to erect a 475 foot Industrial wind turbine? Where is your study of the underground topography at each Industrial wind turbine site to the depth of the footings?

Depths of the footings for each turbine foundation will be dependent upon final geotechnical investigations at each proposed turbine location. It is anticipated that excavation for the construction of the turbine foundation will be approximately 3 metres deep. A preliminary geotechnical investigation was completed for the project and provided as an appendix in the Construction Plan Report currently available on the project's website (www.hafwindenergy.ca)

10. Members of the community are continually reassured that property values will not be affected by this initiative. Where are your commitments to guarantee that members of the community will not experience loss of property value?

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. Based on the results of these recent studies the Proponent feels that property protection is not required. Furthermore real estate markets are influenced by other economic forces out of the Proponents control and cannot be held accountable.

While the visibility of any infrastructure or utilities can have subjective impacts on the view scape it is neither a requirement, common practice, nor practical to quantify or attempt to compensate for such subjective impacts.

11. Where are your commitments to meet 100% decommissioning costs and restoration of our farmlands? What financial guarantee is provided for the decommissioning of these Industrial wind turbines or will the members of West Lincoln and ultimately the Province of Ontario be left responsible for financing the clean up? (Just like the PCB fiasco West Lincoln already experienced in the 1980's.)

A Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components, infrastructure and the restoration of impacted land. The Proponent has provided for adequate provisions for the cost of decommissioning the facility.

12. Where are your Emergency Plans for fire in the nacelle? Who will pay for the equipment needed for such an emergency? What additional insurance will be provided to neighboring receptors whose person, property and livestock may be affected by fire, ice throw, blade throw, contamination from oil spills, electro-magnetic radiation, transient voltage, etc.

All staff working on the project site will be trained in the use of on-site fire-fighting equipment, fire prevention and response, including emergency services phone numbers and locations of on-site fire-fighting equipment. Immediate steps will be taken by on-site personnel to extinguish the fire using appropriate equipment. In the event that the fire cannot be contained, the local Fire Department will be contacted. Appendix A of the project's Design and Operations Report provides a complete description of emergency response protocols and contingency measures.

Setback distances were established by the Ministry of the Environment to avoid impacts to surrounding lands/residences.

13. How come one of your Industrial wind turbines is only 110 meters from designated wetlands? The policy is a minimum of 120 meters from designated wetlands.

Under O. Reg. 359/09 (S.38(2)) projects are allowed to locate within 120 metres of a Significant Natural Feature, provided that an Environmental Impact Study is prepared in accordance with procedures established by the Ministry of Natural Resources (MNR) and is submitted as part of the Proponent's application to MOE. An Environmental Impact Study (EIS) Report has been prepared for the HAF Wind Energy Project to:

- Identify and access any negative environmental impacts of the project on a natural feature (such as a PSW or Woodland) within 120 metres of the project location; and to
- Identify mitigation measures in respect of any negative environmental effects.

This EIS report for this project has been reviewed by MNR, and they have provided written confirmation that the report was prepared in accordance with Ministry procedures. A copy of this report is available on the project's website (www.hafwindenergy.ca)

14. You have identified a maternity bat colony near one of the Industrial wind turbines. Bats are extremely important to agriculture and it is irresponsible of you to locate an Industrial wind turbine within two km of a bat colony. Bats are being killed by Barotrauma, as in the change of air pressure behind the turbine blades. According to NASA and a Danish Study this change of pressure requires 2000 meters to return to ambient conditions so your mitigation if more than 10 bats are killed per turbine per year is an insult and instead you will reduce or eliminate this colony. How will you compensate neighbouring farmers who will be using more chemicals to control insects that the bats would have eliminated? The BATS ARE GREEN not your Industrial wind turbine that produces mechanical noise, acoustical noise, low frequency noise, infrasound, electro magnetic radiation, "dirty electricity" or transient voltage, light flicker, vibration as well as decreasing property values for everyone in the view shed!

Bat populations will not be significantly impacted as a result of the construction and operation of the HAF Wind Energy Project. An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant, therefore no compensation is required. This report has been prepared in accordance with Ministry of Natural Resources standards and protocols.

The design and operation of the HAF Wind Energy Project will comply with all regulatory requirements.

15. Your proposal to erect Industrial wind turbines 1, 2, and 3 are in a significant Wetland as designated by MNR and MOE. The aquifer below supplies well water to the people, livestock and poultry operations in this agricultural community. Where are your studies on this aquifer? How will the aquifer be monitored? What guarantee are you providing for the people in this community that their health will not be affected and that they will have safe drinking water for the future of this agricultural community?

To clarify, no portion of the project location (i.e. turbines, access roads, underground collector system) will be located within a Provincially Significant Wetland (PSW). For further information



regarding natural heritage features identified within 120 meters of the project location and associated setback distances please refer to the Project's Natural Heritage Assessment currently available on the project's website.

The Proponent has undertaken all required studies in accordance with O. Reg. 359/09.

As previously noted in our response to question 3 the design of the turbine foundations will be above the local groundwater table. Preliminary and final geotechnical investigations will ensure that each foundation will be designed and constructed with consideration of subsurface soil conditions. In addition, there is no pollutant loading factor associated with wind energy that would impact groundwater. Standard best practices during construction will ensure that negative impacts to water bodies including groundwater are not experienced.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
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Ms. Britney Pringle

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com



Mark Elbertsen

From: Tom Lewis <Tom@ipcenergy.ca>
Sent: Friday, July 13, 2012 10:23 AM
To:
Cc: Doris Dumais; Santos, Narren (ENE)
Subject: RE: HAF Wind Project Caistor Center

Ms.

I am sorry to hear that you are not happy with how the public open house was conducted. IPC and the project team have worked diligently with the community and identified stakeholders over the past few years in a open and transparent manner while developing this project. We have gone above and beyond the requirements to notify the public and solicit local feedback from the community with respect to the proposed HAF Wind Energy project. The project team believes that the information presented at public open house was consistent with the requirements of Ontario Reg.

359/09 and promoted a neutral and safe environment for those wished to express their opinions and ask questions about the project. It is fair to say that not all who attended the meeting are satisfied with the project teams answers and might be upset given the fact that they do not agree with the position of project team or the project in general.

As stated in my previous email sent to you on July 6th and 10th. The project team will be responding to all comments received in a timely manner and will be providing both the letters and IPC's responses to the Ministry of Environment for their review when considering the HAF Wind Energy project. You and every other stakeholder who has submitted materials will receive a response shortly.

As always if you wish to discuss the matter further please do not hesitate to contact me directly.

Regards,

Tom Lewis

Project Manager
IPC Energy

Office: 905 607 1016
Fax: 905 607 5995

-----Original Message-----

From:
Sent: Friday, July 13, 2012 7:41 AM
To: Tom Lewis
Cc: Doris Dumais; Santos, Narren (ENE)
Subject: RE: HAF Wind Project Caistor Center
Importance: High

Tom,

I did not receive your email of July 6th and I am not satisfied with your answer concerning the 343 letters.

Many, many people left your second open house upset, angry and confused. I received the impression that many people felt that you and Mr. Andrews were very inconsiderate of their concerns and feelings regarding the HAF Wind Project.

I have no control over the Canada Post situation, but I did pay for Expresspost which should have had that package to on July 4th, the cutoff date. I think the least can you do is response to these very concerned residents.

Can you also respond to my questions that were emailed to you on July 4th?

I never received a response to those emails to date.

-----Original Message-----

From: Tom Lewis [<mailto:Tom@ipcenergy.ca>]

Sent: Tuesday, July 10, 2012 2:34 PM

To:

Cc: Britney Pringle

Subject: RE: HAF Wind Project Caistor Center

Ms.

This email is to confirm that IPC has received your package of letters as of July 5th 2012 and subsequently sent you an email on Friday July 6th 2012 as attached.

As stated in my attached response sent to you on July 6th IPC cannot guarantee that those letters will be included in the public consultation report given the fact that they were received after the cut off period for inclusion in the final consultation report as stated in your email. That being said rest assured that if they are not included in the consultation report IPC will still be responding to the comments in a timely manner and providing both the letters and IPC's responses to the Ministry of Environment for their review when considering the HAF Wind Energy project.

I trust this will satisfy your concerns.

Regards,

Tom Lewis

Project Manager

IPC Energy

Office: 905 607 1016

Fax: 905 607 5995

-----Original Message-----

From:

Sent: Tuesday, July 10, 2012 8:57 AM

To: Tom Lewis

Subject: HAF Wind Project Caistor Center

Importance: High

Good Morning Tom,

I am still waiting for a response to questions I sent last week. It has been a week now and I have not received an acknowledgment of my email or answers to my questions and concerns.

Please response.

Mark Elbertsen

From: Tom Lewis <Tom@ipcenergy.ca>
Sent: Friday, July 20, 2012 10:07 AM
To:
Cc: Doris Dumais; Santos, Narren (ENE); Britney Pringle
Subject: RE: HAF Wind Project Caistor Center

Ms.

Please see my response to your email sent this morning.

1. Question: The question I asked yesterday about the 343 letters required an YES or NO answer. People have been asking if they will receive a response back from IPC and I would like to be able to say YES.
Please clarify your answer; YES or NO?

Answer: Yes, as indicated on several occasions IPC will be responding to the comments in a timely manner and providing both the letters and IPC's responses to the Ministry of Environment for their review when considering the HAF Wind Energy project.

2. Question: Are you still using the same model of Viesta Industrial Wind Turbine as in your report?

Answer: We are using the Vestas V100 model which is the same as in the report.

3. Question: Have you ordered your Industrial Wind Turbines?

Answer: Yes

4. Question: Are the Industrial Wind Turbines made in Canada or overseas?

Answer: The Vestas V100 model wind turbine is North American made with the required Ontario content as specified by the OPA.

Best Regards,

Tom Lewis

Project Manager
IPC Energy

Office: 905 607 1016
Fax: 905 607 5995

-----Original Message-----

From:
Sent: Friday, July 20, 2012 7:29 AM
To: Tom Lewis
Cc: 'Doris Dumais'; 'Santos, Narren (ENE)'; 'Britney Pringle'

Subject: RE: HAF Wind Project Caistor Center

Importance: High

Tom,

Your response to me about the 343 letters was as follows:

"IPC cannot guarantee that those letters will be included in the public consultation report"

If you answer the questions to the residents, should the letters not become part of the public consultation?

The question I asked yesterday about the 343 letters required an YES or NO answer. People have been asking if they will receive a response back from IPC and I would like to be able to say YES.

Please clarify your answer; YES or NO?

I am surprised that it is taking this long to answer the questions asked of you. If IPC have prepared extensive reports for this project, IPC should already know the answers to the questions and shouldn't be taking over two weeks to respond.

Are you still using the same model of Viesta Industrial Wind Turbine as in your report? I heard that the Viesta company is in financial trouble and the bank is dealing with them.

Have you ordered your Industrial Wind Turbines?

Are the Industrial Wind Turbines made in Canada or overseas?

-----Original Message-----

From: Tom Lewis [mailto:Tom@ipcenergy.ca]

Sent: Thursday, July 19, 2012 10:33 AM

To:

Cc: Doris Dumais; Santos, Narren (ENE); Britney Pringle

Subject: RE: HAF Wind Project Caistor Center

Ms.

I have responded to you first inquiry regarding the 343 letters on July 10th, 2012 as indicated in the chain of email correspondence below.

With regards to her 8 emails sent to me on July 4th I have attached my response sent to you on the same day indicating that I have received your correspondence and that the project team would respond in a timely manner.

As you know all comments received at the project's public meeting, and shortly thereafter are being carefully reviewed by the project team. Our objective is to ensure that all questions, comments or concerns are provided with a thoughtful, reasoned, and detailed response. I hope you understand that with a large number of comments resulting from the public meeting it takes time to process and give the necessary attention to all concerns.

Yes, I can assure you that you and other residents who have written to us will receive a response, in a timely manner.

Best Regards,

Tom Lewis
Project Manager
IPC Energy

Office: 905.607.1016 Ext.227
Fax: 905.607.5995

www.IPCEnergy.ca

Please consider the environment before printing this email.

-----Original Message-----

From:
Sent: July-19-12 7:06 AM
To: Tom Lewis
Cc: Doris Dumais; Santos, Narren (ENE)
Subject: RE: HAF Wind Project Caistor Center
Importance: High

Tom,

Can you please answer YES or NO to whether you will be replying to the 343 letters? The letters were addressed to you.

Still to date I have NOT received answers to my questions that were emailed to you TWO WEEKS AGO on July 4th.

-----Original Message-----

From: Tom Lewis [mailto:Tom@ipcenergy.ca]
Sent: Tuesday, July 10, 2012 2:34 PM
To:
Cc: Britney Pringle
Subject: RE: HAF Wind Project Caistor Center

This email is to confirm that IPC has received your package of letters as of July 5th 2012 and subsequently sent you an email on Friday July 6th 2012 as attached.

As stated in my attached response sent to you on July 6th IPC cannot guarantee that those letters will be included in the public consultation report given the fact that they were received after the cut off period for inclusion in the final consultation report as stated in your email. That being said rest assured that if they are not included in the consultation report IPC will still be responding to the comments in a timely manner and providing both the letters and IPC's responses to the Ministry of Environment for their review when considering the HAF Wind Energy project.

I trust this will satisfy your concerns.

Regards,

Tom Lewis

Project Manager
IPC Energy

Office: 905 607 1016

Fax: 905 607 5995

-----Original Message-----

From:

Sent: Tuesday, July 10, 2012 8:57 AM

To: Tom Lewis

Subject: HAF Wind Project Caistor Center

Importance: High

Good Morning Tom,

I am still waiting for a response to questions I sent last week. It has been a week now and I have not received an acknowledgment of my email or answers to my questions and concerns.

Please response.

Sent on
the TELUS Mobility network with BlackBerry



MORRISON HERSHFIELD

August 3, 2012

Caistor Centre, ON L0R 1A0

Dear

**Re: HAF Wind Energy Project
Response to Email Correspondence Received July 4th, 2012**

Thank you for your interest in the HAF Wind Energy Project. We would like to inform you that we have received your comments and that it has been carefully reviewed by project team members. We respect that you may share a different opinion regarding the proposed project. Your comments and concerns have been noted by the Project Team. All correspondence will be included in the public record for this project and submitted to the Ministry of the Environment (MOE) for review prior to making a determination on the project's application.

Please find below the Proponents response to your eight (8) emails dated, July 4th, 2012

Economics/Property Values:

1. Why will you not agree to provide a property value protection agreement when you openly state that property values will not decrease due to the turbines, even though studies show there is a 20-40% loss with some properties not even saleable at any price?

A U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values.

Based on the results of these recent studies the Proponent feels that property protection is not required. While the visibility of any infrastructure or utilities may have subjective impacts on the viewscape, it is neither a requirement, common practice, nor is it practical to quantify or attempt to compensate for such subjective impacts. Furthermore, real estate markets are influenced by other economic forces out of the Proponents control for which they cannot be held accountable.

2. What procedure will be put in place to accept claims of farm production losses on neighbouring or leaseholder farms relating to reduced milk production, increased stillbirths, reduced conception rates or other negative agricultural losses from stray voltage or other turbine impacts?

Vineland Power Inc. will use industry best practices in the design and construction/installation of the HAF Wind Energy Project and will adhere to provincial requirements to eliminate the potential for stray voltage. All types of generation (including wind energy) must fully comply with utility requirements to ensure that the electricity they supply is compliant with grid standards.

All regulatory setback distances prescribed under O. Reg. 359/09 will be adhered to.

3. Are the financial backers of this project willing to co-sign guarantees for any financial losses or liabilities with their other corporate assets or is IPC potentially just a shell company that will fold and leave victims and taxpayers on the hook?

The HAF Wind Energy project is owned by Vineland Power Inc., a private business incorporated under the laws of Ontario for the purpose of owning and operating the project. Vineland Power Inc. carries business liability insurance as deemed necessary under normal business practices.

4. What protection is IPC providing to the participating landowners to protect them from loss of their normal comprehensive liability insurance coverage or against class action lawsuits?

Agreements made between the Proponent and landowners are confidential.

5. With the loss of our local bat population will I as a farmer be compensated for the additional cost of the increased pesticide use that I will be forced to apply to compensate the loss of our native insect eating bat population?

Any potential impacts to the local bat population will not be significant. . An Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature within 120 metres of the project location has been provided in the EIS report. In addition, an Environmental Effects Monitoring Plan for Birds and Bats has been prepared to monitor potential negative environmental effects for bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant; therefore no compensation will be required.

Mitigation and monitoring requirements provided with project reports adhere to Ministry of Natural Resources standards and protocols.

6. How can any amount of money provided into a "Community Vibrancy Fund" compensate the growing social rift and strife created within our community when neighbours/friends or even family members are no longer on speaking terms or where lawsuit will have to be launched in order to regain some form of economic compensation for their losses.

The HAF Wind Energy Project is following the regulatory planning process defined under O. Reg. 359/09. All setback distances and noise level limits will be adhered to. Based on best available research the project is not anticipated to have any negative impacts to local property



values or health. The Proponent is working to improve the quality of life for not only the local community, but fellow Ontarians by investing in our provinces current and future energy needs in an environmentally responsible manner.

Health Issues

1. How can IPC object to a moratorium when the Ontario Environmental Review Tribunal has already in a 2011 decision already accepted the evidence that wind turbines can cause harm to humans if placed too close and “the debate has now evolved to one degree”?

To provide clarification the Environmental Review Tribunal’s decision in the Erickson v. Director, Ministry of the Environment decision stated that “...the Environmental Review Tribunal finds that the Appellants have failed to show that Suncor’s Kent Breeze Project, as approved, will cause serious harm to human health.” The Tribunal’s decision did not state or accept that wind turbine facilities constructed in accordance with current setback requirements and noise level restrictions will cause serious harm to human health. A copy of the Tribunal’s decision on this case can be obtained from the Environmental Review Tribunal’s website (www.ert.gov.on.ca).

2. How will you guarantee that the health of myself or my family will not be affected by your turbines?

A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled “The Potential Health Impact of Wind Turbines” concluded that vibration wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. This report was produced with the assistance of working members of the Ontario Agency for Health Protection and Promotion (OAHPP), the Ministry of Health and Long-Term Care (MOHLTC) and several Medical Officers of Health in Ontario, along with the support of the Council of Ontario Medical Officers of Health (COMOH). If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health’s website.

The HAF Wind Energy Project will be designed, constructed and operated in accordance with the requirements stipulated in Ontario Regulation 359/09.

3. What is procedure to notify you and/or the Province if we start feeling the ill effects from excessive noise or vibrations causing sleep deprivation, headaches, vertigo, ear pressure, fatigue, high blood pressure, etc. etc.?

Vineland Power Inc. will provide all applicable project contact information, including mailing address, phone number, and email address on the projects website for public reference and communication. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry assesses all complaints about wind turbine noise using a consistent



protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

4. How will low frequency and infrasound measurements be taken and on what frequency will recordings be taken and what access will we have to this data?

The Ministry assesses all complaints about wind turbine noise using a consistent protocol. A wind-turbine specific measurement methodology allows the Ministry to determine whether noise under various meteorological conditions is exceeding noise limits. Once the data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

5. How can we have confidence in any noise readings when the Ministry of the Environment is not even able to determine at this time if operating noise is out of compliance for those victims already suffering from invasive turbine noise in this province?

See answer 4 above.

6. What plans do you have in place if we are affected?

The design and operation of the HAF Wind Energy Project will adhere to all requirements stipulated under O. Reg. 359/09. Based on best available research and studies conducted in Canada, the United States, and in Europe there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

7. How will you protect neighbours or participating leaseholders from the dangers of ice throw or equipment failure?

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of the Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science to protect human health and safety.

With respect to ice throw, turbine sensors are used to detect imbalances within the rotor system in instances such as ice formation, which will shut down turbine operations until the ice has been removed and can safely operate.

8. What if there is an emergency during the construction phase and your components are blocking ambulance access?

Construction activities and traffic management will be staged to ensure access for emergency vehicles is maintained at all times.

9. What consideration has been given to special health care needs of children or people with autisms, attention deficit disorder, obsessive compulsive disorder, bipolar, migraine sufferers, hearing impaired, sleep disorders, or even the special needs of the elderly?

The HAF Wind Energy Project will adhere to all regulatory requirements stipulated under Ontario Regulation 359/09. All of the proposed turbines will adhere or exceed the minimum 550 meter setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.).

10. Should the Dr. Philip Bigelo University of Waterloo Health study show that the current setbacks from residents are inadequate does IPC accept the financial risk of proceeding at this time and risk potential turbine(s) shutdown at no cost to the Province or taxpayers?

The HAF Wind Energy Project will be built in accordance with current regulatory requirements stipulated under O. Reg. 359/09. The Proponent has adequate provisions to decommission the facility.

Airline flight Safety

1. Will there be a decrease in the standard of flight safety? Nav Canada was specific in their letter of November 2011 addressed to IPC. The IWTs negative effect on air traffic control, i.e. the radar interference on air navigation services, can only be “mitigated” by certain proposed technical adjustments. “Mitigated” does not mean such adjustments will “eliminate” the compromise of flight safety; it only “makes it less dangerous”. Why has Nav. Canada used this terminology?

With regards to air flight safety Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project as presented.

NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. NAV Canada would not have agreed to undertake such adjustments if air navigation safety would be compromised. The Proponent cannot account or provide reasoning for wording referenced by others; however, “mitigation” is commonly used in development projects to reduce or eliminate potential impacts.

2. Has NAV Canada implemented the proposed technical changes? If not, is there any kind of guarantee that these changes will be implemented prior to any IWT being erected so we at least have some protection?

NAV Canada will undertake their technical adjustments prior to project turbines being constructed. The Proponent will advise NAV Canada in advance of any construction activities being commenced.

3. In their letter of March 24, 2012, NAV Canada took the time to indicate that their land use evaluation is only valid for a 12-month period. In the event, a year from erection of these

IWTs, Nav Canada determines that they no longer believe their location is “safe”, what guarantee do we have that the turbine operation will immediately cease?

The purpose of the Land Use Program is to evaluate proposals prior to construction and does not extend to proposals which have already been constructed.

4. In the event that there is a flight accident caused by the presence of these IWTs, which could result in millions of dollars in claims, does the wind company’s commercial liability insurance cover such liabilities or will the government or taxpayers be stuck with the bill?

Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project. At this time there are no unresolved concerns that have been identified. The project will adhere to all regulatory requirements. The Proponent has appropriate liability coverage.

Environmental Impacts

1. What studies can you provide that the health of family pets and/or livestock will not be impacted by noise or stray voltage?

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to, which were established to avoid impacts to surrounding lands, the environment/wildlife and people.

Vineland Power Inc. will use industry best practices in the design and construction/installation of the HAF Wind Energy Project and will adhere to provincial requirements to eliminate the potential for stray voltage. All types of generation (including wind energy) must fully comply with utility requirements to ensure that the electricity they supply is compliant with grid standards.

2. What is your plan if the turbine begins leaking toxic fluid into the environment?

Section 5.2 (Fuels and Hazardous Material Spills) located in Appendix A of the project’s Design and Operations Report provides a contingency plan, which has been prepared to describe the appropriate response system that Vineland Power Inc. will follow in the event that there is an accidental release of petroleum, oils, or lubricants (POLs) or other hazardous materials into the natural environment.

3. As the barometric pressure differentials created by turbines will rupture a bat’s lungs and drown them in their own blood will not neighbours suffer more migraine headaches together with similar impacts on all living creatures?

The project will adhere to regulatory setback and noise level restrictions stipulated in O. Reg. 359/09. A May 2010 report published by the Chief Medical Officer of Health (CMOH) of Ontario titled “The Potential Health Impact of Wind Turbines” concluded that vibration wind turbines at residential setbacks does not cause adverse health effects. This report also concluded that low

frequency sound and infrasound produced by turbines are well below the pressure sound levels at which known health effects occur. If you would like to read the full report you can obtain a copy online from the Ontario Ministry of Health's website.

Impacts to wildlife have been addressed in the project's Natural Heritage Assessment and Environmental Impact Study Reports in accordance with O. Reg. 359/09.

4. How will you monitor bird and bat kills when scavengers (coyotes, fox, cats, etc.) quickly clean up any evidence before monitoring/collection staffs make their scheduled carcass pick-up rounds?

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared for the HAF Wind Energy Project. This plan takes into account scavenger removal of bird and bat carcasses to determine estimated mortality levels. This plan has been prepared in accordance with Ministry of Natural Resources standards and protocols and is available on the project's website (www.hafwindenergy.ca).

5. How many endangered species are you planning to "harm, harass or kill"?

The HAF Wind Energy Project is not anticipated to impact any endangered species. Consultation with the Ministry of Natural Resources has been undertaken in this regard.

6. How many more nuisance insects and bites can I expect to incur once the local bat population is decimated?

Bat populations will not be significantly impacted as a result of the construction and operation of the HAF Wind Energy Project. An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant

7. How many raptors and birds of prey are you planning on killing or injure annually?

An Environmental Effects Monitoring Plan for Birds and Bats has been prepared for the HAF Wind Energy Project and identifies estimated mortality thresholds (i.e. 2 raptors across the project per year). This report has been prepared in accordance with Ministry of Natural Resources standards and protocols.

8. How will I be compensated for the loss of the peace and tranquility of my rural neighbourhood and the tragic depopulation of birds, bats and various species of wildlife to which we now enjoy?

The HAF Wind Energy Project will adhere to all required regulatory setback requirements and noise level restrictions stipulated under O. Reg. 359/09, therefore no compensation is required.

Impacts to wildlife have been addressed in the project's Natural Heritage Assessment, Environmental Impact Study, and Environmental Effects Monitoring Plan for Birds and Bats to ensure that potential negative environmental effects are detected and addressed so that they do not become significant.

9. How many studies have been conducted to verify that groundwater and local water supplies will not be affected?

The Proponent has undertaken all required studies as stipulated under O. Reg. 359/09. A Water Assessment and Impacts Report has been prepared to identify and assess impacts to surrounding water bodies, including seepage areas. The design of the turbines foundation will remain above the water table and will not affect groundwater. In addition standard best practices during construction will ensure that negative impacts to water bodies are not experienced.

There is no pollutant loading factor associated with wind energy that would negatively affect surrounding water bodies.

10. How can you continue to justify the installation of industrial wind turbines as a means of reducing CO2 emissions and associated health problems when the majority of Ontario's air pollution comes from the United States and furthermore the respected Bentik study has shown minimal reduction in CO2 emissions as wind needs conventional fossil fuel back-up generating capacity?

The movement of CO2 and other air pollution is beyond any individuals control; however the amount of pollution generated/emitted into the atmosphere can be reduced and is subsequently within our means to control.

Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean, and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. For further information regarding energy planning in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

Communications:

1. What recourse do I have when my television, satellite or cell phone reception is degraded from industrial wind turbine interference?

Proponent has consulted with the Radio Advisory Board of Canada, Department of National Defense, Canadian Coast Guard, Environment Canada, and Industry Canada's Spectrum Management and Telecommunications division. No radio communication or interference concerns have been identified as a result of consultation activities undertaken for this project.

2. Will the Nav Canada radar blackout mean that residents will not have access to the air ambulance?

Local air traffic will not be impacted by any technical adjustments made by NAV Canada to their radar system. All operations will continue to occur as they are presently.

Operations:

1. Will you guarantee that the cost to decommission the wind turbines will be adequate with verification by independent sources and how will the decommissioning security funds be set up not to lapse or disappear?

The Proponent has provided for adequate provisions to decommission the facility. It is not a requirement to provide such information for third party review.

2. What is your transportation plan for moving the turbines components during construction when residents will also be using the roads?

The construction contractor and turbine manufacture will prepare a Traffic Management Plan for the safe delivery of project components. The traffic management plan will be prepared and implemented in accordance with all applicable Provincial and Municipal laws and standards. The Construction Plan Report prepared for the HAF Wind Energy Project provides additional details regarding activities associated with construction. A copy of the report is available on the project website (www.hafwindenergy.ca)

3. If the noise level periodically exceeds the provincial regulated level at what point will the turbines be shut down and how will this be monitored and reported?

The project's operation will adhere to the noise level restrictions stipulated under O. Reg. 359/09. If complaints are received, noise levels will be assessed and measured in accordance with industry standards and best practices. The Ministry of the Environment will be notified of any noise complaints. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

4. In an emergency, is someone available 24 hours a day to notify in order to get the turbines turned off? What conditions would warrant a shut down under IPC standard operating practices?

Vineland Power Inc. will provide all applicable project contact information, including, phone number and email address on the projects website for public reference and communication in the event of an emergency. Emergency contact information will also be posted at the base of each tower. Emergency response protocols and contingency measures for the HAF Wind Energy Project are provided in Appendix A of the Design and Operations Report.

5. If in an emergency neighbours need to evacuate or are prevented from returning or leaving their home, will compensation be provided?

Setback distances were established to avoid impacts to surrounding lands/residences.

6. How do you propose to combat a turbine fire and how are neighbours notified and protected?

All staff working on the project site will be trained in the use of on-site fire-fighting equipment, fire prevention and response, including emergency services phone numbers and locations of

on-site fire-fighting equipment. Immediate steps will be taken by on-site personnel to extinguish the fire using appropriate equipment. In the event that the fire cannot be contained, the local Fire Department will be contacted. Appendix A of the project's Design and Operations Report provides a complete description of emergency response protocols and contingency measures.

Setback distances were established to avoid impacts to surrounding lands/residences. In the event of an emergency the public will be notified in accordance with the Project's communication plan (Section 5) provided in the Design and Operations Report.

7. What is your plan for removing the turbines at the end of their life cycle and what securities will be provided by your company and what guaranteed will such be available in the likely event of the sale of IPC?

A Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components and infrastructure and the restoration of impacted land. This report can be found on the project's website (www.hafwindenergy.ca). The Proponent has provided for adequate provisions to decommission the facility.

Social Justice/ Conscience

1. How can IPC consider itself a good corporate citizen when the industrial wind energy business model is based on stripping away democratic rights of local governments and citizens and is totally dependent on being paid exorbitant generator rates or subsidies which the Ontario Attorney General has reported the FIT renewable energy program will burden energy consumers with approximately 2.7 billion more in electricity costs than the market price by 2014.

The HAF Wind Energy Project is following the planning process defined under O. Reg. 359/09. Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

Part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

In addition, the price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green

Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking health and environmental benefits into consideration.

2. How can IPC continue to state that Ontario has the largest setbacks in North American when some fifty other jurisdictions in North American have greater setback requirements not to mention numerous larger setbacks established throughout the world.

The HAF Wind Energy Project is following the regulatory planning process defined under Ontario Regulation 359/09, which addresses Renewable Energy Approvals. The Ministry of Environment (MOE) established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, the environment and thus people. MOE established these setbacks through conservative calculations based on the most up-to-date science.

3. How does IPC explain the numerous studies from around the world that show that for every green job created some 2-4 jobs will be lost due to higher cost of energy as acknowledged in the Ontario Auditor General's 2011 Annual Report

Comments or concerns related to public policy will be included in the Consultation Report for consideration by the Ministry of the Environment.

These reports generally claim that job losses occur due to the higher electricity rates caused by green energy, usually comparing costs of renewable energy to costs for already existing generation. This is flawed logic as this ignores the fact that if we were to build other more traditional generation capacity the prices would rise at a similar or possibly even faster rate. The price for wind energy is competitive with building new generating capacity using traditional means, but it provides a fixed rate that will ensure lower costs in the long term when compared to other energy sources with volatile fuel markets (i.e. oil and gas). The Pembina institute has put out a concise fact sheet called "Frequently asked Questions about Green Energy in Ontario" which provides a discussion of how wind power is competitive with other energy sources even before taking health and environmental benefits into consideration.

As previously noted, part of the Province's Long Term Energy Plan is to ensure that Ontario's electricity needs are met in a sustainable manner. Developing renewable energy sources and fostering a conservation-oriented culture are cornerstones of Ontario's balanced plan to provide clean and reliable energy. Ontario's current strategy seeks to phase out coal-fired generation by 2014 and this project, like other renewable energy project's will assist in reaching this goal and will replace the energy production subsequently removed from Ontario's energy supply. The Ontario Energy Board (OEB) regulates energy prices within Ontario, and has created a Regulated Price Plan (RPP) which establishes rates that consumers are charged. The Proponent of this project has no control regarding energy pricing in Ontario. For further information regarding energy planning and pricing in Ontario please visit the Ministry of Energy's website (www.energy.gov.on.ca).

4. Why will IPC not permit a leaseholder to cancel his lease now that the leaseholder may be more fully informed of the consequences and impacts of industrial wind turbines?

Agreements made between the Proponent and Landowners are confidential.



Additional Questions

1. How many receptors live within 1 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
2. How many receptors live within 2 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)
3. How many receptors live within 5 km of the 5 Industrial wind turbines that you propose to erect in West Lincoln? What is the age range of these people in 10 year intervals? (As in 0 – 10 years old, 11 – 20 years old, etc.)

In response to questions 1-3 the Noise Assessment Report and project land use mapping provides the location of identified noise receptors in proximity to the project location. The Noise Assessment Report indicates that approximately 133 noise receptors were identified and subsequently assessed.

The Proponent is not required to provide or compile the age of individuals residing at noise receptors as part of the regulatory requirements defined under O. Reg. 359/09

4. According to the speculations you provided, the blade tips have two red bands at the outer edge. What is the purpose of the red or orange bands? What scientific research have you completed on the “strobe effect” of the red bands as in contributing to headaches, migraines, vertigo, etc.?

To clarify, the turbines associated with the HAF Wind Energy Project will not be painted. Your reference is in relation to manufacturer specifications provided by Vestas and included as an appendix within the Turbine Specifications Report. The painting of turbine blades is an option provided by the manufacturer. Turbine blades are sometimes painted in accordance with regulatory requirements for air navigation safety.

With respect to the HAF Wind Energy Project, the Proponent submitted an Aeronautical Obstruction Clearance Form to Transport Canada to assess the project for lighting and painting requirements. Transport Canada’s assessment determined that painting/marketing of the turbine blades was not required.

5. Where are your Health studies? Where is your procedural outline for how members of the community record impacts to their health caused by the Industrial wind turbines you propose to erect in West Lincoln? Where is the mitigation policy for health impacts?

The Proponent is not required to undertake/complete a health study as part of the planning process defined under Ontario Regulation 359/09.

With regards to protecting human health, the Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to (from noise receptors, public roads, railways etc.), which were established to avoid impacts to surrounding lands, and thus people. MOE established these setbacks through conservative calculations based on the most up-to-

date science. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). In order for the project to be approved by MOE it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints. Once the project has become operational Vineland Power Inc. will establish a Community Relations Committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

6. How will the maximum 40 decibel noise pollution level be monitored? What is the mitigation procedure when the noise level is above 40 decibels? Who will have the authority to shut the Industrial wind turbines down when the noise pollution level is above the 40 decibels? Under what conditions will the municipality have the authority to shut the Industrial wind turbines down?

Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of the Environment inspects, investigates and enforces this requirement. The Ministry as the regulatory authority assesses all complaints about wind turbine noise using a consistent protocol. Once data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded. For additional information regarding Ministry protocols and procedures please visit the Ministry's website www.ene.gov.on.ca

The project's operation will adhere to the noise level restrictions stipulated under O. Reg. 359/09. The Ministry of the Environment will be notified of any noise complaints. Section 5.0 (Communication Plan) of the Design and Operations Report provides a description of how the Proponent will respond to public inquires or complaints.

The local municipality is not the regulatory authority with respect to noise compliance, as that responsibility rests with the Ministry of the Environment.

7. The installation of Industrial wind turbines is an Industrial use of agricultural land. What is the classification of the agricultural farm land being taken out of production for each specific Industrial wind turbine? How many acres of farm land will be removed from agricultural production for the installation of each turbine? How many acres of farm land will be removed from agricultural production for the service roads required for each turbine?

The HAF Wind Energy Project is a 9MW wind energy project with a maximum of five (5) wind turbines proposed. All of the project's turbines will be placed in open agricultural fields, with the expectation that regular agricultural activities will continue to occur as they are presently. The

design of this project does not intend on overpowering the existing natural landscape or current agricultural land-uses. Vineland Power Inc. believes that farming the soil for food energy and farming the wind for electricity are both compatible land-uses.

A typical wind energy project (including foundation and access roads) will use 1.0-1.5% of a typical 40 hectare parcel of land. The design of the project's access roads utilized existing driveways, where possible.

8. How many ground water wells are within 1 km of each turbine? 2 km? 5 km? Where is the mitigation plan if the ground water wells become contaminated or the flow decreases or ceases? How will you guarantee safe drinking water for the people and the animals in this agricultural community?

The Proponent has undertaken a Water Assessment in accordance with the requirements stipulated in O. Reg. 359/09. Consideration for groundwater sources has been provided within the report. It is not a requirement to quantify the number of water wells located in proximity to the project location.

There is no pollutant loading factor associated with wind energy that would negatively affect surrounding water bodies. In addition standard best practices during construction will ensure that negative impacts to water bodies are not experienced.

9. What is the depth of the footings required to erect a 475 foot Industrial wind turbine? Where is your study of the underground topography at each Industrial wind turbine site to the depth of the footings?

Depths of the footings for each turbine foundation will be dependent upon final geotechnical investigations at each proposed turbine location. It is anticipated that excavation for the construction of the turbine foundation will be approximately 3 metres deep. A preliminary geotechnical investigation was completed for the project and provided as an appendix in the Construction Plan Report currently available on the project's website (www.hafwindenergy.ca)

10. Members of the community are continually reassured that property values will not be affected by this initiative. Where are your commitments to guarantee that members of the community will not experience loss of property value?

With regards to property values, a U.S. study released by the Lawrence Berkeley National Laboratory found no conclusive evidence of the existence of any widespread property value impacts that might be present in communities surrounding wind energy facilities even when concentrating on homes located within a mile and sold immediately following the announcement of a new wind farm. This study looked at the sale of 7,500 single family homes situated within 10 miles of 24 existing wind facilities in nine different U.S. states. Another study concentrating on real estate values in the Municipality of Chatham-Kent, Ontario also found similar results that there is no statistical data to demonstrate that wind farms negatively affect rural residential property values. Based on the results of these recent studies the Proponent feels that property protection is not required. Furthermore real estate markets are influenced by other economic forces out of the Proponents control and cannot be held accountable.

While the visibility of any infrastructure or utilities can have subjective impacts on the view scape it is neither a requirement, common practice, nor practical to quantify or attempt to compensate for such subjective impacts.

11. Where are your commitments to meet 100% decommissioning costs and restoration of our farmlands? What financial guarantee is provided for the decommissioning of these Industrial wind turbines or will the members of West Lincoln and ultimately the Province of Ontario be left responsible for financing the clean up? (Just like the PCB fiasco West Lincoln already experienced in the 1980's.)

A Decommissioning Plan Report has been prepared for this project, which describes the methods and procedures for removing project components, infrastructure and the restoration of impacted land. The Proponent has provided for adequate provisions for the cost of decommissioning the facility.

12. Where are your Emergency Plans for fire in the nacelle? Who will pay for the equipment needed for such an emergency? What additional insurance will be provided to neighboring receptors whose person, property and livestock may be affected by fire, ice throw, blade throw, contamination from oil spills, electro-magnetic radiation, transient voltage, etc.

All staff working on the project site will be trained in the use of on-site fire-fighting equipment, fire prevention and response, including emergency services phone numbers and locations of on-site fire-fighting equipment. Immediate steps will be taken by on-site personnel to extinguish the fire using appropriate equipment. In the event that the fire cannot be contained, the local Fire Department will be contacted. Appendix A of the project's Design and Operations Report provides a complete description of emergency response protocols and contingency measures.

Setback distances were established by the Ministry of the Environment to avoid impacts to surrounding lands/residences.

13. How come one of your Industrial wind turbines is only 110 meters from designated wetlands? The policy is a minimum of 120 meters from designated wetlands.

Under O. Reg. 359/09 (S.38(2)) projects are allowed to locate within 120 metres of a Significant Natural Feature, provided that an Environmental Impact Study is prepared in accordance with procedures established by the Ministry of Natural Resources (MNR) and is submitted as part of the Proponent's application to MOE. An Environmental Impact Study (EIS) Report has been prepared for the HAF Wind Energy Project to:

- Identify and access any negative environmental impacts of the project on a natural feature (such as a PSW or Woodland) within 120 metres of the project location; and to
- Identify mitigation measures in respect of any negative environmental effects.

This EIS report for this project has been reviewed by MNR, and they have provided written confirmation that the report was prepared in accordance with Ministry procedures. A copy of this report is available on the project's website (www.hafwindenergy.ca)

14. You have identified a maternity bat colony near one of the Industrial wind turbines. Bats are extremely important to agriculture and it is irresponsible of you to locate an Industrial wind turbine within two km of a bat colony. Bats are being killed by Barotrauma, as in the change of air pressure behind the turbine blades. According to NASA and a Danish Study this change of pressure requires 2000 meters to return to ambient conditions so your mitigation if more than 10 bats are killed per turbine per year is an insult and instead you will reduce or eliminate this colony. How will you compensate neighbouring farmers who will be using more chemicals to control insects that the bats would have eliminated? The BATS ARE GREEN not your Industrial wind turbine that produces mechanical noise, acoustical noise, low frequency noise, infrasound, electro magnetic radiation, "dirty electricity" or transient voltage, light flicker, vibration as well as decreasing property values for everyone in the view shed!

Bat populations will not be significantly impacted as a result of the construction and operation of the HAF Wind Energy Project. An Environmental Effects Monitoring Plan for Birds and Bats has been prepared to ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant, therefore no compensation is required. This report has been prepared in accordance with Ministry of Natural Resources standards and protocols.

The design and operation of the HAF Wind Energy Project will comply with all regulatory requirements.

15. Your proposal to erect Industrial wind turbines 1, 2, and 3 are in a significant Wetland as designated by MNR and MOE. The aquifer below supplies well water to the people, livestock and poultry operations in this agricultural community. Where are your studies on this aquifer? How will the aquifer be monitored? What guarantee are you providing for the people in this community that their health will not be affected and that they will have safe drinking water for the future of this agricultural community?

To clarify, no portion of the project location (i.e. turbines, access roads, underground collector system) will be located within a Provincially Significant Wetland (PSW). For further information regarding natural heritage features identified within 120 meters of the project location and associated setback distances please refer to the Project's Natural Heritage Assessment currently available on the project's website.

The Proponent has undertaken all required studies in accordance with O. Reg. 359/09.

As previously noted in our response to question 3 the design of the turbine foundations will be above the local groundwater table. Preliminary and final geotechnical investigations will ensure that each foundation will be designed and constructed with consideration of subsurface soil conditions. In addition, there is no pollutant loading factor associated with wind energy that would impact groundwater. Standard best practices during construction will ensure that negative impacts to water bodies including groundwater are not experienced.

Vineland Power Inc. is taking local concerns regarding this project seriously as public consultation is a very important aspect of the HAF Wind Energy Project. Vineland Power Inc. has made every reasonable effort to have meaningful consultation with the surrounding local community and municipality in the design of the this project, and remains committed to



developing this environmentally friendly wind energy project in a mutually beneficial manner with the surrounding community. In order for the project to be approved by the Ministry of the Environment (MOE), the proponent must demonstrate that it has fulfilled the public and municipal consultation requirements set out in Ontario Regulation 359/09. As part of the REA process we must document how we have incorporated public and municipal ideas/suggestions into the design of the project and how we have addressed or mitigated any identified concerns.

Next Steps: The Proponent (Vineland Power Inc.) is expecting to submit the project's Renewable Energy Approval (REA) application to the Ministry of the Environment (MOE) for review in August 2012. Once the application has been accepted by MOE it will be posted on the Environmental Registry for an additional 30-day public comment period. MOE will have up to six (6) months to make a decision on the project.

Please continue to check the project's website (www.hafwindenergy.ca) for updated information on the project, as it becomes available. If you require any further clarification about this project please do not hesitate to contact us.

Yours truly,

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RE: HAF Wind Energy Project

As a local resident in the immediate area of your proposed industrial wind turbines, I object to this project and have the following concerns:

I am concerned about the health impacts myself and my family will suffer from your project. There are numerous studies available which point to individuals becoming ill, and I do not wish to become another statistic. Your comments to Smithville Town Council indicated that if we did suffer ill effects, we would need to take that up with the Province on a case by case basis as they approve these projects. Why will you not take ownership of the harm caused by the project you are proposing? What is your mitigation plan for humans should they suffer ill effects from your proposed turbines?

I am concerned with the risks you are introducing with regard to flight safety. This area is the direct flight path to Hamilton International Airport, and is host to two local air parks. NavCanada listed numerous safety concerns with regard to proposed turbines in this area and the problems they would cause. Your comments to Smithville Town Council that the radar would simply be "blacked out" in the immediate area, and that Toronto airport would also be able to monitor this area, are simply ludicrous. Pilots can fly at 500 feet, and with 475 foot turbines, you leave absolutely no margin for error. Why are you willing to put our lives at risk? Why are we not afforded the same level of safety as other Ontario residents? Are we expendable?

I am concerned with the impact on our local wildlife, as well as that of migrating birds. You admit that a certain number of bird kills is acceptable, and that the quantity of carcasses will be monitored. Industrial wind turbines are deadly to local bat populations, and again, this situation will be monitored. You indicated that there could be a mitigation plan put in place, but you have no idea what that plan is. Turbine 4 is specifically mentioned as being near wetlands as well as an identified bat colony. All of this begs the question of why proceed with this project, given the identified risks to local wildlife? What studies have been done to show the impact of wind turbines on our family pets or our livestock?

I am concerned with the impact your proposed project will have on property values. The reports you quoted to Smithville Town Council are specific to another area and cannot be used in other locations (as indicated by the report authors you invited to Smithville last year). Home prices are already being reduced by the 'possible' installation of wind turbines. What protection do we have for the value of our homes? What if my home cannot be sold for any price due to your proposed project? Who will compensate us for our losses?

I am concerned about your ability to accurately predict the impact on residents and homes based on computer models. Even the Ministry of the Environment has admitted they are unable to effectively monitor sound levels from multiple sources, in certain weather conditions, etc. Statements made at your first public open house that the leaves on the trees will mask the noise was insulting. These turbines are too big and too close to residents. If the sound levels can reach over 52 dB in strong winds, then these levels must be used in all noise studies and calculations. If your proposed project is approved, and your data is found to be incorrect, what is your mitigation plan for residents? Will you remove the turbines? Will you guarantee that residents will not be subjected to excessive noise levels?

I object to this project moving forward for all of the above reasons, and many more. I await your response.

Sincerely,

cc. Doris Dumais, Director, Approvals Program, Ministry of the Environment
Narren Santos, Senior Program Support Co-ordinator, Ministry of the Environment



Friday, August 3rd, 2012

«Title» «First Name» «Last Name»
«Address_Line_1»
«City», «Province» «Postal_Code»

Re: HAF Wind Energy Project

Dear «Title» «Last Name»:

Thank you for your interest in the HAF Wind Energy project. This letter is to confirm that we are in receipt of your letter regarding the proposed HAF Wind Energy project, received July 5th, 2012.

As you may be aware, the HAF Wind Energy Project is subject to the Renewable Energy Approval (REA) process and is currently undertaking an environmental assessment pursuant to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals.

Vineland Power Inc. is seeking an approval by the Ministry of the Environment (MOE) for this project. As part of the process the Proponent is required to undertake various environmental investigations for archeology, cultural heritage, noise, natural heritage, and water bodies prior to submitting an application to MOE. In addition, there are specific consultation requirements (i.e. public, municipal, aboriginal etc.) that must also be undertaken. The purpose of the second public meeting on Tuesday June 26th 2012 was to present the design of the facility and discuss the results of studies that were undertaken in order to determine the facility's design and solicit feedback from stakeholders. Copies of all required studies and reports are available on the project's website for public viewing (www.hafwindenergy.ca).

In your letter you raise questions and concerns about Potential Health Impacts, Flight Safety, and Impacts on Wildlife, Property Values and Noise. Below please find a response to the above referenced inquiries.

Potential Impact on Human Health

Based on current research and studies conducted in Canada, the United States, and in Europe we believe that the construction of the five (5) proposed turbines would not have a negative impact on local health.

The Ministry of Environment (MOE) has established strict setback requirements that the project must adhere to. These requirements were established to avoid impacts to surrounding land, environment, and people. All of the proposed turbines for the HAF Wind Energy Project will adhere or exceed the minimum 550 metre setback requirement and 40 dBA sound power level from all non-participating noise receptors (i.e. residences, places of worship, schools, etc.). These setback distances were established by the Ministry of Environment (MOE) through conservative calculations based on the most up-to-date science in order to protect human health and safety. In order for the project to be approved by MOE, it must be demonstrated that the project's proposed facilities comply with all applicable regulatory setbacks and regulations. If the project does not comply then it will not be approved, and consequently cannot be constructed.

According to available research and studies conducted in Canada, the United States, and in Europe there is no scientific evidence to support a direct causal link between wind turbines and adverse health impacts.

Below I have provided some references and research supporting my statements:

The Potential Health Impacts of Wind Turbines- Chief Medical Officer of Health (CMOH) Report

The review concludes that while some people living near wind turbines report symptoms such as dizziness, headaches, and sleep disturbance, the scientific evidence available to date does not demonstrate a direct causal link between wind turbine noise and adverse health effects. The sound level from wind turbines at common residential setbacks is not sufficient to cause hearing impairment or other direct health effects, although some people may find it annoying. A copy of this report can be found on the Ontario Ministry of Health's website.

Wind Turbine Sound and Health Effects: An Expert Panel Review

This multidisciplinary panel was comprised of medical doctors, audiologists, and acoustical professionals from the United States, Canada, Denmark, and the United Kingdom. The panel undertook an extensive review, analysis, and discussion of the large body of peer reviewed literature on sound and health effects in general, and on sound produced by wind turbines.

Following review, analysis, and discussion of current knowledge, the panel reached consensus on the following conclusions:

- There is no evidence that the audible or sub-audible sounds emitted by wind turbines have any direct adverse physiological effects.
- The ground-borne vibrations from wind turbines are too weak to be detected by, or to affect, humans.
- The sounds emitted by wind turbines are not unique. There is no reason to believe, based on the levels and frequencies of the sounds and the panel's experience with sound exposures in occupational settings, that the sounds from wind turbines could plausibly have direct adverse health consequences.

Flight Safety

With regards to air flight safety Transport Canada and NAV Canada, the acting authorities for air navigation and safety within Canada have been consulted. NAV Canada has agreed that the locations of the five (5) proposed turbines are acceptable. Transport Canada has also assessed the project for lighting and painting requirements and has no objections to the proposed HAF Wind Energy Project as presented.

The concerns you make reference to are from a letter dated March 17, 2011. Since that time NAV Canada has undertaken an internal evaluation and identified those potential effects on their radar system could be mitigated with standard technical adjustments. NAV Canada would not have agreed to undertake such adjustments if air navigation safety would be compromised. At this time no further concerns have been identified related to navigational safety.

Wildlife and Migrating Birds

Under O. Reg. 359/09, a Natural Heritage Assessment is required to identify significant wildlife habitat within 120 metres of the project location, which includes habitats for various different species. The Proponent has undertaken an extensive records review and physical site investigations to identify habitat as per Ministry of Natural Resources requirements. These efforts have been documented in the Natural Heritage Assessment Report currently available on the project's website.

In addition, an Environmental Impact Study (EIS) Report has been prepared to identify potential negative environmental effects associated with the construction, operation, and decommissioning of the HAF Wind Energy Project. Mitigation for each identified natural feature has been provided in the EIS report. MNR has reviewed the project's Environmental Impact Study Report (including the location of Turbine 4) and confirmed that the mitigation/monitoring requirements to be implemented adhere to their standards and procedures.

An Environmental Effects Monitoring Plan for Birds and Bats has also been prepared to monitor potential negative environmental effects for birds and bats once the project becomes operational. Knowledge obtained from the surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring plan for the HAF Wind Energy Project will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

The HAF Wind Energy Project's Natural Heritage Assessment has received a confirmation letter from the Ministry of Natural Resources and is in compliance with all applicable regulatory requirements. Wind power is far less harmful to birds than the fossil fuels it displaces. Incidental losses of individual birds at turbines sites will never be more than an extremely small fraction of bird deaths caused by human activities.

Property Values

Studies conducted in Canada, the United States, and in Europe have found that there is no statistical evidence that a commercial wind farm within sight of a property will decrease its value. Reference was made to two studies completed in the United States, as well as a study in the Municipality of Chatham-Kent, Ontario which found similar results. These studies found no statistical data to demonstrate that wind farms negatively affect rural residential property values. Therefore no protection is required. Furthermore real estate markets are influenced by other economic forces out of the Proponents control and cannot be held accountable. Based on current research and studies we believe that the construction of the five (5) proposed turbines would not have a negative impact on local property values.

I have included some references and research supporting such statements:

Wind Energy Study – Effect on Real Estate Values in the Municipality of Chatham-Kent Ontario

CanWEA contracted the services of Canning Consultants Inc. and John Simmons Realty Services Ltd., to prepare a report that evaluates the effect of wind turbines on real estate values in the Municipality of Chatham-Kent. The study was prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice for the Appraisal Institute of Canada, and applied a statistical Multiple Regression Analysis (MRA) model using real property transaction data, in arriving at its conclusions.

The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis (Report by the Lawrence Berkeley National Laboratory)

A report released by the U.S. Department of Energy's (DOE) Lawrence Berkeley National Laboratory finds that neither the view of the wind facilities nor the distance of the home to those facilities is found to have any consistent, measurable, and statistically significant effect on home sales prices. Although the analysis cannot dismiss the possibility that individual homes or small numbers of homes have been or could be negatively impacted, it finds that if these impacts do exist, they are either too small and/or too infrequent to result in any widespread, statistically observable impact.

Ben Hoen, Author of "The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis" by Ben Hoen, B., Ryan Wiser et al. December 2009

"Neither the view of the wind energy facilities nor the distance of the homes to those facilities was found to have any consequence, measurable, and significant effect on the selling prices of nearby homes. No matter how we looked at the data, the same result kept coming back- no evidence of widespread impacts."

Impacts of Windmills Visibility on Property Values in Madison County, New York by Ben Hoen, 2006

"Homes which sold in the year the project was announced and constructed and had a clear view of the turbines, are not affected uniquely; and no measurable effect is found

for the homes located within a mile of the (wind farm)."

Wind Farm Proximity and Property Values: A pooled Hedonic Regression Analysis of Property Values in Central Illinois, 2010 by Jennifer L. Hinman, Illinois State University Department of Economics

"This study presents evidence that demonstrates close proximity to an operating wind farm does not necessarily negatively influence property value appreciation rates or property values levels in (percentage terms)."

Noise

With respect to your concern regarding noise, the project team has finalized a Noise Assessment Study, which helped determine the predicted sound levels to be generated at noise receptors located within a 1500 metre radius of each wind turbine. This project as proposed meets all regulatory requirements for sound. While conditions differ, the sound emitted from modern turbines is often masked by background noise or the wind itself.

The noise assessment modeling for the HAF Wind Energy project has been conducted in accordance with the specific requirements of Regulation NPC-232 Sound levels for stationary sources in class 3 Areas (Rural) and has been modeled and confirmed by HGC Engineering which is a third party acoustic consultant and expert in the field of noise. For more information on the Ministry of Environment and Noise guidelines please visit http://www.ene.gov.on.ca/environment/en/subject/wind_energy/STDPROD_088934.html

Once wind energy projects become operational, the project must abide by MOE noise level requirements (40 dBA). The Ministry of Environment inspects, investigates and enforces this requirement. The ministry assesses all complaints about wind turbine noise using a consistent protocol. A wind-turbine specific measurement methodology allows the Ministry to determine whether noise under various meteorological conditions is exceeding noise limits. Once the data has been obtained, ministry staff will evaluate the findings and determine if there is a reasonable indication that the ministry limit is being exceeded.

Vineland Power Inc. will operate the HAF Wind Energy Project in compliance with all requirements and conditions of approval.

The Design and Operations Report as posted for public review and comment states that the HAF Wind Energy project will have a community relations committee. Once the project has become operational Vineland Power Inc. will establish a committee comprised of representatives from the Township, residents and Vineland Power Inc. The objective of this committee will be to provide an effective channel of information regarding project related activities (i.e. maintenance activities) to local residents and to resolve any arising matters of concern regarding the projects operation in a constructive and transparent manner.

The project team appreciates your feedback and questions regarding the proposed HAF Wind Energy project. It is our hope that you also consider the positives associated with Wind Power

development.

- Wind energy projects are clean and renewable sources of energy
- There will be no greenhouse gas emission or other waste by-products generated from the facility during its operations, and will therefore not be a source of pollution to the surrounding community.
- This project will contribute to a more sustainable future by generating enough power for approximately 2,500 homes.
- This project will contribute in a meaningful way towards reducing greenhouse gas emissions and our dependence on limited fossil fuels.

The project team believes that the HAF Wind Energy Project is actually taking steps to improve the quality of life for not only the local community, but for all Ontarians by investing in our future energy needs in an environmentally responsible manner.

In closing, I would like to note that your comments have been included in the Consultation Report that will be submitted to the Ministry of Environment for review. In the meantime please continue to visit our project website at www.hafwindenergy.ca for updated project information as it becomes available.

As always if you wish to discuss this project or my response to your letter please do not hesitate to contact me directly.

Regards,

A handwritten signature in black ink, appearing to read "Tom Lewis". The signature is stylized with a large, sweeping initial "T" and "L".

Tom Lewis
Project Manager
HAF Wind Energy project

Appendix F: Municipal Consultation



MORRISON HERSHFIELD

July 22, 2010

Ms. Carolyn Langley
Township Clerk, Township of West Lincoln
318 Canborough Street, P.O. Box 400
Smithville, Ontario L0R 2A0

Re: HAF Wind Energy Project, Draft Project Description Report

Dear Ms. Langley:

Please find a copy of the draft Project Description Report for the HAF Wind Energy Project attached along with a letter notifying your office about this proposal and a Public Open House. This project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). The Regulation requires that we provide your office with a copy of the draft Project Description Report so that it may be made available to anyone who is interested. We respectfully request that you file this document for public viewing for a period of at least 90 days. The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

If you have any questions or comments about this request, please feel free to contact me.

Yours truly,

Mr. Jonathan Veale
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com



MORRISON HERSHFIELD

July 22, 2010

Ms. Carolyn Langley
Township Clerk, Township of West Lincoln
318 Canborough Street, P.O. Box 400
Smithville, Ontario L0R 2A0

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Langley:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

The purpose of this letter is to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House on August 25th, 2010. Please contact us if you believe that a meeting would be appropriate.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH is currently preparing studies of the environmental effects of the development and operation of the proposed project in accordance with the requirements of the Act and Regulation. Where applicable, MH will work with the appropriate federal and provincial agencies to ensure that the project meets the requirements for federal and/or provincial permits or approvals. This may include an approval under the *Canadian Environmental Assessment Act* ("CEAA").

A draft Project Description Report titled *HAF Wind Energy Project Renewable Energy Approval Project Description Report* has been prepared, which provides additional project information and details. This document is available to anyone interested. A copy will be made available for public review at the Township of West Lincoln Office (318 Canborough Street, PO Box 400, Smithville, Ontario L0R 2A0). The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

Public Open House #1: If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. Public Open Houses provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and ask questions regarding the project. This will be the first of two Public Open Houses for this project; the next will be scheduled in the fall of 2010. We appreciate your input and welcome your attendance at our first Public Open House scheduled for:

Date: **August 25th, 2010**

Time: **3:00 pm to 7:00 pm**

Location: **Township of West Lincoln, Caistor Community Centre**

9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Ms. Katie Trombetta
Ms. Mary Dinga
Mr. John Glazier
Mr. Norm Johnson
Mr. Douglas Joyner
Ms. Sue-Ellen Merritt
Mr. Mike Rehner
Mr. Derrick Thomson
Mr. Brian Treble
Mr. Trevor Hall
Mr. Adam Huycke



Britney Pringle

From: Jonathan Veale
Sent: Wednesday, November 17, 2010 12:28 PM
To: Brian Treble
Cc: Britney Pringle; Terry Hawrysh; Paul Draycott; Sunny Galia; Tom Lewis; Rachelle Larocque; carolynlangley@westlincoln.ca; dthomson@westlincoln.ca
Subject: HAF Wind Energy Project - Municipal Consultation
Attachments: Municipal Consultation Form_HAF_17Nov10_sm.pdf

Mr. Treble,

The draft site plan/reports for the HAF Wind Energy Project is now available for your review and comment. I would like to arrange a meeting with you and Township staff to discuss this project with the design and planning team. I envision that we could meet at any point after next week, where we would present the proposal and answer any questions or comments that you may have. Please let me know about your availability and that of the appropriate Township staff.

As required under O.Reg. 359/09 ("Renewable Energy Approval"), please find the Municipal Consultation form attached. The form indicates which Township Officials are required to provide comments. Also, since this project is a Class 4 Wind Facility some consultation requirements are not required.

Public Open House: We have not yet determined the date of our second Public Open House. Once we have determined a date and location for Public Open House #2, we will inform you in advance, and the public by letter notification and newspaper notice. This event will likely be in February, 2011.

Consultation timelines: Municipal stakeholders will have at least 90-days and members of the public will have at least 60-days to review our draft Renewable Energy Approval (REA) package in advance of the second Public Open House. Following that period, comments will be incorporated into the design of the project and Vineland Power Inc. may submit a Renewable Energy Approval to the Ministry of the Environment (MOE). The REA application will then be posted on the Environmental Registry for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

Electronic Versions of Files

I have uploaded relevant reports and maps to our FTP as follows:

Site:
<ftp://clientftp.morrisonhershfield.com/HAF%20draft%20Renewable%20Energy%20Approval%20Package/>

Login: **TOR1104037**
Password: **110four03seven**
Access Expires: **15-Dec-10**

I have couriered a paper copy of the draft REA package, this includes a CD with the reports and maps. I have uploaded each report/map separately on the FTP/CD and I have also included one document with all the reports attached.

These documents are not yet public. We will revise them based upon our discussions and that of other agencies. It is our intention to provide them as draft documents to the public within the next 30-days. At that time, we will provide the Township Clerk and Public Library with additional copies. Our timeline on this is subject to us meeting requirements of MOE, MNR, MTC, etc.

Please let me know if you have any questions or thoughts.

Yours truly,

Jonathan Veale M.E.S. EP
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
Cell: 416 347 8766
morrisonhershfield.com

TRANSMITTAL FORM



TO: **Mr. Brian Treble**
Director of Planning and Building, Township of West
Lincoln
318 Canborough Street, P.O. Box 400
Smithville, Ontario L0R 2A0

DATE: November 17, 2010
VIA:
YOUR REFERENCE:

PROJECT: HAF Wind Energy Project – Municipal
Consultation Form

PROJECT No.: 1104037.00

K:\PROJ\1104037\PROJECT MANAGEMENT\TRANSMITTALS\1104037_MUNICIPAL CONSULTATION.DOC

Enclosed herewith are:

No. of Copies	Item	Description
1	Draft Renewable Energy Approval Reports: <ul style="list-style-type: none">• Project Description• Wind Turbine Specification• Design and Operations Report• Construction Plan Report• Decommissioning Plan Report• Natural Heritage Assessment Report• Water Report• Archaeological Reports• Cultural Heritage Report• Environmental Impact Statement• Environmental Effects Monitoring Plan• Public Open House #1 Summary• Land-use, Natural Heritage, and Ecological Land Classification Maps	These documents are provided for your review and comment under O.Reg 359/09.
1	CD containing electronic versions of REA reports	
1	Municipal Consultation Form (Proponent Completed)	

Jonathan Veale M.E.S. EP
Project Manager – Environmental Division
Chef de projet – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
Cell: 416 347 8766
morrisonhershfield.com

Ministry of the Environment

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY

Section 1 - Project Description

1.1 - Renewable Energy Project
Project Name (<i>Project identifier to be used as a reference in correspondence</i>) HAF Wind Energy Project (Project No. 1104037.00)

Project Location					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
Civic Address- Street information (<i>includes street number, name, type and direction</i>)					Unit Identifier (<i>i.e. apartment number</i>)
See attached Project Description (Appendix A) and Land Use Maps (Appendix B)					
Survey Address (<i>Not required if Street Information is provided</i>)					
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.		Part and Reference: used to indicate location within unorganized territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.			
Lot	Conc.	Part		Reference Plan	
Location Information (<i>includes any additional information to clarify physical location</i>)(e.g. municipality, ward/ township) Township of West Lincoln, Regional Municipality of Niagara, Ontario, Canada					
Geo Reference (<i>e.g. southwest corner of property</i>)					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing
NAD83	17N	Accurate to <1 meter	Point to radius	(SEE APPENDIX C for Coordinates)	

Project Phasing (<i>outline construction, operation and decommissioning activities</i>)
See Project Description Report (PDR) (Appendix A) - The project will be conducted in four main phases: 1) Development, 2) Construction, 3) Operations and Maintenance, and 4) Decommissioning. The attached PDR describes each of these phases. This project is presently in the development phase where the proponent seeks to obtain the required approvals. The following reports are available for your reference: Design & Operations Report, Construction Plan Report, Decommissioning Plan Report, and Wind Turbine Specification Report.

1.2 - Environmental Context
Describe any negative environmental effects that may result from engaging in the project (<i>consider construction, operation and decommissioning activities.</i>) A number of environmental effects are possible, our initial assessment is included in the draft Project Description Report. Following that, the draft REA reports describe environmental effects from the perspective of each phase and the required tasks to construct, operate, and decommission the facility.
Propose early avoidance/prevention/mitigation concepts and measures. The potential effects of constructing, operating, maintaining, and decommissioning a wind energy project can typically be mitigated through known and accepted practices. The each REA report describe how this project will reduce or mitigate these potential environmental concerns. Please see the appropriate report for each phase to learn about the proposed avoidance/prevention/mitigation measures.

--

1.3 - Renewable Energy Generation Facility

Type of Facility / Operation (select all that apply & complete all appropriate sections)

<input checked="" type="checkbox"/>	Wind Facility (Land Based) Class 4 Wind Facility	<input type="checkbox"/>	Biofuel Facility
<input type="checkbox"/>	Wind Facility (Off-Shore)	<input type="checkbox"/>	Solar Photo Voltaic Facility
<input type="checkbox"/>	Biogas Facility (Anaerobic Digesters)	<input type="checkbox"/>	Other Describe :
<input type="checkbox"/>	Biomass Facility (Thermal Treatment)	<input type="checkbox"/>	Class (if applicable) :

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site (hectares)
9.0 megawatts	26 million kWh/year	West Lincoln/Niagara	Approx. 20-25 hectares

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.

The major components of the project are as follows: 1) Meteorological Tower; 2) It is anticipated that four to five turbines will be built. The Vestas V100, 1.8 MW turbine model has been selected as the preferred model; 3) Collector systems, micelle mounted transformers and a distribution system to connect to the Hydro One distribution system; 4) Nacelle mounted 690v/27.6 kV step up transformers located in the nacelle housing of each turbine. Buried and overhead 27.6kV electrical collector system, switching station and ancillaries; 5) Turbine access roads; 6) Temporary staging areas for erection of wind turbines; 7) A small Supervision Control and Data Acquisition (SCADA)/operations building located at the switching station site.

1.4 – Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The HAF Wind Energy Project will convert the energy in the wind into electricity using wind turbine generators which will then feed into the Hydro One distribution system. This will produce enough power for approximately 2500 homes.

Section 2 – Supporting Documents

2.1 – Requirement	Name of Draft documents distributed for consultation	Date available to Municipal or Local Authority Contact
DRAFT Project Description Report	Draft Project Description Report	17-Nov-2010
DRAFT Design and Operations Report	Draft Design & Operations Report	17-Nov-2010
DRAFT Construction Plan Report	Draft Construction Plan Report	17-Nov-2010
DRAFT Decommissioning Plan Report	Draft Decommissioning Plan Report	17-Nov-2010
List of other Documents	Draft Wind Turbine Spec. Report	17-Nov-2010
	Draft Stage 1 Archaeology Report	17-Nov-2010
	Draft Stage 2 Archaeology Report	17-Nov-2010
	Draft Cultural Heritage Report	17-Nov-2010
	Draft Water Report	17-Nov-2010
	Draft Land Use Maps	17-Nov-2010
	Draft Natural Heritage Maps	17-Nov-2010

Location where written draft reports can be obtained for public inspection *(physical location for viewing and the applicants project website if one is available):*
 1) Township of West Lincoln Clerk's Office -
 2) Public Library -
 3)
 Draft REA Package available 60-days in advance of second public open house IAW O.Reg.359/09

Section 3 – Applicant Address and Contact Information

3.1 - Applicant Information <i>(Owner of project/facility)</i>												
Applicant Name <i>(legal name of individual or organization as evidenced by legal documents)</i> Vineland Power Inc.			Business Identification Number 1788767									
Business Name <i>(the name under which the entity is operating or trading - also referred to as trade name)</i> <input checked="" type="checkbox"/> same as Applicant Name												
Civic Address- Street information <i>(includes street number, name, type and direction)</i> 1616 Niagara Stone Road, Box 400, Virgil, Ontario, L0S1T0			Unit Identifier <i>(i.e. apartment number)</i>									
Survey Address <i>(Not required if Street Information is provided)</i>												
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; border-bottom: 1px dashed black;">Lot</td> <td style="width: 50%; text-align: center; border-bottom: 1px dashed black;">Conc.</td> </tr> <tr> <td style="text-align: center; border-bottom: 1px dashed black;">N/A</td> <td style="border-bottom: 1px dashed black;"></td> </tr> </table>		Lot	Conc.	N/A		Part and Reference: used to indicate location within an unsubdivided township or unsurveyed territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; border-bottom: 1px dashed black;">Part</td> <td style="width: 50%; text-align: center; border-bottom: 1px dashed black;">Reference Plan</td> </tr> <tr> <td style="border-bottom: 1px dashed black;"></td> <td style="border-bottom: 1px dashed black;"></td> </tr> </table>			Part	Reference Plan		
Lot	Conc.											
N/A												
Part	Reference Plan											
Municipality Niagara Region,	County/District Township of West Lincoln,	Province/State Ontario,	Country Canada,	Postal Code L0S1T0								

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality <i>(include each local municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Upper Tier Municipality <i>(include each upper tier municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's name	Clerk's Phone/Fax	E-Mail Address
Local roads area <i>(include each local roads area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of local roads board	Address	Phone	Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Board Area <i>(include each board area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address

Section 5: Consultation Requirement

5.1 - Project Location
Provide comment on the project location with respect to infrastructure and servicing.
5.2 – Project Roads
Provide comment on the proposed project's plans respecting proposed road access.
Identify any issues and provide recommendations with respect to road access
Provide comment on any proposed Traffic Management Plans
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans

5.3 – Municipal or Local authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

5.4 – Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

Appendix A
Draft Project Description Report



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Suite 600, 235 Yorkland Boulevard
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Tel: 416 499 3110
Fax: 416 499 9658
morrisonhershfield.com

Project Number: 1104037.00

Project Title: HAF WIND ENERGY PROJECT

Report: 000-R03-1104037

Title: PROJECT DESCRIPTION REPORT

Client: IPC Energy
2550 Argentia Road Suite 105
Mississauga, Ontario
L5N 5R1

Attention: Mr. Sunny Galia Project Manager

Date: September 29, 2010
(Draft for public and agency review)

Morrison Hershfield Limited

Jonathan Veale
Project Manager



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Tab 3: Land-Use Maps

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Tab 5: Ecological Land Classification Maps

Tab 6: Project Correspondence

Tab 7: Public Open House #1 Summary

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Tab 9: Ministry of Natural Resources, Confirmation Letter

Tab 10: Ministry of Tourism and Culture, Confirmation Letter

Tab 11: Environmental Effects Monitoring Plan

PREAMBLE

The proposed HAF Wind Energy Project by **Vineland Power Inc.**, the proponent is subject to *Ontario Regulation 359/09* Renewable Energy Approvals (REA) under Part V.0.1 of the *Ontario Environmental Protection Act* and is seeking a *Renewable Energy Approval* from the Ministry of the Environment (MOE). This Project Description Report is a required document under the REA and is available from the proponent upon request. This document has been filed with the MOE in accordance with S.14 of the REA.

1.0 PROJECT DESCRIPTION REPORT

1.1 Project Proponent – Vineland Power Inc. .

IPC Energy (IPC), the developer, on behalf of the proponent, **Vineland Power Inc.**, is proposing to develop the **HAF Wind Energy Project**, located south of the Community of Tweedside, in the Township of West Lincoln, in Niagara Region, Ontario. IPC has retained Morrison Hershfield Limited (MH) to undertake the Renewable Energy Approval and the required environmental studies. Vineland Power Inc. is focused on wind energy development in the Province of Ontario. IPC Energy works closely with landowners, municipalities and other partners to develop, build and operate energy projects across Canada and internationally, not only for their own projects, but as developers for community projects and other investors. IPC believes that wind energy will provide a safe, viable and economic alternative to other forms of electrical generation as well as becoming a supplement to existing renewable energy such as hydro electric. Wind power is already an important component of energy in Europe, and is becoming a major industry in Canada. More information on IPC can be found at: www.ipcenergy.ca.

1.2 Project Developer – IPC Energy Inc.

IPC Energy is an Ontario based corporation formed in 2004 to provide wind power solutions to farmers and local business groups. It is 100% Canadian owned with its shareholders committed to delivering efficient and cost effective solutions in an environmentally and technically responsible manner. IPC Energy is a fully capable wind park developer covering all phases of the project life cycle from development, to construction and management. IPC is composed of a team of qualified engineers that provide civil, electrical and wind resource assessment to ensure projects provide maximum value with minimum impact on communities and the environment. IPC is developing nine projects that have submitted applications under the initial Feed In Tariff (FIT) program under the Green Energy and Economy Act and has a significant pipeline of projects at various stages of development in Canada and abroad.

The study team may be contacted as follows:

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1.3 Purpose of the Project

The purpose of the HAF Wind Energy Project is to assist the:

- Government of Canada in fulfilling its international commitments, while promoting a sustainable development initiative

- Government of Ontario in achieving its Green Energy Strategy and environmental commitments, while assisting with the Government's coal-fired generation reduction program
- Government of Ontario in fulfilling its goals and principles of establishing a clean and healthy environment, economic growth, and strong communities for the long-term (Provincial Policy Statement)
- Development of stable, long-term electricity pricing for Ontario consumers
- Stimulation of economic and sustainable development in Niagara Region
- Encouragement of innovative and economically viable solutions to climate change

1.4 Energy Source, Classification and Name Plate Capacity

The HAF Wind Energy Project will convert the energy in the wind into electricity using wind turbine generators which will then feed into the Hydro One distribution system. This facility is classified as a **Class 4 Wind Facility** under the Renewable Energy Approval (REA) and is subject to the requirements of O.Reg 359/09. The proposed HAF Wind Energy Project has a name plate capacity of 9.0 megawatts (MW). The location of the Project and components are shown on **Tab 1 (Site Plan)**.

1.5 Project Location and Land Ownership

The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The Project Area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn.

More specifically, the Study Area is bound by:

- Mud Street
- S. Grimsby Road 10
- Regional Road 1
- Short Road
- Twenty Road
- Caistor Centre Road
- 5th Consession Road
- Abingdon Road
- Regional Road 65
- Westbrook Road
- Regional Road 20
- Regional Road 8



Figure 1: View of the Project Area, a Characteristic View of the Study Area

The landscape of the study area consists of an area of approximately 4808 ha and is generally agricultural in land use. Project components will be installed on privately-owned agricultural lots within the study area. Appendix A presents the project location. The land inside the project area is generally flat, with an elevation of 190 m to 197 m above mean

sea level. Within the Project Area, streams are relatively small, some only seasonal. There are some large drains in which water remains year round. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA. Most of these fields are tilled and planted seasonally with crops such as corn, oats, and soybeans. Field sizes vary considerably. The landscape is fragmented with open fields, roads, fences, planted crops and vegetation, and settlement areas. Figure 1, above, shows a characteristic view of the study area. There are few woodlots in and around the project area. The diversity of tree species is relatively low.

1.6 Project Facilities, Equipment and Technology

The major components of the project are as follows:

- Meteorological Tower
- It is anticipated that four (4) to five (5) turbines will be built. The **Vestas V100, 1.8 MW** turbine model has been selected as the preferred model.
- Collector systems, nacelle mounted transformers and a distribution system to connect to the Hydro One distribution system. Nacelle mounted 690v/27.6 kV step up transformers located in the nacelle housing of each turbine. Buried and overhead 27.6kV electrical collector system, switching station, and ancillaries.
- Turbine access roads
- Temporary staging areas for erection of wind turbines
- A small Supervision Control and Data Acquisition (SCADA)/operations building located at the switching station site

1.6.1 Meteorological Tower

A meteorological tower was installed within the study area to monitor wind speed, wind direction, temperature and humidity. The meteorological tower is approximately 60 m in height and was installed in April, 2010. The tower will remain for the duration of the Project to monitor wind turbine performance and environmental conditions. The tower is supported by guy wires.

1.6.2 Wind Turbines

The Vestas V100, 1.8 MW turbine has been selected as the preferred model for this project. It is anticipated that four (4) to five (5) turbines will be installed. Several alternative turbine locations were studied for environmental impacts and for flexibility to move turbine locations in future, if required. The Wind Turbine Specification Report provides greater detail on the model selected.

All turbines at the HAF Wind Energy Project will meet Transport Canada and NAVCanada requirements for aviation safety/lighting. Further details about the wind turbine proposed will be found in the Wind Turbine Report.

1.6.3 Access Roads and Crane Pads

Access roads, most likely made of packed gravel, will be required to access each wind turbine location. The placement of these roads will seek to minimize impacts on the environment while providing for effective maintenance access to each turbine location. The transportation of machinery, turbine components and other equipment will be done over the existing municipal roads as far as possible. During the construction phase, each wind turbine's access road will end at a crane pad where the turbine will be constructed. The crane will only be required during construction of the turbine. The crane pad will be made of the same material as the access roads. The land used for the crane pad will be restored through standard industry practices and as per applicable rules and regulations at the end of the construction phase. The access roads will be compliant with Ontario and municipal regulations and will be built to support the weight of the equipment and heavy machinery required to build each wind turbine location.

1.6.4 Collector System, Switching Station and Distribution Line

The energy from the Project will be collected via underground cabling and overhead lines and directed to a switching station. The switching station will connect directly to the local distribution system. The turbines will connect to the Hydro One distribution system. The power will be generated at approximately the 27.6 kV voltage level at the turbine step up to a local 27.6 kV collection system by nacelle-mounted transformers located in the nacelle housing of each turbine for Vestas turbines.

1.6.4.1 Collector System

The power generated at each of the wind turbine generators is transported through the collector system. The collector system consists of buried cables and overhead collector lines. In some cases, there may be some shared use with existing Hydro One lines and poles. The collector system will be built to Ontario standards.

1.6.4.2 Switching Station, Communications and SCADA

The switching station will be a chain-linked fenced area measuring approximately 1/4 acres. Within the fenced area, a switching station with a small pre fabricated building for SCADA will be equipped with full Supervision Control and Data Acquisition (SCADA) capabilities. Beside the maintenance building, there will be a switching gear. The maintenance building will have a gravel shoulder surrounding it. The overhead cables coming out of the switching station will attach onto dead-end poles from the fenced area for the switching station and will then attach to a metering pole.

1.6.4.3 Distribution System

Electricity collected at the switching station will be transferred to NPEI's distribution grid. A distribution line will be built to connect the station to the NPEI grid. An appropriate protection system, as per the best industry practices as well as utility guidelines will be provided.

1.6.5 Maintenance Building

The maintenance building will be located within the fenced area of the switching station. Aside from housing the SCADA system, the maintenance building may also be used as a spare parts warehouse. Maintenance tools used for generator alignment, tools for bolt torque and gearbox oil and tools used for oil filter change will also be stored in the maintenance building. There will be no permanent staff presence; therefore, a sanitation system will not be required. Only trained personnel will be permitted within the fenced in enclosure, including the maintenance building.

1.7 Project Activities

This project includes four main phases:

- 1) Development Phase;
- 2) Construction Phase;
- 3) Operations Phase; and,
- 4) Decommissioning Phase.

The following sections, 1.6.1 to 1.6.4, present an overview of each phase's activities. Details on these phases can be found in the Consultation Report, Construction Plan Report, Design and Operations Report and Decommissioning Plan Report.

1.7.1 Development Phase

This phase of the Project includes all of the assessments and plans required under the Renewable Energy Approvals (REA) requirements and best management practices. These generally include: the land acquisition, wind resource assessment, feasibility study, community relations, permitting, project description, public and agency consultation, natural heritage assessment, cultural heritage assessment, archaeological assessment, noise assessment, environmental impact assessment, construction plan, design and operations report, and decommissioning plan. The Development Phase is a critical step towards ensuring that the project achieves the Purpose outlined in Section 1.2. IPC is committed to deliver efficient and cost competitive energy in an environmentally responsible manner.

The Development Phase is not specifically discussed in the technical reports of the Renewable Energy Approval package, except where relevant for discussions around consultation, design, and environmental considerations for the project.

1.7.2 Construction Phase

This phase of the Project includes all activities from initial work planning, to testing of the wind energy project before commissioning. The main activities during this phase include site prospecting, transportation, new road building, installation of wind turbines including concrete foundations, crane platforms, and installation of the electrical networks and switching station. Further details on the Construction phase are found in the **Construction Plan Report**.

1.7.3 Operations Phase

The operation phase's activities mainly relate to regular maintenance, operation and examination of the Project's facilities. On average, two visits are planned each year per turbine for routine maintenance; however, additional visits may be required. More significant operations and maintenance tasks are planned at 5, 10, and 15 years intervals, as dictated by the life-cycle of the components. A major overhaul after 10 years of operation is generally required. Further details on the Operations phase are found in the **Design and Operations Report**.

1.7.4 Decommissioning Phase

The decommissioning phase of the project includes the disassembly, dismantling, and restoration of each wind turbine location. This will take place once the life cycle of the facility has expired. The decommissioning of the HAF Wind Energy Project may require the dismantling of the components making up the wind energy project, such as the turbines, their concrete foundations, the switching station and the overhead and/or underground electrical network. Decommissioning will take place in accordance with the laws and regulations in effect. Further details on the Decommissioning phase are found in the **Decommissioning Plan Report**.

1.8 Environmental Effects that May Result from the Project

1.8.1 Preliminary Records Review and Pre-Consultation

During the Development Phase of the project a Preliminary Records Review and Pre Consultation with Agencies was undertaken. The purpose of this was to obtain preliminary information about the potential environmental effects that may result from the project. This required that the proponent understand the proximity of the project to environmental components. During this period, the proponent obtained the locations of environmental features and developed an understanding of the geography of project location. This data was incorporated into the various reports and maps of this project.

Tabs 1 to 5 of the Renewable Energy Approval Package shows the proposed site plan, natural heritage maps, ecological land classification, and land use. Further environmental study has informed the proponent's understanding of the existing environmental components and thus the potential environmental effects as the REA progresses. The following reports provide additional guidance on how the project could interact with the environment:

- **Natural Heritage Assessment Report:** The Natural Heritage Assessment provides and inventory of the natural heritage features in proximity to the project. Including, herpetofauna, plants, vegetation, wildlife, bats, and birds. The report determines the significance of environmental features.
- **Water Assessment and Impacts Report:** The Water Assessment and Impacts Report describes the water resources in proximity to the project area and describes how these resources may be impacted by the proposed project. The report also provides mitigation and environmental protection measures to protect water resources and fish and aquatic habitat. The report expands on the Environmental Impact Statement (EIS)
- **Environmental Impact Statement (EIS) Report:** The EIS describes how the project will interact with the environment and describes environmental impacts. The report prescribes mitigation and protection measures for significant environmental features. The EIS is required where any aspect of the project interacts with REA setbacks and significant environmental components.
- **Environmental Effects Monitoring Plan (EEMP) Report:** The EEMP provides a monitoring plan for environmental effects. The purpose of the EEMP is to provide a framework monitoring and determining the environmental effects of the project during construction, operation and maintenance, and decommissioning.

The land use maps and natural heritage maps show known and assessed environmental components, where present, such as:

- Natural Heritage Resources
 - Waterbodies
 - Wetlands
 - Bird Nesting Sites
 - Wildlife Habitat

PROJECT DESCRIPTION REPORT

- Woodlots
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas
- Conservation Reserves
- Provincial Parks
- Noise Receptors
- Provincial and Local Roads
- Areas Protected under Provincial Plans & Policies

1.8.2 General Summary of Environmental Effects

The potential effects of constructing, operating, maintaining, and decommissioning a wind energy project can typically be mitigated through known and accepted practices. Other REA documents describe how this project will reduce or mitigate these potential environmental concerns. The Project Description Report will **identify and describe** which environmental effects that may result from the project. This informed the following reports/studies and guided the proponent to addressing known and potential environmental effects.

The potential environmental impact concerns that may result from the project are typical of concerns related to wind energy facilities in agricultural areas. These concerns generally relate to three Environmental Components: **natural heritage, the socio-economic environment, cultural heritage and archaeological resources.**

In order to assess this, the proponent undertook a four season natural heritage assessment, cultural heritage assessment, archaeological Stage 1 and Stage 2 assessments, and public and agency consultation to understand the socio-economic landscape.

1.8.3 Role of Consultation in Determination of Effects

Consultations with land-owners, federal and provincial agencies, and utilities will take place to inform and describe these potential environmental effects. Consultations are an essential tool to ensuring that developers obtain environmental data that contributes to our understanding of the impacts of wind energy development. The analysis of these environmental and social effects, amongst several others, along with proposed mitigation and monitoring plans will be discussed in detail in the forthcoming reports required subject to the REA process.

1.8.4 Summary Table of Potential Environmental Effects

Table 1, found on the following pages, describes the Potential Negative Environmental Effects of the Proposed Wind Energy project. The table divides these effects into environmental components and provides additional information where applicable. The purpose of **Table 1** is to:

- provide guidance on directing future environmental assessment of the project
- identify necessary environmental studies and reporting requirements
- identify consultation avenues and provide fodder for future discussions with stakeholders
- identify potential negative environmental effects of the project and offer a lens from which to approach each environmental component
- offer a framework to organizing future environmental protection and mitigation measures.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
Natural Heritage Resources		
Natural heritage resources include features such as wetlands, waterbodies, woodlots, valleylands, wildlife habitat, provincial parks, and conservation areas. Each of these features may be categorized into one or more of the environmental subcomponents of Waterbodies, Fish and Aquatic Habitat, and Wildlife and Terrestrial Habitat.		
<p>Waterbodies</p> <p>This includes all water resources found within the study area, including those found on the surface, underground, or at seepage areas.</p> <p>Waterbodies include lakes, permanent streams, intermittent streams, seepage areas, and ground water.</p>	<ul style="list-style-type: none"> • The project will not impact a ground water seepage area The project is not anticipated to involve the storage of or consumption of water • The project will not require the alteration of surface water runoff patterns • Sedimentation and erosion control measures were included in the Construction Plan and Environmental Effects Monitoring Plan • Where the project interacts with watercourse and waterbodies, an environmental impact statement is required. • A Water Assessment and Impacts Report has been prepared. 	<ul style="list-style-type: none"> • The project may effect surface water quality and quantities of flow • If required, dewatering activities may impact natural heritage or water resources • The project may impact shoreline/riparian water quality and quantity • An unexpected oil or lubricant spill may impact water quality

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
<p>Fish and Aquatic Habitat This includes all fish and aquatic habitat including those of a seasonal or intermittent nature. This includes all areas where plants, animals and other aquatic organisms live or have the potential to live and find adequate amounts of food, water, shelter, and space to sustain their population, including an area where a species concentrates at a vulnerable point in its life cycle (i.e. spawning or reproduction) and an area that is important to a migratory or non-migratory species.</p>	<ul style="list-style-type: none"> • A Natural Heritage Assessment Report was prepared as part of this study. • The project must be setback from water courses and thus fish habitat • No shoreline/riparian works are anticipated as part of this project • Large quantities of toxic or hazardous materials are not typically found in the proposed facilities; small quantities are self-contained inside wind turbines or securely stored in a designated facility 	<ul style="list-style-type: none"> • Materials associated with turbines, including oils and lubricants may be spilled during construction, operation, maintenance, or decommissioning and impact water resources, fish, and aquatic habitat • Roads and electrical infrastructure crossing watercourses could impact fish and fish habitat.
<p>Wildlife and Terrestrial Habitat This includes all areas where terrestrial plants, animals and other organism live or have the potential to live and find adequate amounts of food, water, shelter, and space to sustain their population, including an area where a species concentrates at a vulnerable point in its life cycle and an area that is important to a migratory or non-migratory species.</p>	<ul style="list-style-type: none"> • Wildlife and Habitat studies were undertaken as part of the Natural Heritage Assessment; these studies conformed to MNR requirements. • The project facilities will be located away from significant wildlife habitat (including known bat hibernacula) and designated natural areas • The project will not impact potential habitat for species at risk • The project will not impact vegetation species at risk 	<ul style="list-style-type: none"> • The project could cause habitat loss or mortality to wildlife, including: <ul style="list-style-type: none"> • Birds; • Bats; • Amphibians; • Other flora and fauna
<p>Socio-Economic Environment The Socio-Economic Environment includes: land uses and resources; areas protected under provincial plans and policies; noise, air, odour and dust; provincial and local infrastructure; public health and safety; aesthetics and landscape; economy and livelihoods; and social justice.</p>		
<p>Land Use and Resources (including, Aboriginal Land Uses and Resources) Refers to land use as defined in the Planning Act (R.S.O. 1990). Includes all lands within 300 meters of the project location. Land uses and resources include: aggregate resources, landfill sites, petroleum wells, recreation areas, forest</p>	<ul style="list-style-type: none"> • Consultation with land-owners, municipalities, and any aboriginal parties has taken place during this study and will continue to do so. • The project takes place on lands that are optioned to the proponent • The existing land use for the project location is generally 	<ul style="list-style-type: none"> • The project could have a negative effect on residential commercial, or institutional land uses in proximity to the site • The project may impact aboriginal land uses; consultation with Indian and Northern Affairs Canada may be required.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
resources, aboriginal land claims, telecommunication (radio/radar), transportation, aerodromes, etc.	<p>agricultural in nature</p> <ul style="list-style-type: none"> • The project will conform to the land uses permitted under provincial and municipal requirements • Aboriginal land uses may be found in, or proximity to, the study area • The proposed project location does not possess potential for contamination • Consultation with NavCanada and Transport Canada is part of this process 	<ul style="list-style-type: none"> • The project may impact telecommunications and aerodrome facilities; consultation with NavCanada and Transport Canada will be required.
<p>Areas Protected under Provincial Plans and Policies</p> <p>Includes those areas that are defined under the Oak Ridges Moraine Conservation Plan Area, Niagara Escarpment Plan Area, Lake Simcoe Watershed Plan Area, and Green Belt Act.</p>	<ul style="list-style-type: none"> • The Niagara Escarpment Plan Area remains outside of the study area. • Consultation with the Niagara Peninsula Conservation Authority and Regional Municipality of Niagara will take place during this study. 	<ul style="list-style-type: none"> • The project is not anticipated to impact the Oak Ridges Moraine Conservation Plan Area, Niagara Escarpment Plan Area, Lake Simcoe Watershed Plan Area, and Green Belt Act regulated areas.
<p>Noise</p> <p>Refers to noise receptors as a location at which a discharged noise from a renewable energy generation facility is received.</p> <p>O.Reg 359/09 subsection (4) defines this term.</p>	<ul style="list-style-type: none"> • A Noise Assessment Study has been conducted as part of this study. • Wind turbines are known to produce noise and a noise assessment will be undertaken as part of the REA process • Setbacks from sensitive noise receptors are required as part of the REA; wind facilities may not be located in proximity to these receptors 	<ul style="list-style-type: none"> • The project may emit noise and effect sensitive noise receptors
<p>Air, Odour, Dust</p> <p>Includes emissions in to the atmosphere that include: nitrogen dioxide, sulphur dioxide, suspended particulates, emissions of green house gasses (GHGs: CO₂, Methane), and other odours and dust.</p>	<ul style="list-style-type: none"> • On a net basis the project will enhance air quality by reducing GHG emissions from alternative energy sources 	<ul style="list-style-type: none"> • During construction and decommissioning of the facility air quality will be temporarily negatively affected by emissions produced from construction machinery. These emissions include elevated levels of nitrogen dioxide, sulphur dioxide, suspended particulates, emissions of GHGs (CO₂, Methane), and other

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
		odours and dust.
Provincial and Local Infrastructure	<ul style="list-style-type: none"> • MTO and local municipalities will be contacted to ensure that provincial and local transportation infrastructure requirements are followed. 	<ul style="list-style-type: none"> • During construction and decommissioning provincial and local roads may be effected by the movement of construction equipment and turbine materials • Local water, sanitary, and stormwater facilities will not be impacted.
Public Health and Safety	<ul style="list-style-type: none"> • The project will comply with provincial health and safety laws and standards 	<ul style="list-style-type: none"> • Public health and safety will not be impacted by the proposed undertaking
Aesthetics and Landscape Refers to the visual aesthetics and landscape character of the land.	<ul style="list-style-type: none"> • While rural in nature, the landscape of the study area is largely dominated by industrial/commercial agriculture 	<ul style="list-style-type: none"> • The project may effect the aesthetics of the landscape by transforming it to a more industrial vista
Economy and Livelihoods Refers to the economic activities and employment found in the study area and includes the cultural nature of employment in shaping human identities.	<ul style="list-style-type: none"> • The project will produce economic activity in Niagara Region and in Ontario • The project is a community power project as the proponent is organized in Niagara Region 	<ul style="list-style-type: none"> • The project may effect the production of economic activity in the area or compete with local industries
Social Justice Refers to the pursuit of a fair and just society. This is characterized by a proportionate distribution of resources where no social group exploits another. Significant net imbalances may diminish the socio-economic goals of the project.	<ul style="list-style-type: none"> • The project is a community power project where the proponents live and work in close proximity to the proposed facilities • The proposal seeks to provide a net benefit to the local, regional, and provincial socio-economic environment 	<ul style="list-style-type: none"> • The project may provide a disproportionate distribution of resources to one social group or community within society
Cultural Heritage and Archaeological Resources		
Archaeology and Human History These refer to sites within the meaning of O.Reg 170/04 made under the Ontario Heritage Act. These include the historical and material remains of past human activities and inform us about past conditions	<ul style="list-style-type: none"> • A Stage 1 and Stage 2 Archaeological Assessment was undertaken to determine the archaeological potential • The study conformed to MOTC requirements. 	<ul style="list-style-type: none"> • The project may disturb archaeological remains which speak to the human history of the area during construction

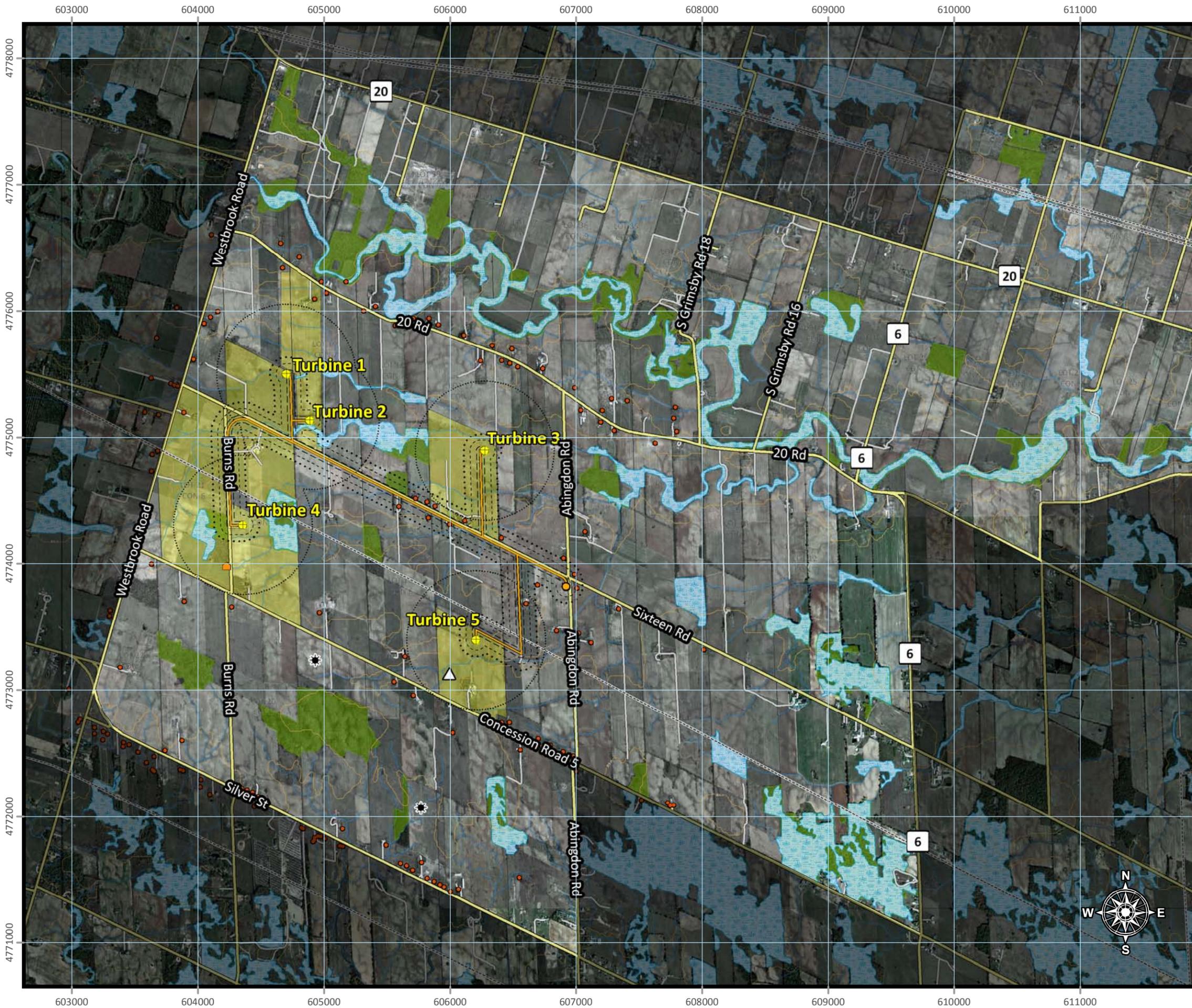
Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
<p>Heritage Resources Refers to real property that is of a cultural heritage value or interest and may include buildings, structures, landscape, or other real property.</p>	<ul style="list-style-type: none"> • Cultural Heritage Assessment was completed to determine cultural value before any facilities are constructed • The study conformed to MOTC requirements. • The proposal does not include any proposed modification or impacts to known protected properties or heritage resources 	<ul style="list-style-type: none"> • The project will not impact heritage resources.

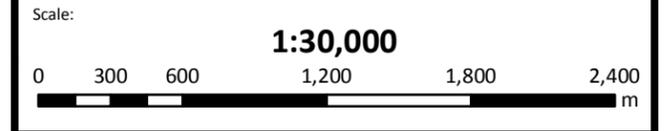
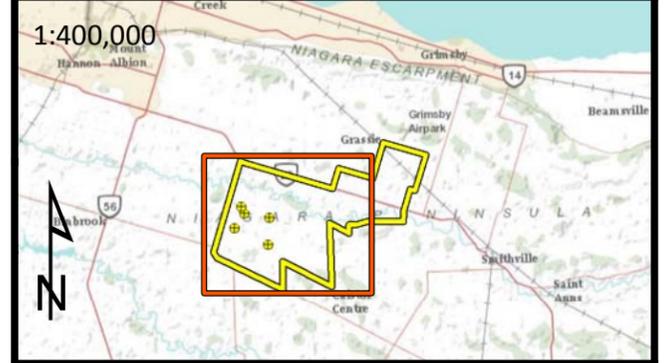
References

- Ontario Ministry of the Environment (MOE), 2010. *Technical Bulletin One. Guidance for preparing the Project Description Report, as part of an application under O.Reg.359/09*. Draft Document posted for public comment on the Environmental Registry March 1, 2010. Queen's Printer for Ontario. PIBS 7436e.
- Ontario Ministry of the Environment (MOE), 2009. *Ontario Regulation 359/09 Renewable Energy Approvals Under Part V.)1. of the Act. O.Reg.359/09*. Consolidation Period: September 24, 2009 to September 30, 2009. Filed October 1, 2009. Queen's Printer for Ontario.

Appendix B
Draft Land Use Maps



Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project: **HAF WIND ENERGY PROJECT**

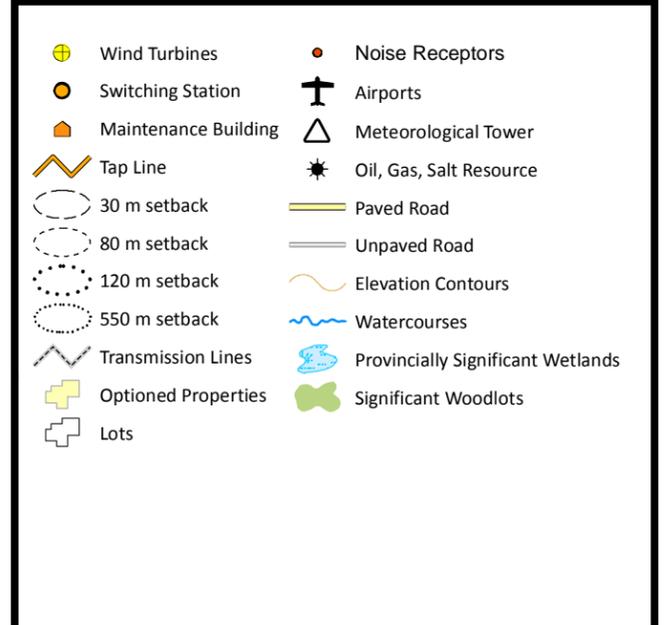
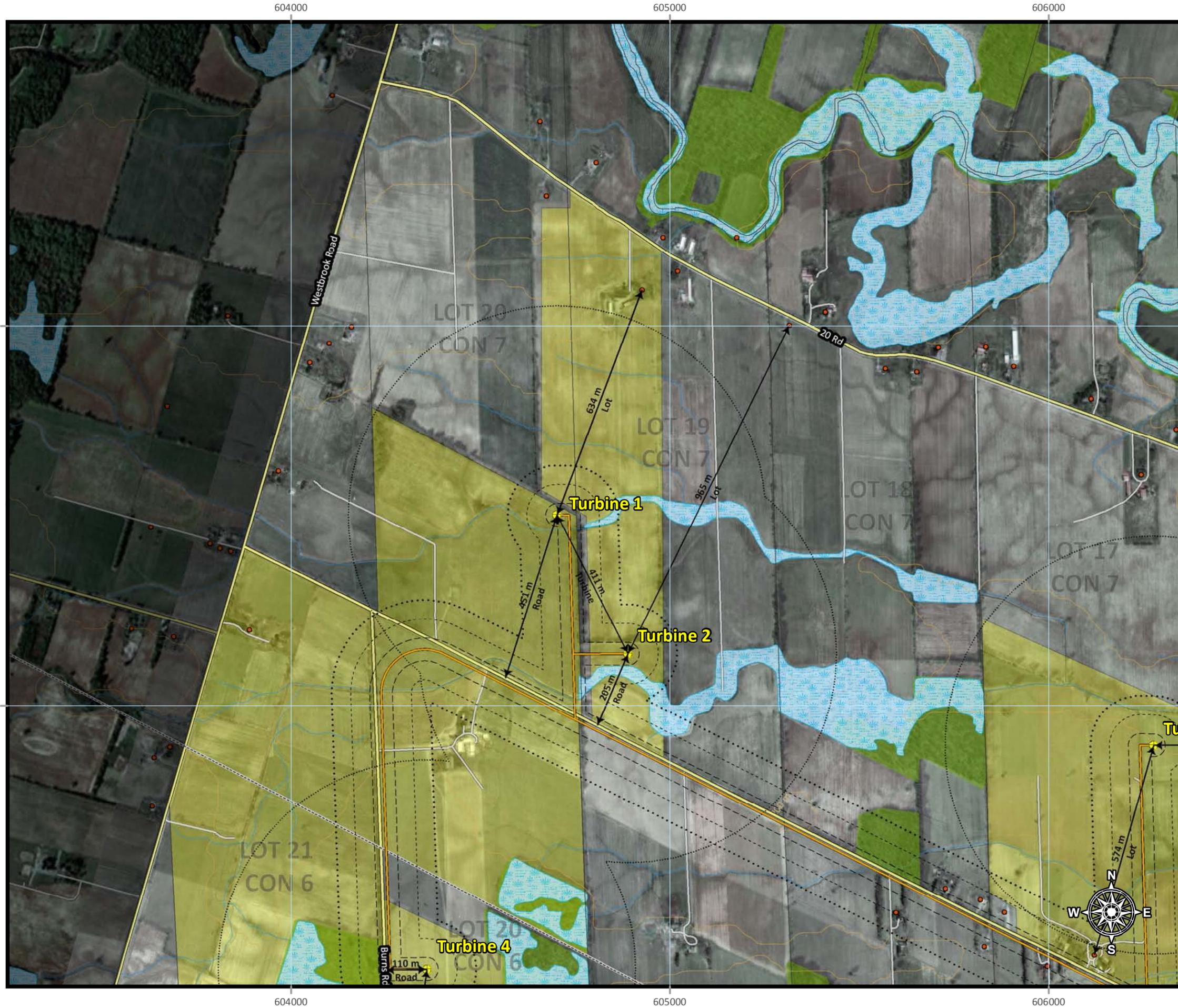
Title: **Proposed Wind Turbines Site Plan
 Landuse**

Project No.: **1104037**

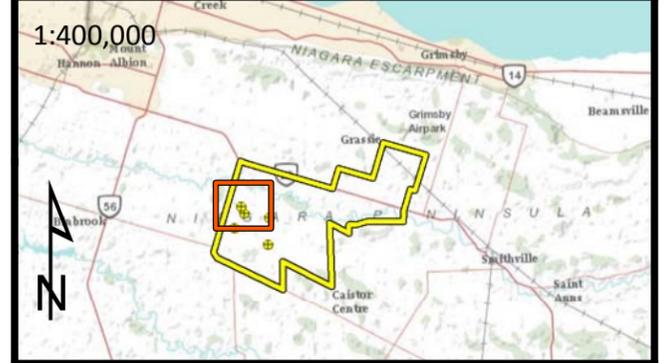
Drawing No.: **Figure No. 1**

Date: **September 9, 2010**

Date: **September 9, 2010**



Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project: **HAF WIND ENERGY PROJECT**

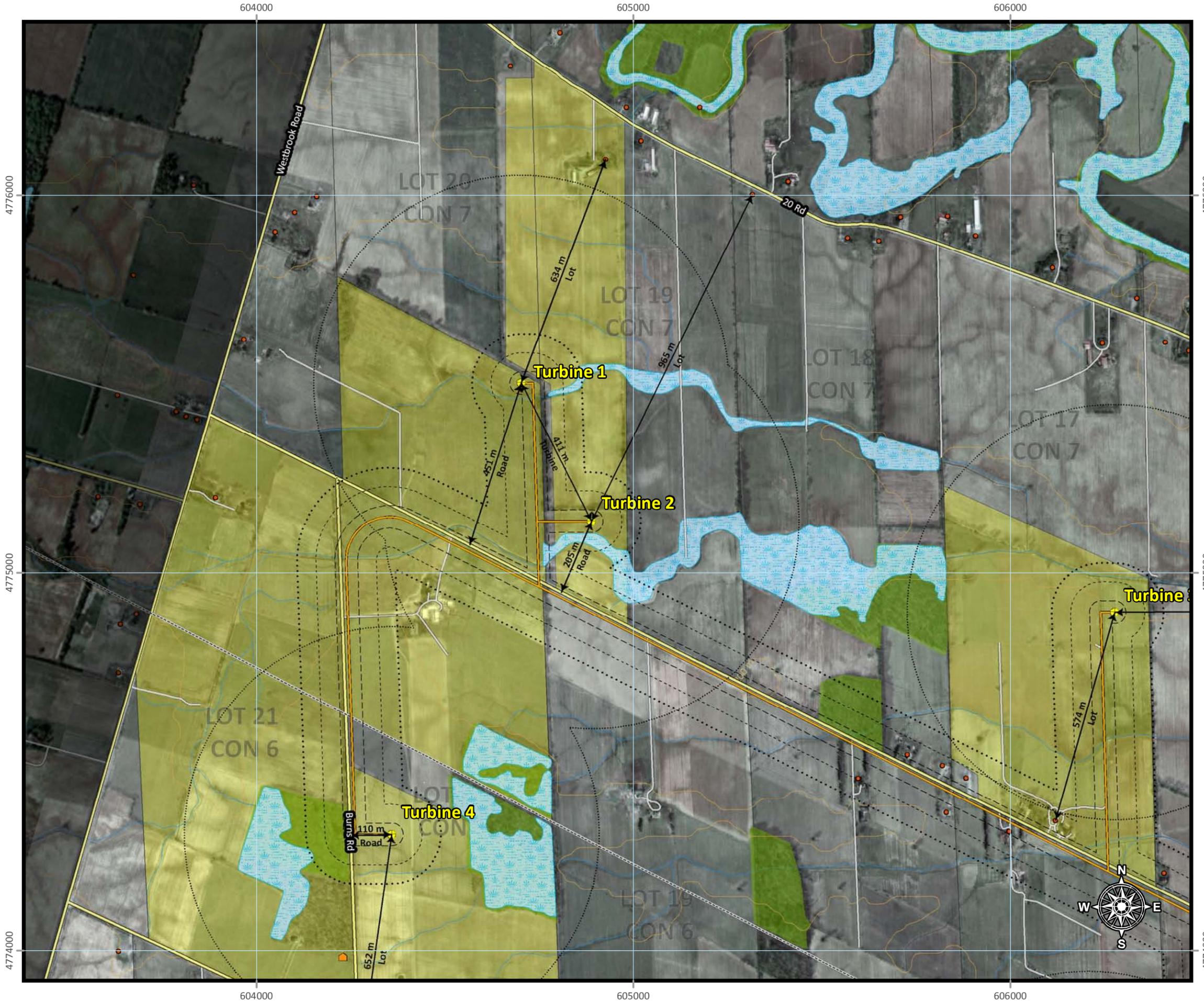
Title: **Proposed Wind Turbines Site Plan
 Landuse in Proximity to Turbine 1**

Project No.: **1104037**

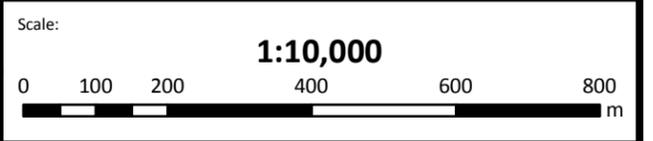
Drawing No.: **Figure No. 2**

Date: **September 9, 2010**

Date: **September 9, 2010**



Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project: **HAF WIND ENERGY PROJECT**

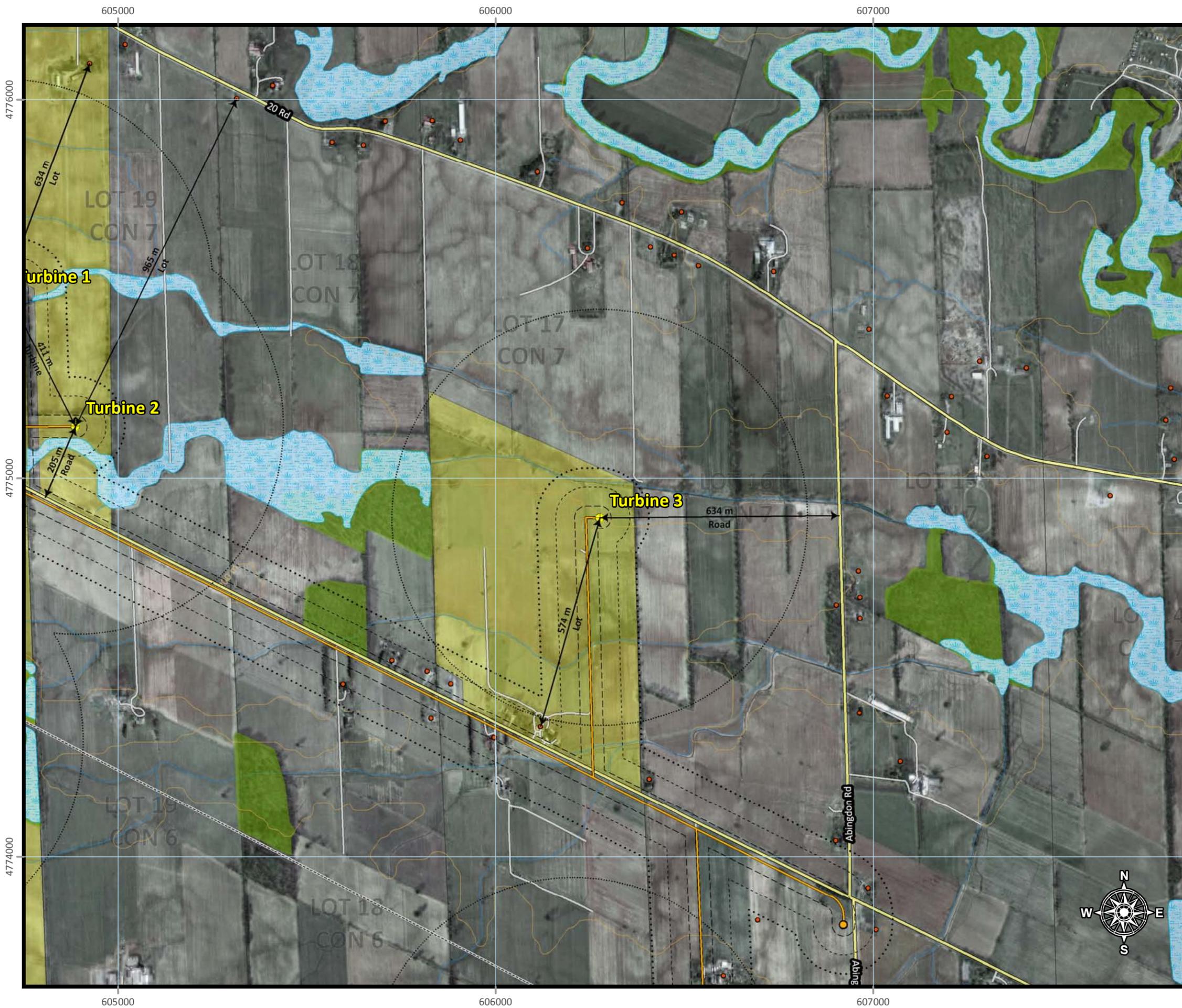
Title: **Proposed Wind Turbines Site Plan
 Landuse in Proximity to Turbine 2**

Project No.: **1104037**

Drawing No.: **Figure No. 3**

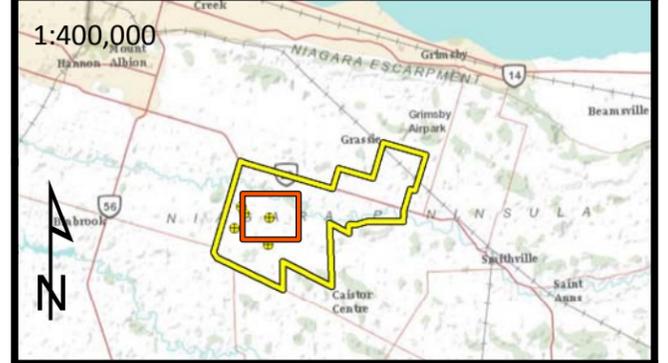
Date: **September 9, 2010**

Date: **September 9, 2010**



- Wind Turbines
- Switching Station
- Maintenance Building
- Tap Line
- 30 m setback
- 80 m setback
- 120 m setback
- 550 m setback
- Transmission Lines
- Optioned Properties
- Lots
- Noise Receptors
- Meteorological Tower
- Oil, Gas, Salt Resource
- Airports
- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Provincially Significant Wetlands
- Significant Woodlots

Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project:
HAF WIND ENERGY PROJECT

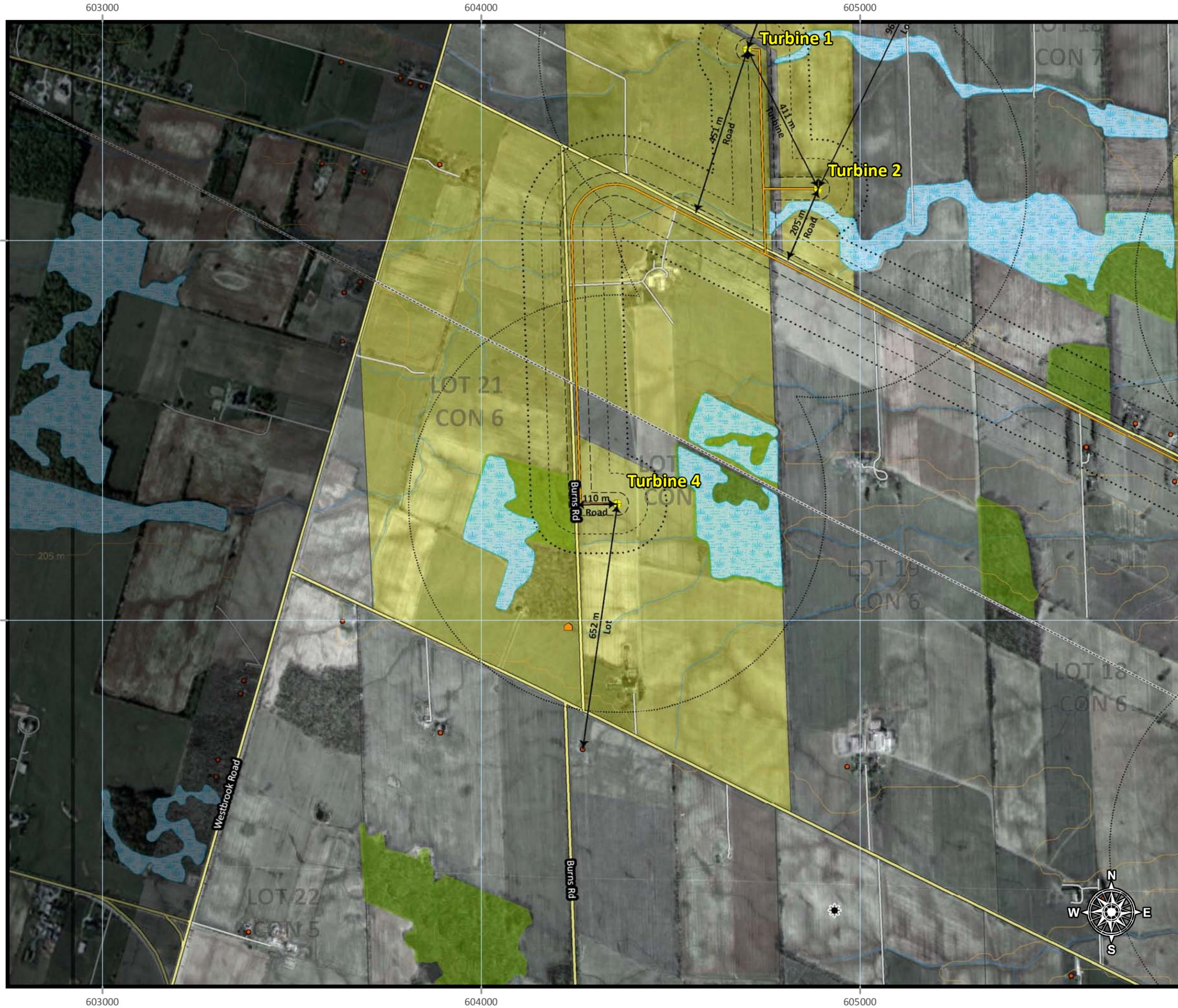
Title:
**Proposed Wind Turbines Site Plan
 Landuse in Proximity to Turbine 3**

Project No.:
1104037

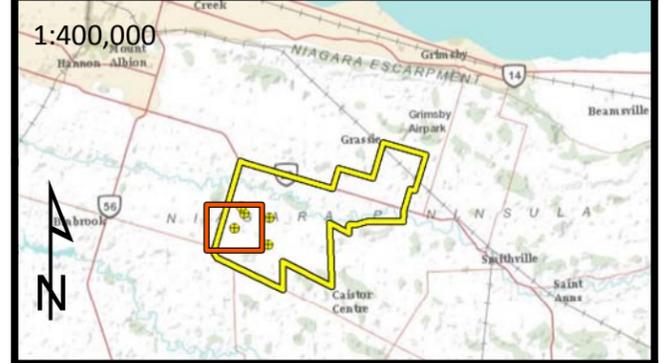
Drawing No.:
Figure No. 4

Date:
September 9, 2010

Date:
September 9, 2010



Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project: **HAF WIND ENERGY PROJECT**

Title: **Proposed Wind Turbines Site Plan
 Landuse in Proximity to Turbine 4**

Project No.: **1104037**

Drawing No.: **Figure No. 5**

Date: **September 9, 2010**

Date: **September 9, 2010**

Appendix C
Draft Turbine Coordinates

Table 2: Navigation and Radar Considerations

The following table provides the turbine number, location, tower height, ground elevation, rotor diameter, blade length, and navigational aid details for each. The location data is available in various GIS and Map formats.

HAF Wind Energy Project: 26-Jul-10

Model: Vestas V100-1.8 MW

Turbine #	UTM (17N, NAD83 Projection)	Lat / Long (Decimal)	Tower Height (Base to Centre of Nacelle), Meters	Ground Elevation (At Base), Meters	Rotor Diameter, Meters	Blade Length, Meters	Total Height, Meters	Navigational Aids	
								Painted	Light
01 11-Aug-10 Rev	604702, 4775503	N43 07.501 W79 42.770	95	196	100	49	340	As req.	As req.
02 11-Aug-10 Rev	604889, 4775137	N43 07.302 W79 42.637	95	196	100	49	340	As req.	As req.
03	606276, 4774896	N43 07.161 W79 41.617	95	205	100	49	349	As req.	As req.
04	604359, 4774307	N43 06.858 W79 43.037	95	199	100	49	343	As req.	As req.
05	606208, 4773395	N43 06.350 W79 41.684	95	200	100	49	344	As req.	As req.

REPORT TO PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

April 11, 2011

TO: Chair and Members of the Committee

FROM: Brian Treble, Director of Planning and Building

RE.: **Technical Report**
HAF/IPC Wind Energy Project and Municipal Review

REPORT NO.: PD-046-11

RECOMMENDATIONS

That, Report No. PD-046-11, dated April 11, 2011, relating to the HAF/IPC Wind Energy Project and Municipal Review, BE RECEIVED; and,

That, the Municipal Review Summary completed by Jones Consulting Group Ltd. on behalf of the Township of West Lincoln be forwarded to the Wind Energy Project applicant and copied to the Province, requesting responses to the questions raised prior to completion of the formal Municipal Consultation Form for submission to the Province as part of the Renewable Energy Application under the Provincial Green Energy Act (REA) package; and,

That, a recommendation report on the completion of the Municipal Consultation Review Form be presented to Committee once the additional requested material has been received.

PURPOSE OF THIS REPORT

The purpose of this report is to inform the Planning/Building/Environmental Committee (the Committee) that the Jones Consulting Group Ltd. has now completed a review of the HAF/IPC Wind Energy Project support materials on behalf of the Township of West Lincoln. Further, this report provides a copy of Regional comments and NAV Canada comments to the Committee for information purposes. Further, a representative of Jones Consulting Group Ltd. (Mr. Tim Cane) will be in attendance at the Committee meeting and will assist staff in responding to questions from the Committee.

BACKGROUND

HAF/IPC was awarded a FIT Contract in April of 2010 and was authorized by the Province of Ontario to prepare a REA for the construction of 10 mW of wind power. Since then, the wind energy consultants have been completing the various support documents for submission to the Provincial Ministry for approval. Support documents include: Project Description Report, Wind Turbine Specification Report, Design and Operations Report, Decommissioning Plan Report, Construction Plan Report, Cultural Heritage Report, Environmental Impact Assessment Report, Water Assessment Report and an Archaeological Stage 1 and Stage 2 Report.

On November 17, 2010, an incomplete package of all of these reports was provided to the Township of West Lincoln with an indication that the 90 day municipal consultation period had begun. As a result, in mid December 2010 the CAO and Director of Planning and Building had a meeting with representatives of HAF/IPC and requested detailed information on the servicing and road impacts that were proposed. Initially, this information was promised to be provided by late January 2011 and later Township staff was informed that the detail was not yet available. To date, the requested information has still not been received.

The applicants advised however, that the requested information plus other missing reports were not required in order to complete the Municipal Consultation Review Report.

Township Staff subsequently contacted Provincial staff within the REA approvals branch of the Ministry of the Environment (MOE) in order to determine the rules. We were informed that a change to the Green Energy Act that took effect on January 1, 2011 now requires that the applicants provide the municipality with all justification reports that will be submitted to the Province to support their REA application. Unfortunately, projects that began prior to January 1, 2011 do not have to do so. As a result, it is very likely that the municipal consultation period began in November of 2010. Despite this, Township staff was advised that as long as a local municipality is working productively to complete their response, it is unlikely that the Province would approve a REA application without the municipality's comments. If however, the municipality is viewed as being uncooperative, approval can occur without municipal comments.

With this in mind, Township staff has stayed in touch with Provincial staff in the approvals branch of the MOE. Jones Consulting Group Ltd. was hired by the Township of West Lincoln on February 22, 2011 to complete a review of the various justification reports on behalf of the Township of West Lincoln. Their report is at Attachment 1 to this report and clearly notes that additional material and clarification is required. A representative of Jones Consulting Group Ltd. will be in attendance at the April 11, 2011 Committee meeting and will be able to address questions of the Committee.

The Jones Consulting Group Ltd. report has also been provided to the Township of West Lincoln Public Works Department for review and comment. A future report must address the municipality's preference on how to address the unopened portion of Burns Road that is proposed to be used to access one of the turbines. Further, Staff believes that agreements will be required prior to services being installed in Township road allowances. This will also be the subject of a future report.

In addition two other items are provided for the benefit of the Committee. These included Regional comments (Attachment 2) and comments from NAV Canada (Attachment 3).

Staff is recommending that the municipal consultation review form not be completed until additional material is provided by the applicants to respond to the questions raised in the Jones Consulting Group Ltd. letter. Staff therefore proposes to send the letter dated March 31, 2011 to the applicant, with a copy to the Province, requesting additional input prior to completion of the municipal consultation review form.

ATTACHMENTS

1. Jones Consulting Group Ltd. letter
2. Letter from the Region of Niagara
3. Letter from NAV Canada

Respectfully Submitted By:



Brian Treble, MCIP, RPP
Director of Planning and Building



March 31, 2011

VIA EMAIL

Brian Treble,
Director of Planning & Building,
Township of West Lincoln,
318 Canborough Street,
Smithville ON L0R 2A0

Dear Mr. Treble:

Re: HAF Wind Energy Project - Municipal Review Summary
Our File: WES - 11116(11)

A. Introduction

Further to your letter of engagement dated February 22, 2011, we have undertaken our review of the HAF Wind Energy Project. The primary focus of our review was to follow the prescribed questions in the Ministry of the Environment Renewable Energy Approval Consultation Form for municipalities and local authorities under section 18(2) of Ontario Regulation 359/09. This Regulation was issued under the Environmental Protection Act and relates to the new Renewable Energy Approvals process.

B. Methodology

Our work included a detailed review of the Draft Renewable Energy Approval package prepared by Morrison Hershfield dated October 2010. In addition, we were provided with some existing Township road information and we conducted a site visit on February 23, 2011. Lastly, we participated in a conference call with the proponent on March 3, 2011.

C. Review

We offer the following comments with regard to Part B, Section 5 of the Ministry of Environment Renewable Energy Approval Consultation Form. In order to facilitate your review, we have used the same numbering and headings as contained in the Ministry Form. Our comments below are structured as a response to the Ministry.

5.1 Project Location

1. The rationale for the Study Area, as defined in the Project Description Report, is not provided and there is concern that potential land use impacts west of the proposed turbine locations have not been properly considered. In other words, the turbine locations are not located centrally within the Study Area despite the proximity of rural settlement areas and natural features west of the Subject Area as currently defined. The inappropriateness of the currently defined Study Area is further illustrated by the proximity of an airfield within approximately 2 km of Turbine 4. The airfield is approximately 150 meters outside of the Study Area. The Study Area not extending further west may be attributed to a different municipal authority and the potential complications resulting from working with 2 different GIS systems.

2. The close proximity of the project to the west boundary of the Region of Niagara should require consultation with any and all other nearby affected municipalities.
3. The Project Description Report suggests that the project may involve 4 or 5 turbines. Section 1.6.2 Indicates that alternative turbine locations were considered for future sites. If future sites are being considered as part of this application, then the Township requests this information at this time.
4. Correspondence from NAV Canada dated March 17, 2011 identifies impacts on the Hamilton, Stoney Creek, and Grimsby Airports due to the location of the proposed wind turbines. The letter concludes that "due to the nature and significance of the negative impact on our capabilities and services, NAV Canada objects to this project moving forward."

Transport Canada regulates aeronautics in accordance with the Aeronautics Act and the Canadian Aviation Regulations (CARs). Transport Canada's role with respect to obstacles such as wind turbines is to assess them for lighting and marking in support of aviation safety. Prior to construction of wind turbines/wind farms, Aeronautical Obstruction Clearance Forms should be submitted to Transport Canada. As part of the wind farm siting process, wind energy companies are also expected to contact aerodrome and airport operators (in addition to NAV Canada) prior to the construction of wind turbines to ascertain their aeronautical requirements based on the applicable CARs.

Depending upon the particular application and characteristics of the affected nearby airport/airfield, the HAF Wind Project may need to be re-sited or modified in terms of height and/or location to minimize impacts on aviation safety and radar support infrastructure. Turbine 4 is approximately 2 km from the airfield located near the intersection of Silver Street and Westbrook Road.

5. The UTM coordinates for Turbines 2 and 4 in the Design and Operations Report do not match the noise modeling coordinates contained in the HGC Acoustic Assessment Report. While the differences do not appear large, we note that Turbine 2 is already closely located to a Provincially Significant Wetland and a further shifting of the turbine may have impacts on natural heritage.

The Township requests that the coordinate locations for each turbine be consistent and any mapping, natural heritage impact assessment and noise modeling be updated accordingly for the Township to be fully able to comment on the Project Location.

As a side note, Table 3 of the Design and Operations Report incorrectly presents the coordinates of the project using Latitude and Longitude when in fact UTM coordinates are presented.

6. The Wind Turbine Specification Report (S 1.2) and the Acoustic Assessment Report state that the maximum sound power level of the V-100 turbines is 105 dBA at a 10 meter height. However, according to Appendix 1 of the Wind Turbine Specification Report, which is the brochure for the Vesta V-100, the maximum sound power level is 106.5 dBA at hub height (95 meters). The Township requests clarification on the relationship of sound power level and hub height. In particular, if a wind turbine is being modeled as a point source of noise at 95 meters above the ground, then should the 106.5 dBA maximum sound pressure value be used rather than the 105 dBA sound pressure value at 10 meters.

Furthermore it is noted that the warranted sound level from Vestas is plus/minus 2 dBA which could result in source sound levels of up to 108.5 dBA or 107 dBA at 10 meters.

The noise consultant should confirm whether the 1.5 dBA and the plus/minus 2 dBA warranted sound level error would impact the modeling results. This confirmation should look at receptors that have modeled noise levels already close to the maximum 40 dBA limit (i.e. Receptor 120 already at 38 dBA).

7. Details of the maintenance building referred to in Section 2.10 of the Construction Plan Report are requested as required by Table 1 in Regulation 359/09.
8. The Township requests that the findings of the Stage 2 Archeological Study be upheld and that a minimum 10 meter buffer be provided between the cemetery and proposed switching station. The Township also requests that the siting and design of the switching station respect the private outdoor amenity space of the dwelling located across Abingdon Road.

5.2 Project Roads

5.2.1 Provide comment on the proposed project's plans respecting proposed road access

1. Section 2.2 of the Construction Plan Report does not provide any details regarding the proposed construction routes, frequencies, and oversized truck dimensions for construction materials and turbine component delivery. This detail is required by the Township to comment on road and access issues in accordance with Regulation 359/09. We highlight that all reduced load restrictions and timing windows should be noted and adhered to.
2. In order to access Turbine 4, the Proponent will require access through the currently un-opened road allowance of Burns Road, located between Concession Road 5 and Sixteen Road. A legal agreement between the Township and Proponent will be required to permit access through this right-of-way.
3. Turbine 1 and Turbine 2 are setback 451m and 205m respectively from the Sixteen Road right-of-way. Turbine 3 is setback 634m from Abingdon Road and Turbine 4 is setback 110m from the Burns Road right-of-way. These setbacks adhere to Regulation 359/09 and accordingly are acceptable to the Township.

5.2.2 Identify any issues and provide recommendations with respect to road access

1. There appears to be a lack of information regarding the project's approach to obtaining municipal consent for use of the Township's road allowances. If the proponent wishes to use municipal lands than the project will need to provide more detail regarding electrical lines and upgrades within the right-of-ways. For example, Section 4.0 of the Water Assessment and Impacts Report does not provide sufficient data for the Township to comment as per regulation 359/09.
2. The Township should request that all distribution infrastructure is co-located and buried as a condition of the renewable energy approval.
3. The Proponent is proposing to use an unopened Township right-of-way. As such, the type of access agreement between the Proponent and Township needs to be

confirmed prior to approval. Accordingly, if the Township anticipates that the Burns Road will become an opened road allowance then the Proponent should be required to upgrade Burns Road to current Township of West Lincoln Standards (refer to Section 4 of Municipal Engineering Standards and Subdivision Development Procedures, 2002) and shall include the following requirements/specifications:

- Typical road allowance cross section as per Township of West Lincoln Standard Drawing WL-03.
- Full geometric design of Sideroad Burns Road will be required to be submitted to the satisfaction of the Township prior to the Township entering into a right-of-way use agreement with the Proponent to allow access through the Burns Road right-of-way.
- "As-Built" drawings detailing the road layout and location of any proposed infrastructure (i.e. tap lines, culverts, etc.) located within the road allowance will be required to be submitted to the Township.

5.2.3 Provide comment on any proposed Traffic Management Plans

1. A traffic management plan was not provided as part of the submitted application under Regulation 359/09. The proponent provided a Transportation Survey prepared by Transera which identifies the proposed construction route will utilize the following local roads:
 - Caistor Centre Road.
 - Sixteen Road.

The exceptions are for the base sections that are being transported from Pueblo, CO and concrete trucks that will be dependant on the batch plant location.

The Township requests a copy of the Traffic Management Plan which should not only detail the construction routes above, but also for concrete hauling and all works proposed within the Township rights-of-way. We find the anticipated construction routes are acceptable. However, the noted roads should be monitored during the construction phase and any structural damage incurred as a result of heavy vehicle traffic will be required to be remediated to the satisfaction of the Township. The Proponent will be responsible for all costs associated with this remediation. These details, as well as securities to cover the potential costs associated with any remedial works should be laid out in the right-of-way use agreement

5.2.4 Identify any issues and provide recommendation with respect to the proposed Traffic Management Plans

1. Comments regarding the required Traffic Management Plans will be provided once received by the Township. We highlight the following requirements:
 - Traffic signing shall be in accordance with Book 7 of the Ontario Traffic Manual - Temporary Conditions.
 - Access for emergency vehicles must be maintained at all times. This must be noted as a requirement in the Traffic Management Plan.

5.3 Municipal or Local Authority Connections

5.3.1 Provide Comment on the proposed project plans related to the location of and type of municipal service connections, other than roads

1. There is no Township owned municipal service connections planned as part of the development proposal.

5.3.2 Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads

No Comment.

5.4 Facility Other

5.4.1 Identify any issues and recommendations with respect to the proposed landscaping design for the facility

No Comment

5.4.2 Provide comment on the proposed project plans for emergency management procedures/safety protocols

1. The Key Contact List provided in Table 5 of the Design and Operations Report should include the local Ministry of Environment office in addition to the Niagara Peninsula Conservation Authority.
2. Details are requested with respect to the characteristics and quantities of hazardous materials to be stored within the proposed Maintenance Building and on the surrounding lands.
3. Section 5.11 of the Vestas General Specifications indicates that the only form of fire protection for each turbine is a 5 kg fire extinguisher and fire blanket (this level of protection could be compared to an average home and not sufficient for a multi-million dollar turbine. In the context of a rural fire department with limited resources, confirmation that these tools are sufficient to avoid catastrophic fire is requested. Research identifies that fire is the second most common accident cause and that there have been approximately 150 fires to date associated with wind energy projects.¹
4. There is no reference in the Design and Operations Report to icing conditions and measures to reduce the incidence of ice throw. The Township is fully aware that turbines monitor ice formation through blade imbalance; however, it is documented that this detection system fails to shut the turbine down before ice can form and possibly be thrown. The Township requests that the Project's safety protocol be expanded to include procedures for icing conditions (i.e. shut down and start-up procedures, public notice, etc.) in addition to installation of an Ice Monitoring Sensor that shut down the turbine during potential icing conditions, before ice forms on the blades. This is a precautionary rather than reactionary safety system. This requirement should be noted in the Emergency Management Plan and Environmental Effects Monitoring Plan.

¹ www.caithnesswindfarms.co.uk

5. The Township requests that the Emergency Management Plan include the requirement that detailed maintenance logs, certified by a qualified individual, be filed annually with the Ministry to ensure on-going long-term maintenance of the turbines. The purpose of filling these logs is to ensure the long-term operation of the turbines follows the manufactures specifications and requirements.

5.4.3 Identify any issues and recommendations with respect to the proposed emergency management procedures/safety protocols

1. The Township feels that the project would benefit from a Community Relations Committee established during the operation of the project. This Committee could meet as required and include representatives from the Township, Community and Proponent to effectively deal with any arising operational issues or complaints and provide an effective conduit of information resulting from the communications plan referred to in Section 5.0 of the Design and Operations Report. Examples of items to discuss include any safety issues, noise concerns, maintenance activities etc. We also recommend that a Dispute Resolution Protocol be established so residents are aware of exactly how concerns etc. will be handled.

5.4.4 Identify any issues and recommendations with respect to any Easement or Restrictive Covenants associated with the Project Location

1. The Township was unable to find any details regarding what easements and/or restrictive covenants that may be required for the project. Additional detail is requested.

5.5 Project Construction

5.5.1 Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction

1. The Township does not consider the stabilization of erosion prone areas to be discretionary as presented in Section 4.3 of the Construction Plan Report. The Township requests that erosion and sedimentation plans be prepared and submitted for Township and Agency review prior to commencement of site alteration in order to protect surface water quality and natural heritage characteristics.
2. Any disturbed or damaged areas (within a Township owned right-of-way) resulting from the construction or continued maintenance of the proposed turbines shall be required to be reinstated by the Proponent to its original condition or better to the satisfaction of the Township.
3. The Township requests that a letter of credit be posted in the amount of 100% of the cost of the works plus contingency proposed on the Township right-of-way. The posted security will be reduced once the work is completed and final approval of the as-built plans occurs.
4. The Township requests that the proponent enter into an agreement respecting the use of municipal property.

5.5.2 Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

No comment.

5.5.3 Identify any issues and recommendations with respect to the proposed location of buried kiosks and above grade utility vaults

1. "As Built" information will be required to be submitted to the Township detailing the location and depths of any buried kiosks and above grade utility vaults located within a Township owned right-of-way.

5.5.4 Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines

1. Section 2.5 and 2.7 of the Construction Plan Report require clarification about details of the collector system and whether it is to be above or below grade. Details are also requested regarding where above ground transmission facilities will be located, whether they will be new facilities or co-located, and what Hydro One distribution lines will have to be connected. This information is required to determine use of the municipal right-of-way.

5.5.5 Provide comment on the proposed project plans with respect to Building Code permits and licenses

1. Permits will be required under the Building Code Act. The Proponent will be responsible to ensure all appropriate submissions are provided to the Building Department.

5.5.6 Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory

1. Further to our previous comment regarding the Study Area not extending further west, it is unclear if the Natural Heritage Assessment Report considered potential impacts west of the current study area. This concern is illustrated in Section 3.2 of the Report where Short-eared Owls "were found just outside the boundaries of the study area."
2. Section 3.2 of the Natural Heritage Assessment Report incorrectly refers to the "Township of Wainfleet Official Plan," rather than the West Lincoln Official Plan.
3. We provide the following comments with respect to the conclusions made in Section 4.2 of the Natural Heritage Assessment Report:
 - With respect to the Bald Eagle, the report states that there is no suitable habitat within 120 meters of the project works; however, no details are provided on what are suitable habitat and how this statement is justified.
 - Despite Section 3.2 of the report stating that "it is almost certain that wintering birds (Short-eared Owls) are occasionally present in the project area", Section 4.2 concludes that this habitat is not considered significant. Further detail and analysis would assist in fully understanding this

conclusion. In addition, wintering areas may be located in proximity to the project outside of the "Study Area".

- Section 3.2 states that the Bobolinks are designated as Threatened by COSEWIC; however, Section 4.2 concludes that the habitat around the project is not considered significant. Further justification for this conclusion is requested.
 - Turbine 4 is located in a Raptor Wintering Area and in close proximity to another larger raptor wintering area to the west totalling approximately 16 hectares. Turbine 2 is located in close proximity to a series of raptor wintering areas totalling approximately 21 hectares. Despite these features, Section 4.2 concludes that because the sites individually are less than 20 hectares, they do not represent significant raptor wintering and roosting areas. We believe that an assessment on the collective effect of a series of wintering areas in close proximity together with the specific turbine locations should be undertaken to further justify this conclusion. Additional analysis is warranted based on higher than expected mortality rates for the Wolfe Island Wind farm and its location in an IBA for raptors.²
 - There is concern about the cumulative natural heritage impacts possible because of the Turbine 4 location. The turbine is located in a Raptor Wintering Area, is located in close proximity and in between two PSWs and a connecting watercourse. Specific attention to this issue is requested.
4. The Natural Heritage Assessment Report contains no analysis with respect to Turbine 2 and its location within 30 meters of a PSW. In fact, the 100 meter diameter of the turbine blades will actually be within (above the PSW) by approximately 20 meters under west and northwest wind conditions (common to the area). Given that development is not permitted in a PSW, the close proximity of the turbine and the incursion of its blades into the airspace above the PSW warrant some form of analysis and assessment. Of particular concern is the impact of future maintenance activities of the blades that may occur over the PSW and the potential for contaminants (refer to Section 3.1.7 of the Environmental Effects Monitoring Plan). Specific mitigation measures for this turbine should be considered. Another concern is the potential for fire fighting chemicals and spilled materials to enter the aquatic habitat as identified in Section 5.4 of the Environmental Effects Monitoring Plan.
 5. Section 5.3 of the Natural Heritage Assessment Report states that no residual impacts are expected if mitigation measures are carried out. It is unclear how the issue of "motion smear" identified in Section 5.2 will be mitigated when it suggests stripping or solid colours be used on the turbine blade(s).
 6. The PSW immediately east of Turbine 1 is identified as terminating at an existing hedgerow; however, our site visit and review of the aerial photography indicates similar site characteristics may in fact extend the PSW further west towards the turbine. We recommend that the proponent meet on site with MNR, the NPCA, and the Township to confirm the limit of this PSW and determine if there regional or local significance if the PSW does not extend further. If the PSW does indeed extend further west, then the water crossing required for Turbine 1 could actually

² Windfarm turbines deadly for birds, bats. Globe and Mail, June 9, 2010.

be occurring within the PSW. A shifting of Turbine 1 south of the tributary should be considered to avoid a water crossing in this sensitive location.

A similar PSW boundary confirmation process with MNR, the NPCA and the Township should be carried out for all turbines within 120 meters of a PSW. In addition, there may be characteristics of the wetland communities that make them regionally rather than provincially significant. Final turbine placements and mitigation measures should reflect any wetland values and functions.

7. Similar to our comment above, our site visit and assessment of the aerial photograph on the Region GIS does not suggest a sudden change in site characteristics that would proceed the PSW located south of Turbine 2 from extending westwards. The proposed access road for Turbines 1 and 2 may require a crossing within a PSW or in very close proximity (10 to 15 meters). We note that there already appears to be earth moving works within 120 meters of the proposed access road and PSW.
8. Section 3.1.3 of the Environmental Effects Monitoring Plan indicates that a buffer zone of 120 meters be maintained between the end of ditching and any wetlands. It is unclear how this mitigation will be realized at the entrance to Turbines 1 and 2.
9. Section 3.1.5 of the Environmental Effects Monitoring Plan states that snow from access roads will not be relocated within 120 meters of a wetland or environmentally sensitive area. Snow clearing and salt/sand application on access roads for Turbines 1 and 2 will be within 120 metres of the wetland.
10. Section 4.1 of the Environmental Effects Mitigation Plan states that "no construction activities will be permitted from March 1st - August 1st to protect nesting raptors". This conflicts with Table 1 of the Design and Operation Report (and Section 1.1 of the Construction Plan Report) which shows construction commencing in June 2011 and Operations commencing in October 2011. Details of construction activities that are consistent with the Environmental Effects Monitoring Plan and any other mitigation techniques are requested.

We also question the timing of the project as a result of mitigation techniques identified under Section 4.4 of the Environmental Effects Monitoring Plan for water crossings.

11. Similar to the previous comment, the construction timetable does not appear to reflect the timing restrictions for fish habitat as identified in Table 1.0 of the Water Assessment and Impacts Report. The Township requests a revised construction timeline that reflects fish habitat sensitivities.
12. The Township requests additional detail about how the Environmental Effects Monitoring Plan (Section 4.4), and the need for 10 watercourse crossings, has been considered against MNR fish habitat classifications including "Critical" Type 1 habitats downstream of the proposed crossings.
13. It is not clear in the documentation how excavated material will be stored and or transported to meet the requirements of Section 4.4 of the Environmental Effects Monitoring Plan. The need to avoid storing sediment within 120 meters of a waterbody and wetland will require significant truck movements. Details of material handling and its storage is requested.

14. Section 2.3 of the Construction Plan Report specifies construction pad sizes. It is unclear how this pad will fit on the Turbine 2 site between an existing hedgerow and PSW without having some form of natural heritage impact.
15. Table 1 of the Environmental Impact Statement report indicates that there are no Provincially Significant Wetland features within 120 meters of the project. This statement is incorrect as it appears that PSW features are within 120 meters of Turbines 1, 2 and 4. Clarification is requested as well as resulting amendments to the report, if required. Similarly, the statement in Section 3.2.1 of the report is incorrect and misleading.
16. The Township disagrees with Table 2 and Section 3.2.8 in the Environmental Impact Statement and the reference that indicates that no connectivity of natural features will be potentially affected. It is considered that Turbine 4 will have an impact on the system of nearby features. Further information is requested in this regard.
17. The Township requires clarification with respect to Table 3 of the Environmental Impact Statement Report where it states that there is no white tailed deer winter habitat. Figure 4 of the Natural Heritage Maps clearly shows the construction of a new access road immediately adjacent to a deer wintering area and the location of Turbine 4 within 120 meters of a deer wintering area. Clarification is requested as well as resulting amendments to the report, if required.
18. The Township considers that the MNR Natural Heritage Reference Manual be referenced when completing the Environmental Impact Summary Report. There is no reference to this document in the current draft.
19. The Township would like clarification about how the hydrology of the area to the east of the significant woodlot along Burns Road will be maintained as a result of new road construction immediately adjacent to the regionally significant feature.
20. Section 3.2.5 of the Environmental Impact Statement is considered to be incorrect with respect to the location and characteristics of Turbine 2 based on the Natural Heritage Maps provided with the report. Clarification is requested. In addition, Turbine 1 and its location near a PSW and watercourse is not even referenced. The description of Turbine 4 and its adjacent watercourse should be expanded to consider ecological connections between 2 nearby PSWs.
21. The definition of what constitutes a "watercourse" and "drainage swale" in Section 3.2.5 of the Environmental Impact Statement Report should be considered in consultation with the NPCA.
22. Clarification is required with respect to Section 4.0 of the Environmental Impact Statement Report where the report indicates that "some chemicals" will be stored on-site for construction. This contradicts Section 4.4 of the Environmental Effects Monitoring Plan that states that the storage of hazardous materials will not occur within 120 meters of any environmentally sensitive areas. It is unclear how Turbine 1 and 2 will be constructed in light of these conflicting statements.
23. Section 4.1 of the Environmental Impact Statement downplays the level of construction activities in the vicinity of Natural Feature 1. As noted in Clause 3 of this Section, Turbine 4 is located within a Raptor wintering Area and the construction of the tapline and access road occurs immediately adjacent to a regionally significant woodlot. The report and mitigation strategies should reflect

the full potential of any natural heritage impacts (i.e. hydrogeological changes as a result of the road and tapline on the PSW and significant woodlot).

The Township requests further information regarding the conclusion in Section 4.1.1 of the Environmental Impact Statement Report with respect to raptor mortality. It is unclear how the presence of only 5 turbines and the fact that they are greater than 20 meters apart will result in there not being a risk for raptors. Turbine 4 in the Raptor Wintering Area should be specifically examined.

24. It is unclear how turbines will be able to operate within 120 meters of environmentally significant features (as currently proposed) when Section 4.1.2 of the Environmental Impact Statement Report states that all chemicals should be stored in areas greater than 120 meters from natural features. The Township requests clarification in this regard.
25. The construction timetable of the project will not allow for the construction of overhead lines under frozen conditions as suggested in Section 4.5.2 of the Environmental Impact Statement Report. Specific details about the construction techniques, particularly on municipal right-of-ways, are requested.
26. Section 5.0 of the Environmental Impact Statement Report concludes that the protection of all other natural features complies with those required by the local municipality and Conservation Authority. This municipality is unclear about how this conclusion was made in the absence of specific project details being provided at this point in time regarding road construction details and specific water crossings. We request that our municipal comments be forwarded to MNR and the NPCA for their review of the natural heritage reports.
27. The Township requests that a detailed vegetation and tree removal plan be provided that identifies all vegetation and tree removal impacts. This Plan should include both private and municipal property. The Township notes that the proponent is proposing the use of municipal property without the benefit of knowing what physical alteration and tree removal will be required. We were informed by the proponent that this information would be provided later, but this is unacceptable as the impacts to the Township must be assessed at the beginning and not the end of the planning process.

The Township also notes that the Construction Plan Report does not appear to reference the Bird Migration Act and the restrictions for tree removal during the nesting season.

28. We note that Table 1 of the Project Description Report indicates that "typically" large quantities of toxic or hazardous materials are not stored. It is noted that Appendix 1 provides the technical information of the Vestas V100 turbine and that this information indicates that the quantity of oil for the Hydraulic System alone is 260 liters. There is likely to be quantities of other fluids hazardous to the environment and local hydrologic features. These fluids may be associated with the gearbox and VCUS cooling systems (refer to Section 6.1 of the Vestas General Specifications). We note that the cooling systems utilize glycol which is a potential contaminant. Clarification is also requested regarding the use of glycol for blade balancing (as in other turbine models).
29. Section 3.1.1 of the Environmental Effects Monitoring Plan indicates that inspections for leaks of fluid will only occur twice per year as part of the regular turbine maintenance. A more frequent visual inspection process (in conjunction

with the avian monitoring surveys) would help minimize the potential for turbine fluid leaks into the environment. On-site signage directing the public to the Ministry of the Environment if spills are observed would be appropriate.

30. It is not clear and there is no evidence that the Environmental Effects Monitoring Plan has been prepared in accordance with Clause 23.1 of Regulation 359/09. Reference to the applicable Ministry of Natural Resources documents would assist with the Township review.
31. The Township recommends that the location of the proposed maintenance building south of Turbine 4 on the west side of Burns Road be located to an already disturbed area as part of the project.
32. The separation distances of Turbines to watercourses presented in Section 3.2.1 of the Water Assessment and Impacts Report appear to be consistently understated. For example, Turbine 1 is not even listed despite being potentially 35 meters from a watercourse and/or PSW. Turbine 2 is reported to be approximately 110 meters away from the adjacent watercourse but scaling from aerial photography suggests this distance may be closer to 53 meter. We request that all separation distances be confirmed and the reports and mitigation measures be adjusted accordingly. The Township is currently not comfortable with the proximity of the turbines to the area's sensitive water features.
33. Section 3.2.1 of the Water Assessment and Impacts Report identifies that the characteristics of nearby watercourses are in poor condition. The Township does not necessarily disagree with this assessment; however, existing poor conditions of watercourses should not reduce the need for proper mitigation techniques and the restoration of habitat.
34. The presence of a species of Special Concern in watercourses affected by the project should necessitate the need for specific mitigation and habitat improvement actions for the Grass Pickerel. The Township requests specific information about how the project will respond to this particular species as well as to the designated MNR fish habitat. In addition, none of the project mapping or supporting reports speaks to NPCA's Natural Environment Screening Areas and the project's response to this constraint.

5.5.7 Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource

1. We understand that Clause 16(6) of Ontario Regulation 359/09 does not require the applicant to provide the Township with a copy of the Consultation Report, however, the Township would appreciate this information in order to fully comment with respect to archeological and heritage resource matters.

General Comments regarding Renewable Energy Approval

The following comments are in addition to those specifically identified through the consultation form topics discussed above. The Municipality considers these comments relevant in the context of Ontario Regulation 359/09.

1. The project documentation makes no reference to the land use impact of shadow flicker and the potential to site the project to minimize this effect. Shadow

flicker is a real and legitimate nuisance recognized by jurisdictions throughout the world. For the well being of its residents, the Township requests that the project's location and siting minimize the impact of shadow flicker. In particular, it would appear that Turbine 3 has the potential to have significant shadow flicker impacts on residents in the vicinity of Sixteen Road. Industry best practices are to limit shadow flicker to a maximum of 30 hours per year and 30 minutes per day.

2. The Township requests that securities be posted to ensure decommissioning if a turbines is not operational for a period greater than one year.
3. A number of wind turbine developers in the Province have entered into an agreement to provide monies based on nameplate generating capacity (a dollar amount per megawatt). We recommend that the Township enter into discussions with the Proponent to see if they are willing to make such a contribution.

D. Conclusions

Our review of the HAF Wind Energy Project has concluded that additional technical information is required in the general areas of location, access, right-of-way use, traffic management, emergency management, construction, and natural heritage impacts. The Township requests that the proponent review the items noted in this letter and provide additional technical information.

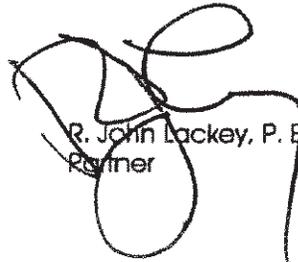
We would be pleased to discuss the contents of this letter in further detail.

Sincerely,

THE JONES CONSULTING GROUP LTD.



Ray Duhamel, M.C.P., MCIP, RPP
Partner



R. John Lackey, P. Eng.
Partner

G:\Active\WES-111116(West Lincoln-WindReview\11-Gen Cor w Town-Mun-County)\Let to 8 Treble-MunicipalWindReviewDRAFT.doc

**PUBLIC WORKS DEPARTMENT
Development Services Division**

2201 St David's Road, P O Box 1042
Thorold, ON L2V 4T7
Tel: 905-685-4225
Toll-free: 1-800-263-7215
Fax: 905-687-8056
www.niagararegion.ca

April 1, 2011

File: D 20.10.OTH-01510

Mr. Jonathan Veale
Environmental Planner
Morrison Hershfield
235 Yorkland Boulevard
Suite 600
Toronto, ON M2J 1T1

Dear Mr. Veale:

**Re: Review of Renewable Energy Package
HAF Wind Energy Project
Township of West Lincoln**

Thank you for providing a copy of the draft Renewable Energy Approval (REA) Package for the HAF Wind Energy Project. Regional staff has reviewed the above noted proposal as it relates to the use of the Regional infrastructure and servicing for the proposed construction of the turbines and installation of the transmission lines, emergency management procedures/safety protocols, and significant natural heritage features and water resources within the study area. Regional staff offers the following comments to assist the study team in completing the REA Package.

Regional Infrastructure and Servicing

The study area for the proposed renewable energy project encompasses a section of Highway 20 (Regional Road 20). However, the direct road access for the proposed locations of the wind turbines is under local jurisdiction. We note that during the construction phase the turbines may be transported along Regional roads. For our comments in regard to the proposal and Regional permits that may be required, please refer to the attached copy of the Municipal Consultation Form. The developer is advised to contact Mr. Paul Zelenak, Permits, Municipal Law Enforcement Officer at 905-685-4225, extension 3267, to discuss permit requirements. With respect to infrastructure and servicing, Regional staff advise that there are no watermains or sanitary sewers in this area of the Township.

Emergency Management Procedures/Safety Protocols

With respect to emergency management procedures and safety protocols, Regional staff has no concerns with the proposed development

Significant Natural Heritage Features and Water Bodies

Regional staff has reviewed the reports that were prepared in order to identify any significant natural heritage features and water resources, assess potential environmental effects from the proposed development, and any mitigation measures to protect significant environmental features. Regional staff note that the Township of West Lincoln's mapping was used in the natural heritage review. Mapping in the Township's existing Official Plan does not reflect current Regional and Provincial mapping. For up to date information on natural heritage features in the study area, please refer to mapping found within the Regional Policy Plan and Provincial Plans or in Township's new Official Plan. In addition, it should be noted that the mapping of Provincially Significant Wetlands provided by the Ministry of Natural Resources is more up to date than Regional mapping. However, the other natural heritage features identified by the Region's Core Natural Heritage Map should still be referred to during the review of natural heritage features for the study area.

Section 3.0 of the Environmental Impact Statement Report provides an overview of the natural heritage features that were evaluated in the study area. Regional staff note that section 3.2.1 and 3.2.2 acknowledge that there are several Provincially Significant Wetlands and forested areas designated as Significant within the study area. However, Regional staff note that turbine 1 and 2 and the associated tap line are proposed to be located within 120 metres of Lower Twenty Mile Creek Provincially Significant Wetland Complex, which is designated Environmental Protection Area (EPA) in the Regional Policy Plan. Tap line for turbine 4 is within 120 metres of a Provincially Significant Wetland and of a significant woodland, which is designated Environmental Conservation Area (ECA) in the Regional Policy Plan.

Section 3.0 of the Water Assessment and Impacts Report outlines the watersheds found in the study area and provides an assessment of the fish habitat. The Regional Policy Plan identifies a number of watercourses in the study area as Fish Habitat. Regional mapping is based on Fish Habitat typing of watercourses provided by MNR. Section 3.2 indicates that there are several watercourses within 120 metres of the proposed project works. However, Regional staff note that turbine 1 is within 120 metres of a watercourse, which is designated Fish Habitat in the Regional Policy Plan.

Niagara Peninsula Conservation Authority (NPCA), through its work on Source Protection Planning, has identified the study area as being located within Highly Vulnerable Aquifer areas. Based on our review, we note that turbine 1 and 2 are proposed to be located within a Highly Vulnerable Aquifer area.

Regional staff note that the study area is located within the Township of West Lincoln. As such, comments may be provided by the Township.

The Niagara Peninsula Conservation Authority also may provide comments related to natural heritage and water resources in the study area.

Conclusion

In summary, Regional staff request that the above noted comments are addressed during the completion of the REA Package. If you have any questions or wish to discuss these comments, please contact Mark Johnson, Planner, or Don Campbell, Manager, Development Initiatives.

Yours truly,



Mark Johnson
Planner

MJ/

- c: Mr. B. Treble, Director of Planning and Building Services,
Township of West Lincoln
Mr. P. Zelenak, Permits, Municipal Law Enforcement Officer
Ms. L. Earl, Watershed Planner, NPCA

Part B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4: Municipal or Local Authority Contact Information

Local Municipality (include each local municipality in which project is situated)					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone	E-Mail Address
-	-	-	-	-	-
Upper Tier Municipality (include each upper tier municipality in which project is situated)					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone	E-Mail Address
Niagara Region	2201 St. David's Road P.O. Box 1042 Thorold, ON	905-685-4225	Kevin Bain	905-685-1571	kevin.bain@niagararegion.ca

Section 5: Consultation Requirement

5.1 Project Location
Provide comment on the project location with respect to infrastructure and servicing. There are no watermains or sanitary sewers in the project area.
5.2 Project Roads
Provide comment on the proposed project's plans respecting proposed road access. All direct access appears to be from roads under local jurisdiction.
Identify any issues and provide recommendations with respect to road access. N/A
Provide comment on any proposed Traffic Management Plans A Traffic Management Plan was not provided with the proposal. If any Traffic Management Plan is required, it will have to be reviewed by Regional for approval. If Regional Roads are to be used to transport the turbines to the project locations a Regional Oversized Load Permit will be required.
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans To be provided at time of any Traffic Management Plan.
5.3 Municipal or Local authority Service Connections
Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads. N/A
Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads. N/A

5.4 Facility Other
Identify any issues and recommendations with respect to the proposed landscaping design for the facility. N/A
Provide comment on the proposed project plans for emergency management procedures / safety protocols. No concerns
Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols. No concerns
Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location. N/A
5.5 Project Construction
Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction. N/A
Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers. N/A
Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults. N/A
Identify any issues and recommendation with respect to the proposed location of existing and proposed gas and electricity lines and connections. N/A
Provide comment on the proposed project plans with respect to Building Code permits and licenses. N/A
Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory. Refer to letter for Regional comments.
Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource. Information to be provided by the Ministry of Culture.



March 17, 2011

Your file
HAF Wind Energy Project
Our file
10-2089

Mr. Jonathan Veale
Morrison Hershfield Limited
235 Yorkland Boulevard, Suite 600
Toronto, ON
M2J 1T1

RE: Wind Farm: 5 Wind Turbines (See attached spreadsheet) - West Lincoln, ON

Dear Mr. Veale,

We have evaluated the captioned proposal submitted through the NAV CANADA Land Use Submission Process and find that a wind farm at the proposed location will be visible from the Hamilton Radar thus causing the following negative impacts on our operations:

- a) a sizeable number of nuisance (false) primary radar targets in the wind farm geographical limits and its immediate vicinity,
- b) a significant reduction to our capability to identify and track primary surveillance targets in the above mentioned area,
- c) our inability to provide full traffic information to our aviation customers when a primary only surveillance target (s) is in the area,
- d) an increase in the controllers' workload in the affected area,
- e) a decrease in flight safety for aircraft operating in the area,
- f) a potential overload condition in our radar data processing systems, and
- g) a potential requirement to desensitize our primary radar to eliminate false targets as well as real targets if the problem justifies this course of action.

This wind farm will also have the following impacts on nearby airports.

- a) Raise Stoney Creek, ON (CPF6) OCC SW and SE quadrants to 2200 vice 2000 and 1900
- b) Raise Grimsby Airpark, ON (CNZ8) OCC SW quadrant to 2200 vice 1900

Due to the nature and significance of the negative impact on our capabilities and services, NAV CANADA objects to this project moving forward.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "P. Pinard", written over a light blue horizontal line.

Paul W. Pinard
for
Dave Legault
Manager, Data Collection
Aeronautical Information Services

cc ONTR-Ontario Region, Transport Canada (2010-389)
CPF6-STONEY CREEK
Jacques Lemire, NAV CANADA, Surveillance Operational Systems Requirements Specialist
Dave Parco, NAV CANADA, MATCOR
Madeleine Ménard, NAV CANADA, Assistant General Counsel
Jeff MacDonald, NAV CANADA, Director - Operations Planning and Programs
Grimsby Airpark



MORRISON HERSHFIELD

April 21, 2011

Mr. Brian Treble
Director of Planning and Building
Township of West Lincoln
318 Canborough Street, P.O Box 400
Smithville, Ontario L0R 2A0

**Re: HAF Wind Energy Project
Preliminary Comments for the Municipal Consultation Form**

Dear Mr. Treble:

On behalf of the Proponent, Vineland Power Inc., thank you for providing us with the Township of West Lincoln's preliminary comments regarding the HAF Wind Energy Project's draft Renewable Energy Approval package. Once all Ministry confirmation letters have been received, and after the 60-day public review period and second Public Open House has been undertaken, the final Renewable Energy Approval package will be eligible to be submitted to the Ministry of the Environment ("MOE") for review. The purpose of this letter is to inform the Township of how your comments have been addressed and provide you with additional information, where possible. For your information, the final draft REA package will incorporate changes made as a result of your comments.

As required under *Ontario Regulation 359/09* ("the Regulation") the Proponent provided the following draft reports and the Municipal Consultation Form to the Township for a 90-day review period:

1. Project Description Report;
2. Wind Turbine Specifications Report;
3. Construction Plan Report;
4. Design and Operations Report; and,
5. Decommissioning Plan Report.

These reports were first provided to the Township on November 17, 2010, with the Township requesting additional copies on November 24, 2010, with the Proponent providing additional paper copies on November 26, 2010 and February 24, 2011. In addition to the above listed reports, the Proponent has provided the following additional draft reports to the Township for consideration above and beyond the requirements of the Regulation:

6. Natural Heritage Assessment Report;
7. Archaeological Stage 1 and Stage 2 Assessment Reports;
8. Cultural Heritage Assessment Report;
9. Acoustic Assessment Report
10. Water Report; and,
11. Environmental Impact Statement.

With the exception of the Consultation Plan Report, the Proponent has provided the Township with all supplementary materials required to be prepared and submitted to the Ministry of

Environment for approval. Therefore the Proponent has complied and exceeded the requirements set out in the Regulation and has provided the Township with a complete Municipal Consultation Package for review and comment.

At the cost of the Proponent, the Township selected, retained and directed an independent consultant ("Jones Consulting Group Limited") to peer review and comment on all draft reports provided. Following this review, the Township provided preliminary comments on April 9, 2011. These comments have been reviewed by the project team and we have included Table 1 which provides a response to each comment and how it has been addressed by the Proponent.

Some comments pertain to Municipal permits, approvals, and legal arrangements which will be required before the Project begins construction. These permits, approvals, and legal arrangements will be obtained separately from the Municipal Consultation requirements under the Regulation. From the Proponent's perspective, it is important to distinguish the Municipal Consultation obligations of the Regulation from other Municipal approvals required by other legislation. Also, the detailed design is not prepared as part of the regulatory process provided by the Regulation. Agreements made between the Proponent and the Township to provide detailed engineering drawings at a later date in support of obtaining municipal approvals/permits is not a requirement of the Regulation, and as such should be treated by the Township as a separate and distinct matter. The purpose of this regulatory process is to obtain comment from you on the proposed Wind Energy Facility and the draft reports provided. Once the detailed design is produced and the proposal has been reviewed by the MOE, the Proponent will seek and obtain other Municipal approvals. Additional consultation and requirements will be satisfied at that time.

Where appropriate, the project team is incorporating the Township's comments/revisions into the Project's draft reports and supplementary materials, which will be officially filed for public review in the near future. Your comments, along with those of other agencies, will be included in the final draft Renewable Energy Approval package available for Township review at that time. In the mean time, we look forward to receiving the Township's completed Municipal Consultation Form. We request that you complete the Municipal Consultation Form by **May 6, 2011** as this represents a lengthy review period of 170-days.

Next Steps: The HAF Wind Energy Project is in the process of obtaining an approval from the Ministry of Natural Resources (MNR). Once MNR approval has been received, the Proponent will provide the final draft Renewable Energy Approval package for a public review period of 60-days. At that time, the public will receive notification of the next Public Open House. The date of this event has not yet been determined. Following the Public Open House, the Proponent will address any outstanding concerns and the Project will become eligible to apply to MOE for a Renewable Energy Approval. The MOE has committed to make a decision on the Project within six months following an application by the Proponent.

Should you have any additional comments or concerns please do not hesitate to contact us.



Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

Attachment: Table 1, Proponent Response to Township Comments
Preliminary Switching Station Layout Plan

CC: Tom Lewis, IPC Energy
Britney Pringle, MH

HAF Wind Energy Project- Township of West Lincoln Draft REA Review Summary		
Item No.	Township Comment	Proponent Response
5.1 Project Location		
1.	The rationale for the Study Area, as defined in the Project Description Report, is not provided and there is concern that potential land use impacts west of the proposed turbine locations have not been properly considered. In other words, the turbine locations are not located centrally within the Study Area despite the proximity of rural settlement areas and natural features west of the Subject Area as currently defined. The inappropriateness of the currently defined Study Area is further illustrated by the proximity of an airfield within approximately 2 km of Turbine 4. The airfield is approximately 150 meters outside of the Study Area. The Study Area not extending further west may be attributed to a different municipal authority and the potential complications resulting from working with 2 different GIS systems.	<p>Comment noted.</p> <p>The study area was defined earlier in the development of the project when turbines were considered west of South Grimsby Road 16 and north of Twenty Road. Based upon practical considerations the project has been confined to the footprint provided. The Proponent has opted to keep the larger study area to ensure that those stakeholders already contacted remain part of the REA study. Also, modification to the study area at this stage may delay the delivery of the project to the Ontario Power Authority.</p> <p>Consultation activities are being undertaken in compliance with Ontario Regulation 359/09. The project is located entirely within the Township of West Lincoln in Niagara Region. No portion of the project location will be within 300m of Hamilton.</p> <p>The project team wishes to note that consultation activities have not been limited to stakeholders/ members of the public solely located within the defined study area. The Proponent has no objection to consulting with any identified stakeholder or member of the public who expresses an interest in the project, regardless of their proximity to the study area or project location.</p> <p>The project team is not aware of an airfield located near the intersection of Silver Street and Westbrook Road. The Proponent will investigate the Township's concern to determine if an airfield does exist in proximity to the referenced location. At this time, no concerns have been brought forward with regards to the location of Turbine 4 impacting an airfield to the south of the study area.</p> <p>The design and operation of the HAF Wind Energy facility will comply with all applicable regulatory requirements to ensure local aviation safety is not compromised. All appropriate regulatory agencies and stakeholders will be consulted.</p>
2.	The close proximity of the project to the west boundary of the Region of Niagara should require consultation with any and all other nearby affected municipalities.	The project is located entirely within the Township of West Lincoln in Niagara Region. No portion of the project location will be within 300m of Hamilton. Therefore, consultation with Hamilton and neighbouring local municipalities is not required under O. Reg. 359/09.
3.	The Project Description Report suggests that the project may involve 4 or 5 turbines. Section 1.6.2 indicates that alternative turbine locations were considered for future sites. If future sites are being considered as part of this application, then the Township requests this information at this time.	Five (5) turbines are proposed for the HAF Wind Energy Project. No future sites are being considered as part of this Renewable Energy Approval Application.

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4.	<p>Correspondence from NAV Canada dated March 17, 2011 identifies impacts on the Hamilton, Stoney Creek, and Grimsby Airports due to the location of the proposed wind turbines. The letter concludes that “due to the nature and significance of the negative impact on our capabilities and services, NAV Canada objects to this project moving forward.”</p> <p>Transport Canada regulates aeronautics in accordance with the Aeronautics Act and the Canadian Aviation Regulations (CARs). Transport Canada’s role with respect to obstacles such as wind turbines is to assess them for lighting and marking in support of aviation safety. Prior to construction of wind turbines/wind farms, Aeronautical Obstruction Clearance Forms should be submitted to Transport Canada. As part of the wind farm siting process, wind energy companies are also expected to contact aerodrome and airport operations (in addition to NAV Canada) prior to the construction of wind turbines to ascertain their aeronautical requirements based on the applicable CARs.</p> <p>Depending upon the particular application and characteristics of the affected nearby airport/airfield, the HAF Wind Project may need to be re-sited or modified in terms of height and/or location to minimize impacts on aviation safety and radar support infrastructure. Turbine 4 is approximately 2 km from the airfield located near the intersection of Silver Street and Westbrook Road.</p>	<p>Comment Noted. The Proponent has received and reviewed the referenced correspondence from NAV Canada dated March 17, 2011. Consultation with NAV Canada and identified stakeholders is still ongoing. NAV Canada and the study team are actively engaged in addressing how to mitigate/resolve potential impacts associated with facility’s design on NAV Canada services/infrastructure.</p> <p>The Proponent has already submitted an Aeronautical Obstruction Clearance Form to Transport Canada for an evaluation of lighting and painting requirements. The Proponent will comply with Transport Canada’s assessment.</p> <p>The facility will comply will all applicable regulatory requirements to ensure local aviation safety is not compromised. All appropriate regulatory agencies and stakeholders will be consulted.</p> <p>The Proponent is not aware of an airfield located near the intersection of Silver Street and Westbrook Road. The Proponent will investigate and undertake additional consultation efforts if required to minimize any potential impacts on surrounding airports/airfields.</p>
5.	<p>The UTM coordinates for Turbine 2 and 4 in the Design and Operations Report do not match the noise modeling coordinates contained in the HGC Acoustic Assessment Report. While the differences do not appear large, we not that Turbine 2 is already closely located to a Provincially Significant Wetland and a further shifting of the turbine may have impacts on natural heritage.</p> <p>The Township requests that the coordinate locations for each turbine be consistent and any mapping, natural heritage impact assessment and noise modeling be updated accordingly for the Township to be fully able to comment on the Project Location.</p> <p>As a side note, Table 2 of the Design and Operations Report incorrectly presents the coordinates of the project using Latitude and Longitude when in fact UTM coordinates are presented.</p>	<p>Comment noted. The Design and Operations Report will be reviewed for consistency and to ensure that accurate turbine coordinates have been provided throughout project documentation and supporting materials.</p> <p>Table 2 in the Design and Operations Report will be revised to ensure that table headings clearly identify that UTM coordinates are provided (i.e. Easting and Northing).</p>

Table 1: Proponent Response to Township Comments

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6.	<p>The Wind Turbines Specifications Report (S. 1.2) and the Acoustic Assessment Report state that the maximum sound power level of the V-100 turbines is 105 dBA at a 10 meter height. However, according to Appendix 1 of the Wind Turbine Specifications Report, which is the brochure for the Vestas V-100, the maximum sound power level is 106.5 dBA at hub height (95 metres). The Township requests clarification on the relationship of sound power level and hub height. In particular, if a wind turbine is being modeled at a point source of noise at 95 metres above ground, then should the 106.5 dBA maximum sound pressure values be used rather than the 105 dBA sound pressure value at 10 metres.</p> <p>Furthermore it is noted that the warranted sound level from Vestas is plus/minus 2 dBA which could result in source sound levels of up to 108.5 dBA or 107 dBA at 10 metres.</p> <p>The noise consultant should confirm whether the 1.5 dBA and the plus/minus 2 dBA warranted sound level error would impact the modeling results. This confirmation should look at receptors that have modeled noise already close to the maximum 40 dBA limit (i.e. Receptor 120 already at 38 dBA).</p>	<p>Vestas has confirmed that the maximum sound power level of the V-100 1.8 MW turbine is 105 dBA at hub height. Appendix 1 of the Draft Wind Turbine Specifications Report provided to the Township in November 2010 is outdated and will be removed. Please refer to Appendix 2 (Manufacturer Technical Details) of the same report which presents greater detail concerning the maximum sound power levels associated with the selected turbine model, as provided by Vestas.</p> <p>To clarify, sound power levels were modeled at a point source of 95 metres above ground level using wind speeds at a height of 10 metres above ground.</p> <p>Since the maximum sound power level will not exceed 105.0 dBA, there will be no impacts to the modeling results provided in the Acoustic Assessment Report.</p> <p>The proponent also recognizes the concerns associated with sound and confirms that the sound level will not exceed 40 dBA at the point of non-participating receptors.</p>
7.	<p>Details of the maintenance building referred to in Section 2.10 of the Construction Plan Report are requested as required by Table 1 in Regulation 359/09.</p>	<p>A separate storage structure will be located to the South West of Turbine 4. This would be a small (approximately 8.0 meters by 10.0 meters) pre-fabricated storage shed similar to what is available at retail sales outlets, which will be used to store spare parts and maintenance tools. The storage shed will be placed on top of a slab at grade level.</p> <p>To provide greater clarification, the building within the Sub-Station enclosed area is used for the purpose of housing the SCADA system, electrical panels and other sub-station equipments. Preliminary engineering drawings prepared by AMEC and have been attached for the Township's review. This information provides greater detail regarding the proposed substation structure and satisfies the requirements outlined in Table 1 of Reg. 359/09.</p>
8.	<p>The Township requests that the findings of the Stage 2 Archeology Study be upheld and that a minimum 10 metre buffer be provided between the cemetery and proposed switching station. The Township also requests that the siting and design of the switching station respect the private outdoor amenity space of the dwelling located across Abington Road.</p>	<p>Comment noted. The Proponent commits to upholding the recommendations provided in the Stage 2 Archeology Report, including the substation building adhering to a 10 metre setback from the Zion Cemetery, which will be fenced during construction.</p>

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5.2 Project Roads		
5.2.1 Provide comment on the proposed project's plans respecting proposed road access		
1.	Section 2.2 of the Construction Plan Report does not provide any details regarding the proposed construction routes, frequencies, and oversized truck dimensions for construction materials and turbine component delivery. This detail is required by the Township to comment on road and access issues in accordance with Regulation 359/09. We highlight that all reduced load restrictions and timing should be noted and adhered to.	<p>The preliminary transportation survey prepared by Transera describes the proposed turbine component delivery routes.</p> <p>Vestas, as the selected turbine manufacturer will be responsible for delivering the turbine components to each turbine site and acquiring the necessary traffic permits required in consultation with the Township, Niagara Region, and MTO where applicable. These permits will be obtained separately from the REA process.</p> <p>The turbine components will be delivered to the project site by individual oversized vehicles. The volume of traffic expected for the delivery of each turbine will be Ten (10) heavy hauling trucks consisting of the following:</p> <ul style="list-style-type: none"> • Three (3) for the blades; • One (1) for the nacelle; • One (1) for the hub; • One (1) for the controllers and converters; and • Four (4) for the tower <p>The weight information of each turbine component has been provided in the preliminary transportation survey. It is expected that one complete turbine will be delivered per day.</p> <p>The exact dimensions of construction and turbine delivery vehicles will be determined once the respective contracts have been awarded during detailed design.</p> <p>The number of concrete trucks and transportation routes will depend on the detailed design, location of the batch plant etc., which will be determined at a later date.</p> <p>Vestas and the Construction Contractor will prepare a Traffic Management Plan as per regulatory guidelines in consultation with local authorities. The plan will be submitted to the Township in advance of construction commencement for review and comment.</p>
2.	In order to access Turbine 4, the Proponent will require access through the currently un-opened road allowance of Burns Road, located between Concession Road 5 and Sixteen Road. A legal agreement between the Township and Proponent will be required to permit access through this right-of-way.	Comment noted. Proponent is in agreement.
3.	Turbine 1 and Turbine 2 are setback 451m and 205m respectively from the Sixteen Road right-of-way. Turbine 3 is setback 634m from Abingdon Road and Turbine 4 is setback 110m from the Burns Road right-of-way. These setbacks adhere to Regulation 359/09 and accordingly are acceptable to the Township.	Comment noted.

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Item No.	Township Comment	Proponent Response
5.2.2 Identify any issues and provide recommendations with respect to road access		
1.	There appears to be a lack of information regarding the project’s approach to obtaining municipal consent for use of the Township’s road allowances. If the proponent wishes to use municipal lands than the project will need to provide more detail regarding electrical lines and upgrades within the right-of-ways. For example, Section 4.0 of the Water Assessment and Impacts Report does not provide sufficient data for the Township to comment as per regulation 359/09.	<p>Comment noted. Any use of municipal property (i.e. road allowances, right-of-way) by the Proponent will be in compliance with the legal agreements established between the Township and the Proponent.</p> <p>Detailed information required for obtaining municipal permits/ approvals related to road allowances/rights-of-way are beyond the scope of the REA consultation requirements and will be discussed in consultation with the Township during detailed design.</p> <p>The installation/upgrading of culverts for proposed access roads will follow the required streamlined approval process by the appropriate regulatory authorities (i.e. DFO, NPCA). Detailed information concerning culvert installations (i.e. sizing/type) at identified water crossings described in the Water Assessment Report will be provided in consultation with the Township during detailed design.</p>
2.	The Township should request that all distribution infrastructure is co-located and buried as a condition of the renewable energy approval.	<p>Comment noted. The design preference for the project’s distribution infrastructure is buried. Additional surveying and utility coordination will be undertaken during detailed design to determine if co-location is possible or required.</p>
3.	<p>The Proponent is proposing to use an unopened Township right-of-way. As such, the type of access agreement between the Proponent and Township needs to be confirmed prior to approval. Accordingly, if the Township anticipates that the Burns Road will become an opened road allowance then the Proponent should be required to upgrade Burns Road to current Township of West Lincoln Standards (refer to Section 4 of Municipal Engineering Standards and Subdivision Development Procedures, 2002) and shall include the following requirements/specifications:</p> <ul style="list-style-type: none"> • Typical road allowance cross section as per Township of West Lincoln Standard Drawing WL-03. • Full geometric design of Sideroad Burns Road will be required to be submitted to the satisfaction of the Township prior to the Township entering into a right-of-way use agreement with the Proponent to allow access through the Burns Road right-of-way. • “As-built” drawings detailing the road layout and location of any proposed infrastructure (i.e. tap lines, culverts, etc.) located within the road allowance will be required to be submitted to the Township. 	<p>Comment noted. The type of access agreement established between the Proponent and Township will determine such details. The Proponent commits to entering into an agreement with the Township for the use of an unopened Township right-of-way at a later date.</p> <p>Detailed information required for obtaining municipal permits/ approvals related to unopened rights-of-way are beyond the scope of the REA consultation requirements and will be discussed in consultation with the Township during detailed design.</p>

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Item No.	Township Comment	Proponent Response
5.2.3 Provide comment on any proposed Traffic Management Plans		
1.	<p>A traffic management plan was not provided as part of the submitted application under Regulation 359/09. The proponent provided a Transportation Survey prepared by Transera which identifies the proposed construction route will utilize the following local roads:</p> <ul style="list-style-type: none"> • Caistor Centre Road. • Sixteen Road. <p>The exceptions are for the base sections that are being transported from Pueblo, CO and concrete trucks that will be dependant on the batch plant location.</p> <p>The Township requests a copy of the traffic Management Plan which should not only detail the construction routes above, but also for concrete hauling and all works proposed within the Township rights-of-way. We find the anticipated construction routes are acceptable. However, the noted roads should be monitored during the construction phase and any structural damage incurred as a result of heavy vehicle traffic will be required to be remediated to the satisfaction of the Township. The Proponent will be responsible for all costs associated with any remedial works should be laid out in the right-of-way use agreement. These details, as well as securities to cover the potential costs associated with any remedial works should be laid out in the right-of-way use agreement.</p>	<p>The construction contractor and turbine manufacturer will be responsible for the creation and implementation of a Traffic Management Plan during construction, which includes obtaining the required permits to carry out construction activities and the safe delivery of turbine components/construction equipment.</p> <p>The Traffic Management plan will be submitted to the Township in advance of construction commencement for review and comment. The plan will outline specific strategies for controlling the delivery/movement of materials and personnel to and from each construction site; oversized loads; management of any required upgrading and/or modification of roadwork. The plan will also include dust and emission control measures.</p> <p>As suggested the construction and transportation routes will be closely monitored and any structural damage occurred as a result of heavy traffic will be remediated to the original or better conditions. The proponent will bear the cost of such repairs.</p>
5.2.4 Identify any issues and provide recommendation with respect to the proposed Traffic Management Plans		
1.	<p>Comments regarding the required Traffic Management Plans will be provided once received by the Township. We highlight the following requirements:</p> <ul style="list-style-type: none"> • Traffic signing shall be in accordance with Book 7 of the Ontario Traffic Manual- Temporary Conditions • Access for emergency vehicles must be maintained at all times. This must be noted as a requirement in the Traffic Management Plan. 	<p>Comment noted. As stated above a Traffic Management Plan will be prepared as per relevant guidelines and submitted to the Township for review and comment by the Construction Contractor/Turbine Manufacturer prior to the commencement of construction.</p>
5.3 Municipal or Local Authority Connections		
5.3.1 Provide Comment on the proposed project plans related to the location of and type of municipal service connections, other than roads		
1.	There is no Township owned municipal service connections planned as part of the development proposal.	Comment Noted.
5.3.2 Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads		
1.	No Comment.	
5.4 Facility Other		
5.4.1 Identify any issues and recommendations with respect to the proposed landscaping design for the facility		
1.	No Comment.	

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5.4.2 Provide comment on the proposed project plans for emergency management procedures/safety protocols		
1.	The Key Contact list provided in Table 5 of the Design and Operations Report should include the local Ministry of Environment office in addition to the Niagara Peninsula Conservation Authority.	Comment noted. Proponent in agreement.
2.	Details are requested with respect to the characteristics and quantities of hazardous materials to be stored within the proposed Maintenance Building and on the surrounding lands.	Turbine Maintenance staff will maintain all materials in a controlled manner, and hazardous materials will be stored off-site. Additionally, any use of hazardous materials onsite will be handled in accordance with manufacturer instructions and in accordance with applicable provincial and federal regulations, codes, and guidelines. Should any spills of Petroleum, Oils or Lubricants (POL) occur at the project site during construction, operation or decommissioning phases the procedures identified in Section 5.2 of the Environmental Effects Monitoring Plan will be adhered to.
3.	Section 5.11 of the Vestas General Specifications indicates that the only form of fire protection for each turbine is a 5 kg fire extinguisher and fire blanket (this level of protection could be compared to an average home let alone a multi-million dollar turbine). In the context of a rural fire department with limited resources, confirmation that these tools are sufficient to avoid catastrophic fire is requested. Research identifies that fire is the second most common accident cause and that there have been approximately 150 fires to date associated with wind energy projects.	The project's turbines will be maintained and operated in accordance with turbine manufacturer specifications. In addition to routine maintenance and site inspections, continual supervision of turbine operations and sensors (i.e. generator temperature sensors) will minimize the risk of potential fires. All staff will be trained in the use of on-site fire-fighting equipment, fire prevention and response measures and emergency egress plans. In the event that a fire takes place and cannot be contained by site-staff procedures outlined in 5.4 of the Environmental Effects Monitoring Plan will be followed. The fire protection procedures described will conform to best practice and reasonable measures in light of the nature of the facility.
4.	There is no reference in the Design and Operations Report to icing conditions and measures to reduce the incidence of ice throw. The Township is fully aware that turbines monitor ice formation through blade imbalance, however, it is documented that this detection system fails to shut the turbine down before ice can form and possibly be thrown. The Township requests that the Project's safety protocol be expanded to include procedures for icing conditions (i.e. shut down and start-up procedures, public notice, etc.) in addition to installation of an Ice Monitoring Sensor that shut down the turbine during potential icing conditions, before ice forms on the blades. This is a precautionary rather than reactionary safety system. This requirement should be noted in the Emergency Management Plan and Environmental Effects Monitoring Plan.	Section 5.5.2 of the Environmental Effects Monitoring Plan discusses icing conditions and ice throw. This section will be reviewed and improved, where possible to address the Township's public safety concerns and recommendations. Compliance with MOE setback requirements from residences, roads, and property lines will dramatically reduce the chances of public safety to be compromised. The Proponent feels that the turbine sensors used to detect imbalances within the rotor system in instances such as ice build-up are adequate in monitoring ice formation, which will shutdown turbine operations until the ice build-up has been removed and can safely operate. The Proponent does not feel that the installation of an additional sensor is required.

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5.	The Township requests that the Emergency Management Plan include the requirement that detailed maintenance logs, certified by a qualified individual, be filed annually with the Ministry to ensure on-going long-term maintenance of the turbines. The purpose of filing these logs is to ensure the long-term operation of the turbines follows the manufactures specifications and requirements.	Turbine maintenance will be undertaken by trained and qualified personnel as per manufacturer's recommendations and guidelines. It is standard practice to record all the breakdown and maintenance events for each turbine as well as any component of the project facility. The Proponent has an invested interest in maintaining the facility in proper working order. The proponent will look into the possibility of filing such logs with the ministry, if required.
5.4.3 Identify any issues and recommendations with respect to the proposed emergency management procedures/safety protocols		
1.	The Township feels that the project would benefit from a Community Relations Committee established during the operation of the project. This Committee could meet as required and include representatives from the Township, Community and Proponent to effectively deal with any arising operational issues or complaints and provide an effective conduit of information resulting from the communications plan referred to in Section 5.0 of the Design and Operations Report. Examples of items to discuss include any safety issues, noise concerns, maintenance activities etc. We also recommend that a Dispute Resolution Protocol be established so residents are aware of exactly how concerns etc. will be handled.	The Proponent is in agreement that the project would benefit from the establishment of a Community Relations Committee comprising of representatives from the Township, Community, and Proponent provided that the committee has a defined mandate and its membership is committed to resolving arising matters in a constructive manner. The Proponent accepts the Township's recommendation that a Dispute Resolution Protocol be established detailing how concerns/ arising issues will be addressed. The Proponent will include this recommendation within the Design and Operations Report/EEMP and will further describe the protocol to be implemented to address future concerns.
5.4.4 Identify any issues and recommendations with respect to any Easement or Restrictive Covenants associated with the Project Location		
1.	The Township was unable to find any details regarding what easements and/or restrictive covenants may be required for the project. Additional detail is requested.	The Proponent has entered into legal agreements with private participating landowners for the lease of their land for the placement of wind turbines and associated access roads over the lifetime of the facility's operation. The Proponent commits to enter a legal agreement with the Township for the use of the Township right-of-way/road allowances at a later date.

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Item No.	Township Comment	Proponent Response
5.5 Project Construction		
5.5.1 Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction		
1.	The Township does not consider the stabilization of erosion prone areas to be discretionary as presented in Section 4.3 of the Construction Plan Report. The Township requests that erosion and sedimentation plans be prepared and submitted for Township and Agency review prior to commencement of site alteration in order to protect surface water quality and natural heritage characteristics.	Comment noted. Erosion and Sedimentation plans will be prepared during detailed design and will be provided to the Township prior to commencement of site alteration. Erosion and Sedimentation control measures will comply with OPSS 577- Construction Specification for Temporary Erosion and Sediment Control Measures.
2.	Any disturbed or damaged areas (within a Township owned right-of-way) resulting from the construction or continued maintenance of the proposed turbines shall be required to be reinstated by the Proponent to its original condition or better to the satisfaction of the Township.	Comment noted. Proponent is in agreement. Specific details/ arrangements agreed upon by the Proponent and the Township regarding the remediation of the Township owned right-of-way will be discussed outside of the consultation activities being undertaken as part of the REA process.
3.	The Township requests that a letter of credit be posted in the amount of 100% of the cost of the works plus contingency proposed on the Township right-of-way. The posted security will be reduced once the work is completed and final approval of the as-built plans occurs.	Comment noted. Specific details/arrangements such as posted security deposits related to road allowances and use of Township owned right-of-way will be discussed in consultation with the Township outside of the consultation activities being undertaken as part of the REA process.
4.	The Township requests that the proponent enter into an agreement respecting the use of municipal property.	Comment noted. Proponent is in agreement. Discussions regarding restrictions/prohibitions concerning the use of Township property will be undertaken outside of the REA consultation requirements.

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Item No.	Township Comment	Proponent Response
5.5.2 Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers		
1.	No comment	
5.5.3 Identify any issues and recommendations with respect to the proposed location of buried kiosks and above grade utility vaults		
1.	“As Built” information will be required to be submitted to the Township detailing the location and depths of any buried kiosks and above grade utility vaults location with a Township owned right-of-way.	Comment noted. As built drawings will be provided once construction is complete.
5.5.4 Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines		
1.	Sections 2.5 and 2.7 of the Construction Plan Report require clarification about details of the collector system and whether it is to be above or below grade. Details are also requested regarding where above ground transmission facilities will be located, whether they will be new facilities or co-located, and what Hydro One distribution lines will have to be connected. This information is required to determine use of the municipal right-of-way.	The preferred design option for the collector system up to the switching station is below grade, utilizing underground cabling. A small part of the connection from the switching station to the Hydro line may be over head. Specific detail pertaining to the distribution system will be provided during detailed design.
5.5.5 Provide comment on the proposed project plans with respect to Building Code permits and licenses		
1.	Permits will be required under the Building Code Act. The Proponent will be responsible to ensure all appropriate submissions are provided to the Building Department.	Comment noted. Proponent is in agreement. Proponent will ensure appropriate submissions are provided to the Building Department.
5.5.6 Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory		
1.	Further to our previous comment regarding the Study Area not extending further west, it is unclear if the Natural Heritage Assessment Report considered potential impacts west of the current study area. This concern is illustrated in Section 3.2 of the Report where Short-eared Owls “were found just outside the boundaries of the study area.”	Comment noted. As required under O. Reg. 359/09 the Natural Heritage Assessment (records review, site investigations, and evaluation of significance) is required to identify and assess the significance or provincial significance of natural heritage features within 120 metres of the project location. The defined study area and natural heritage assessment completed for this project is in compliance with the provisions outlined in the Regulation.
2.	Section 3.2 of the Natural Heritage Assessment Report incorrectly refers to the “Township of Wainfleet Official Plan” rather than the West Lincoln Official Plan.	Comment noted. The correct reference will be made.

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3.	<p>We provide the following comments with respect to the conclusions made in Section 4.2 of the Natural Heritage Assessment Report:</p> <ul style="list-style-type: none"> With respect to the Bald Eagle, the report states that there is no suitable habitat within 120 metres of the project works; however, no details are provided on what are suitable habitat and how this statement is justified. Despite Section 3.2 of the report stating that “it is almost certain that wintering birds (short-eared Owls) are occasionally present in the project area”, section 4.2 concludes that this habitat is not considered significant. Further detail and analysis would assist in fully understanding this conclusion. In addition, wintering areas may be located in proximity to the project outside of the “Study Area”. Section 3.2 states that the Bobolinks are designated as Threatened by COSEWIC; however, Section 4.2 concludes that the habitat around the project is not considered significant. Further justification for this conclusion is requested. Turbine 4 is located in a Raptor Wintering Area and in close proximity to another larger raptor wintering area to the west totaling approximately 16 hectares. Turbine 2 is located in close proximity to a series of raptor wintering areas totaling approximately 21 hectares. Despite these features, Section 4.2 concludes that because the sites individually are less than 20 hectares, they do not represent significant raptor wintering and roosting areas. We believe that an assessment of the collective effect of a series of wintering areas in close proximity together with the specific turbine locations should be undertaken to further justify this conclusion. Additional analysis is warranted based on higher than expected mortality rates for the Wolfe Island Wind Farm and its location in an IBA for raptors. There is concern about the cumulative natural heritage impacts possible because of the Turbine 4 location. The turbine is located in a Raptor Wintering Area, is located in close proximity and in between two PSW’s and a connecting watercourse. Specific attention to this issue is requested. 	<p>Comments noted. The evaluation of significant natural heritage features were evaluated using the Significant Wildlife Habitat Technical Guide (SWHTG) (OMNR 2000) and Ministry of Natural Resources protocols for terrestrial and aquatic evaluations.</p> <p>Section 4.2 (Results) of the Natural Heritage Assessment will be reviewed and expanded, where required to provide additional clarification on the evaluation of significance of identified natural heritage features within 120 metres of the project location.</p> <p>Raptor wintering sites were evaluated against the criteria set out in Table Q-1 of Appendix Q of the SWHTG and were assessed in terms of the following: relative importance of the site, presence of species of conservation concern, species diversity, abundance, size of site, level of disturbance, location of site, habitat quality, historical use of the area. Using this criteria it was determined that the identified potential raptor wintering areas within 120 metres of the project location are not significant. This section will be expanded to provide greater clarification.</p> <p>Post construction avian monitoring will also be undertaken to monitor and mitigate potential effects of turbine operations on bird species.</p> <p>The two PSW’s are located outside the 120 metre setback distance from Turbine 4. The EIS will be reviewed by the study team with regards to connectivity, and revisions and additional mitigation will be incorporated where required.</p>
4.	<p>The Natural Heritage Assessment Report contains no analysis with respect to Turbine 2 and its location within 30 metres of a PSW. In fact, the 100 metre diameter of the turbine blades will actually be within (above the PSW) by approximately 20 metres under west and northwest wind conditions (common to the area). Given that development is not permitted in a PSW, the close proximity of the turbine and the incursion of its blades into the airspace above the PSW warrant some form of analysis and assessment. Of particular concern is the impact of future maintenance activities of the blades that may occur over the PSW and the potential for contaminants (refer to Section 3.1.7 of the Environmental Effects Monitoring Plan). Specific mitigation measures for this turbine should be considered. Another concern is the potential for fire fighting chemicals and spilled materials to enter the aquatic habitat as identified in Section 5.4 of the Environmental Effects Monitoring Plan.</p>	<p>Comment noted. Environmental impacts associated with significant natural heritage features located within 120 metres of the project location are to be discussed within the EIS Report. The project team will review the EIS to ensure adequate detail and mitigation has been provided with respect to turbine 2. Revisions will be incorporated as required to ensure sufficient environmental protection is provided. The design of the facility will comply with environmental setback distances for Provincially Significant Wetlands.</p> <p>To clarify turbine cleaning activities described in Section 3.1.7 in the EEMP will not be permitted over environmentally sensitive areas. All materials removed from the turbine as a result of cleaning activities will be collected and disposed of appropriately.</p> <p>Should any spills of Petroleum, Oils or Lubricants (POL) or other chemicals used for extraordinary circumstances occur at the project site the procedures identified in Section 5.2 of the EEMP will be adhered to and the appropriate authorities will be immediately notified.</p>

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5.	<p>Section 5.3 of the Natural Heritage Assessment Report states that no residual impacts are expected if mitigation measures are carried out. It is unclear how the issue of "motion smear" identified in Section 5.2 will be mitigated when it suggests stripping or solid colours be used on the turbine blade(s).</p>	<p>The proposed mitigation in Section 5.2 with respect to motion smear suggests that the stripping of turbine blades or the solid painting of one blade increases the visibility of the turbine blades at distances in which raptors could safely maneuver away from them and avoid collision.</p> <p>In addition to the suggested mitigation, post construction monitoring will be undertaken in accordance with MNR standards to monitor and provide additional mitigation as required to reduce the effects of the facility's operations on bird species.</p>
6.	<p>The PSW immediately east of Turbine 1 is identified as terminating at an existing hedgerow; however, our site visit and review of the aerial photography indicated similar site characteristics may in fact extend the PSW further west towards the turbine. We recommend that the proponent meet on site with MNR, the NPCA, and the Township to confirm the limit of this PSW and determine if their regional or local significance if the PSW does not extend further. If the PSW does indeed extend further west, then the water crossing required for Turbine 1 could actually be occurring within the PSW. A shifting of Turbine 1 south of the tributary should be considered to avoid a water crossing in this sensitive location.</p> <p>A similar PSW boundary confirmation process with MNR, the NPCA and the Township should be carried out for all turbines within 120 metres of a PSW. In addition, there may be characteristics of the wetland communities that make them regionally rather than provincially significant. Final turbine placements and mitigation measures should reflect any wetland values and functions.</p>	<p>Comment noted. The Ministry of Natural Resources and Niagara Region provided up-to-date mapping of PSWs and evaluated wetlands in the study area, which were incorporated into the Proponent's mapping after site investigations confirmed wetland boundaries. Wetlands in Ontario are evaluated using the Ontario Wetland Evaluation System protocol. As per this protocol, the wetland boundary is established where 50% of the plant community consists of wetland plant species. Wetland boundaries were ground-truthed during site investigations by a certified wetland evaluator. Usually, for a vegetation community to be included into a PSW, the addition is at least 0.5 ha and it is MNR who has to make the final decision on the boundaries of a PSW.</p> <p>As a result of the records review process and site investigations required as part of the Natural Heritage Assessment we believe that the study team has provided accurate environmental mapping with regards to the boundaries of Provincially Significant Wetlands in proximity to the proposed turbine locations. The Proponent is cooperating with MNR to ensure that this Provincially Significant Wetland is not impacted by the project.</p>

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7.	Similar to our comment above, our site visit and assessment of the aerial photograph on the Region GIS does not suggest a sudden change in site characteristic that would proceed the PSW located south of Turbine 2 from extending westwards. The proposed access roads for Turbines 1 and 2 may require a crossing within a PSW or in very close proximity (10 to 15 meters). We note that there appears to be earth moving works within 120 metres of the proposed access road and PSW.	<p>Comment noted. The Ministry of Natural Resources and Niagara Region provided up-to-date mapping of PSWs and evaluated wetlands in the study area, which was incorporated into the Proponent's mapping after site investigations were completed. Wetlands in Ontario are evaluated using the Ontario Wetland Evaluation System protocol. As per this protocol, the wetland boundary is established where 50% of the plant community consists of wetland plant species. Wetland boundaries were ground-truthed during site investigations by a certified wetland evaluator. Usually, for a vegetation community to be included into a PSW, the addition is at least 0.5 ha and it is MNR who has the final decision on the boundaries of a PSW.</p> <p>As a result of the records review process and site investigations required as part of the Natural Heritage Assessment we believe that the study team has provided accurate environmental mapping with regards to Provincially Significant Wetlands in proximity to the proposed turbine locations. The Proponent is cooperating with MNR to ensure that this Provincially Significant Wetland is not impacted by the project.</p> <p>Any current earth moving works observed on optioned properties are not associated with the HAF Wind Energy Project as the project has not received an approval from the Ministry of Environment to proceed to construction. The Proponent cannot be held accountable for work being undertaken by landowners on their property, which are unrelated to the HAF Wind Energy Project.</p>
8.	Section 3.1.3 of the Environmental Effects Monitoring Plan indicates that a buffer zone of 120 metres be maintained between the end of ditching and any wetlands. It is unclear how this mitigation will be realized at the entrance to Turbines 1 and 2.	<p>Comment noted. The detailed design of access roads and any associated drainage/ditching within 120 metres of a waterbody or wetland will be conscientiously designed to ensure that surface runoff does not directly flow into surrounding environmentally sensitive areas. Sediment control measures such as check dams, rip rap, and rock fill will be utilized, where required.</p> <p>Please refer to Section 5.1 of the EEMP for a description of the contingency plan to manage the failure of erosion and sediment control measures.</p>
9.	Section 3.1.5 of the Environmental Effects Monitoring Plan states that snow from access roads will not be relocated within 120 metres of a wetland or environmentally sensitive area. Snow clearing and salt/sand application on access roads for Turbines 1 and 2 will be within 120 metres of the wetland.	<p>The statement provided in Section 3.1.5 is intended to ensure that no snow will be stockpiled within 120 metres of a wetland or waterbody. Mitigation measures and best management practices with regards to salt/sand application have been provided within this section.</p>

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10.	<p>Section 3.1.5 of the Environmental Effects Monitoring Plan states that “no construction activities will be permitted from March 1st-August 1st to protect nesting raptors”. This conflicts with Table 1 of the Design and Operations Report (and Section 1.1 of the Construction Plan Report) which shows construction commencing in June 2011 and Operations commencing in October 2011. Details of construction activities that are consistent with the Environmental Effects Monitoring Plan and any other mitigation techniques are requested.</p> <p>We also question the timing of the project as a result of mitigation techniques identified under Section 4.4 of the Environmental Effects Monitoring Plan for water crossings.</p>	<p>Revisions will be made to the Construction Plan Report to clarify that construction activities must comply with timing constraints identified in other project reports, specifically the NHA, EIS, EEMP, and Water Assessment and Impact Reports.</p> <p>Construction activities will comply with the Migratory Bird Convention Act (1994).</p> <p>Please note: Section 4.4 of the EEMP identifies MNR/NPCA timing restrictions, which applies to in-water works only (i.e. culvert replacement/installations).</p>
11.	<p>Similar to the previous comment, the construction timetable does not appear to reflect the timing restrictions for fish habitat as identified in Table 1.0 of the Water Assessment and Impacts Report. The Township requests a revised construction timeline that reflects fish habitat sensitivities.</p>	<p>Revisions will be made to the Construction Plan Report to clarify that construction activities must comply with timing constraints identified in the Water Assessment and Impacts Report for the protection of fish habitat.</p> <p>Please note: Table 1.0 of the Water Assessment and Impacts Report identifies MNR/NPCA timing restrictions, which applies to in-water works only (i.e. culvert replacement/installations).</p>
12.	<p>The Township requests additional detail about how the Environmental Effects Monitoring Plan (Section 4.4), and the need for 10 watercourse crossings, has been considered against MNR fish habitat classifications including “Critical” Type 1 habitats downstream of the proposed crossings.</p>	<p>Section 4.4 of the EEMP provides an overview of the assessment and mitigation recommendations contained within the Water Assessment and Impacts Report.</p> <p>Please refer to the Water Assessment and Impacts Report which provides a greater discussion of the watersheds contained within the study area and their MNR habitat classifications.</p> <p>Additional mitigation measures will be provided where required during detailed design and will be in compliance with DFO/NPCA approvals and permits required for in-water works.</p>

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13.	It is not clear in the documentation how excavated material will be stored and or transported to meet the requirements in Section 4.4 of the Environmental Effects Monitoring Plan. The need to avoid storing sediment within 120 metres of a waterbody and wetland will require significant truck movements. Details of material handling and its storage is requested.	The Proponent will abide by the mitigation measures contained within project reports and any subsequent conditions of approvals required to carryout construction. Where construction works are proposed within 120 metres of a waterbody or wetland stockpiling of excavated materials will not be permitted within the buffer zone. The construction contractor will relocate and isolate such materials on-site to a designated spot beyond the 120 metre buffer zone from a waterbody/wetland. If relocation on-site beyond the 120 metre buffer zone is not possible excess materials will be transported off-site. Specific details for the removal of excess material off-site will be determined during detailed design and prior to construction commencement.
14.	Section 2.3 of the Construction Plan Report specifies construction pad sizes. It is unclear how this pad will fit on the Turbine 2 site between an existing hedgerow and PSW without having some form of natural heritage impact.	Comment noted. Sediment and erosion control measures will be implemented prior to land/soil disturbance activities to ensure the protection of the surrounding waterbodies and Provincially Significant Wetlands. Any vegetation and land clearing required to facilitate construction activities will be in accordance with section 4.5.2 of the EIS and 5.1 of the EEMP. As part of the site clean-up/restoration activities any disturbed portions of the site will be remediated and re-vegetated. Where required construction pad sizes and orientations will be modified to ensure the protection of surrounding significant natural features.
15.	Table 1 of the Environmental Impact Statement report indicates that there are no Provincially Significant Wetland features within 120 metres of the project. This statement is incorrect as it appears that PSW features are within 120 metres of Turbines 1, 2 and 4. Clarification is requested as well as resulting amendments to the report, if required. Similarly, the statement in Section 3.2.1 of the report is incorrect and misleading.	Comment noted. The EIS has been revised to include mention that turbine 1 and 2 are within 120 metres of a PSW and is currently under MNR review. Please note that Turbine 4 is located outside the 120 metre setback distance from a PSW.

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16.	The Township disagrees with Table 2 and Section 3.2.8 in the Environmental Impact Statement and the reference that indicates that no connectivity of natural features will be potentially affected. It is considered that Turbine 4 will have an impact on the system of nearby features. Further information is requested in this regard.	Comment noted. The connectivity between the two Provincially Significant Wetlands located in proximity to Turbine 4 will not be impacted by the project. The tapline construction is being carried out by Horizontal Pressure Directional Drilling which will maintain the hydrological connection. The proposed access road does not require a watercrossing, which will maintain the aquatic connection. For the terrestrial portion of the wetlands, impacts to connectivity will be temporary in nature, minor, and localized during construction and decommissioning phases. The base of the turbine will not impede travel of terrestrial wildlife or the potential for cross pollination of vegetation. Please refer to the EIS Report for potential impacts to wetland bird species and proposed mitigation measures to minimize these impacts.
17.	The Township requires clarification with respect to Table 3 of the Environmental Impact Statement Report where it states that there is no white tailed deer habitat. Figure 4 of the Natural Heritage maps clearly shows the construction of a new access road immediately adjacent to a deer wintering area and the location of Turbine 4 within 120 metres of a deer wintering area. Clarification is requested as well as resulting amendments to the report, if required.	Comment noted. The report will be reviewed, and revisions will be made were required. Please also refer to Section 3.2.3 and Section 4.1 of the EIS for a discussion of deer wintering areas.
18.	The Township considers that the MNR Natural Heritage Reference Manual be referenced when completing the Environmental Impact Summary Report. There is no reference to this document in the current draft.	Comment noted. The Environmental Impact Statement addresses features identified in the Natural Heritage Assessment Report which references the MNR Natural Heritage Reference Manual.
19.	The Township would like clarification about how the hydrology of the area to the east of the significant woodlot along Burns Road will be maintained as a result of new road construction immediately adjacent to the regionally significant feature.	New road construction associated with turbine 4 does not require a water crossing and will not impact any existing waterway within 120m of the turbine location. The detailed design of access roads will ensure adequate drainage is provided. Sediment and Erosion control measures will also be implemented during construction, operation and maintenance phases for adequate protection of surrounding surface waterbodies. Please refer to the EIS, EEMP and Water Assessment and Impacts Report which outline mitigation measures to be implemented for the protection of surrounding waterbodies.
20.	Section 3.2.5 of the Environmental Impact Statement is considered to be incorrect with respect to the location and characteristics of Turbine 2 based on the Natural Heritage Maps provided with the report. Clarification is requested. In addition, Turbine 1 and its location near a PSW and watercourse is not even referenced. The description of Turbine 4 and its adjacent watercourse should be expanded to consider ecological connections between 2 nearby PSWs.	Comment noted. Section 3.2.5 will be reviewed and revised where required to ensure adequate detail has been provided.

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21.	The definition of what constitutes a “watercourse” and drainage swale” in Section 3.2.5 of the Environmental Impact Statement Report should be considered in consultation with the NPCA.	Comment noted. Reference to these terms within project reports conforms to MNR/DFO standards, however, the study team will consult with NPCA.
22.	Clarification is required with respect to Section 4.0 of the Environmental Impact Statement Report where the report indicates that “some chemicals” will be stored on-site for construction. This contradicts Section 4.4 of the Environmental Effects Monitoring Plan that states that the storage of hazardous materials will not occur within 120 metres of any environmentally sensitive areas. It is unclear how Turbine 1 and 2 will be constructed in light of these conflicting statements.	<p>To clarify, some chemicals (i.e. fuel) and concrete mixtures will be required on-site to physically construct the facility. When storage of chemicals/hazardous materials is required on-site during construction it will not be permitted within 120 metres of any environmentally sensitive area.</p> <p>All hazardous materials used on-site during construction will be handled in a controlled manner in accordance with manufacturer instructions and applicable provincial and federal regulations, codes, and guidelines.</p> <p>Should any spills of Petroleum, Oils or Lubricants (POL) occur at the project site the procedures identified in Section 5.2 of the EEMP will be adhered to and the appropriate authorities will be immediately notified.</p>
23.	<p>Section 4.1 of the Environmental Impact Statement downplays the level of construction activities in the vicinity of Natural Feature 1. As noted in Clause 3 of this section, Turbine 4 is located within a Raptor Wintering Area and the construction of the tapline and access road occurs immediately adjacent to a regionally significant woodlot. The report and mitigation strategies should reflect the full potential of any natural heritage impacts (i.e. hydrogeological changes as a result of the road and tapline on the PSW and significant woodlot).</p> <p>The Township requests further information regarding the conclusion in Section 4.1.1 of the Environmental Impact Statement Report with respect to raptor mortality. It is unclear how the presences of only 5 turbines and the fact that they are greater than 20 metres apart will result in there not being a risk for raptors. Turbine 4 in the Raptor Wintering Area should be specifically examined.</p>	<p>Comment noted. Section 4.1 of the Environmental Impact Statement will be reviewed to ensure adequate levels of detail are provided with regards to potential environmental impacts associated with the construction and operation of the facility on surrounding significant natural heritage features, and where required greater clarification will be provided.</p> <p>To clarify the statement in Section 4.1.1, higher densities of turbines located in proximity to one another have demonstrated to have a significantly higher impact on raptor mortality rates. By lowering turbine densities within proximity to one another raptor mortality will be reduced. The five turbine locations proposed for the HAF Wind Energy Project have not been clustered together and are spread out over various different properties within the study area. The Raptor Wintering Area within 120 metres of Turbine 4 was evaluated and determined to be non-significant habitat using Table Q-1 of Appendix Q of the Significant Wildlife Habitat Technical Guide. The EEMP provides a description of post construction avian monitoring procedures, which will be implemented after the commencement of turbine operations to monitor and mitigate potential impacts to bird species.</p>

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24.	It is unclear how turbines will be able to operate within 120 metres of environmentally significant features (as currently proposed) when Section 4.1.2 of the Environmental Impact Statement Report states that all chemicals should be stored in areas greater than 120 metres from natural features. The Township requests clarification in this regard.	Beyond the required quantities of liquids, oils or lubricants necessary for the mechanical components of the turbines to operate on a day-to-day basis, all additional hazardous materials will be stored off-site. Should any spills of Petroleum, Oils or Lubricants (POL) occur at the project site the procedures identified in Section 5.2 of the EEMP will be adhered to and the appropriate authorities will be immediately notified.
25.	The construction timetable of the project will not allow for the construction of overhead lines under frozen conditions as suggested in Section 4.5.2 of the Environmental Impact Statement. Specific details about the construction techniques, particularly on municipal right-of-ways, are requested.	Comment noted. The preferred design option for the collector system up to the switching station is below grade, utilizing underground cabling. A small part of the connection from the switching station to the Hydro line may be over head. Additional surveying and utility coordination will be undertaken during detailed design. The mitigation measures provided in Section 4.5.2 are in reference to overhead electrical lines being constructed over water. Presently, the only portion of overhead lines proposed will be located from the substation to the existing Hydro One lines, which are not located over water.
26.	Section 5.0 of the Environmental Impact Statement Report concludes that the protection of all other natural features complies with those required by the local municipality and Conservation Authority. This municipality is unclear about how this conclusion was made in the absence of specific project details being provided at this point in time regarding road construction details and specific water crossings. We request that our municipal comments be forwarded to MNR and the NPCA for their review of the natural heritage reports.	Comment noted. Specific details regarding the construction of access roads and water crossings described within the Water Assessment Report will be provided in consultation with the Township and the NPCA during detailed design. The installation/upgrading of culverts for proposed access roads will follow the required streamlined approval process by the appropriate regulatory authorities (i.e. DFO, NPCA). The Township's comments will be included as part of the Final REA package submitted to MOE for review after all stakeholder comments have been received and incorporated into the final REA package.

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27.	<p>The Township requests that a detailed vegetation and tree removal plan be provided that identifies all vegetation and tree removal impacts. This Plan should include both private and municipal property. The Township notes that the proponent is proposing the use of the municipal property without the benefit of knowing what physical alteration and tree removal will be required. We were informed by the proponent that this information would be provided later, but this is unacceptable as the impacts to the Township must be assessed at the beginning and not the end of the planning process.</p> <p>The Township also notes that the Construction Plan Report does not appear to reference the Bird Migration Act and the restrictions for tree removal during the nesting season.</p>	<p>The Proponent is not required to produce a detailed vegetation and tree removal plan for the Township's review as part of the REA process. To produce such a detailed document requires detailed engineering drawings for roads and taplines to be complete. The Proponent will prepare and produce this information for the Township's review and comment during detailed design and once legal agreements between the Township and Proponent have been established for road allowances/rights-of-way use.</p> <p>Permits required for Tree removals will be obtained by the appropriate authority prior to construction commencement and will be carried out in accordance with the Regional Tree and Forest Conservation Bylaw No. 30-2008.</p> <p>Any tree removal required for the project will be carried out in accordance with the Migratory Bird Convention Act (1994) and restrictions will be imposed between April 1st and July 1st (active nesting season) as documented in the Environmental Impact Statement (EIS).</p> <p>Revisions will be made to the Construction Plan Report to clarify that construction activities must comply with timing constraints identified in other project reports, specifically the NHA, EIS, EEMP, and Water Assessment and Impact Reports.</p>
28.	<p>We note that Table 1 of the Project Description Report indicates that "typically" large quantities of toxic or hazardous materials are not stored. It is noted that Appendix 1 provided the technical information of the Vestas V100 turbine and that this information indicates that the quantity of oil for the Hydraulic System alone is 260 liters. There is likely to be quantities of other fluids hazardous to the environment and local hydrologic features. These fluids may be associated with the gearbox and VCUS cooling systems (refer to Section 6.1 of the Vestas General Specifications). We note that the cooling systems utilize glycol which is a potential contaminant. Clarification is also requested regarding the use of glycol for blade balancing (as in other turbine models).</p>	<p>Comment noted. The prescribed quantities of oil and lubricants are contained in the hydraulic system, gear boxes and other turbine components. Beyond the required quantities of liquids, oils or lubricants necessary for the mechanical components of the turbines to operate on a day-to-day basis, all additional hazardous materials will be stored off-site. Turbine maintenance staff will maintain and handle all materials in a controlled manner in accordance with manufacturer instructions and applicable provincial and federal regulations, codes, and guidelines.</p> <p>The cooling system uses Glycol in a closed loop system. The system monitors pressure and if a leak develops the circuit would shut down minimizing the loss of material. Glycol is a common heat transfer material found in all farm equipment, trucks and cars.</p> <p>Should any spills of Petroleum, Oils or Lubricants (POL) occur at the project site the procedures identified in Section 5.2 of the EEMP will be adhered to and the appropriate authorities will be immediately notified.</p>

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29.	Section 3.1.1 of the Environmental Effects Monitoring Plan indicates that inspections for leaks of fluid will only occur twice per year as part of the regular turbine maintenance. A more frequent visual inspection process (in conjunction with the avian monitoring surveys) would help minimize the potential for turbine fluid leaks into the environment. On-site signage directing the public to the Ministry of the Environment if spill are observed would be appropriate.	<p>Turbine maintenance activities, including visual inspections for leaks of fluid will conform to Vestas Manufacturer Specifications. Additional site visits and maintenance requirements will be established on an as needed basis and will be adjusted according to the age of the facility.</p> <p>The project's turbine systems will be monitored remotely using a Supervision Control and Data Acquisition (SCADA) system. Continual monitoring of fluid pressure levels will minimize the potential for environmental damage.</p> <p>A Key Contact List will be placed at the base of each turbine, which includes the contact information of the Ministry of Environment's Spill Action Centre. This list will also be posted on the project's website.</p>
30.	It is not clear and there is no evidence that the Environmental Effects Monitoring Plan has been prepared in accordance with Clause 23.1 of Regulation 359/09. Reference to the applicable Ministry of Natural Resources documents would assist with the Township review.	<p>Clause 23.1 was inserted into O. Reg. 359/09 as an amendment (O. Reg. 521/10) which came into effect January 1, 2011. Since the Proponent issued the Notice of Engagement and Public Open House before the amendment came into effect the project is subject to the provisions of the previous Regulation.</p> <p>However, the EEMP has been prepared in accordance with MNR standards for avian and bat monitoring and the report is currently under MNR review.</p>
31.	The Township recommends that the location of the proposed maintenance building south of Turbine 4 on the west side of Burns Road be located to an already disturbed area as part of the project.	<p>Comment noted. The proposed maintenance building located south of Turbine 4 will be a small (approximately 8 .0 metres by 10.0 metres) pre-fabricated storage shed similar to what is available at retail sales outlets, which will be used to store spare parts and maintenance tools. The environmental impacts and disturbances associated with constructing this structure will be minor and temporary.</p> <p>The proposed maintenance building will not be used to store any hazardous materials or liquids.</p>

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32.	The separation distance of Turbines to watercourses presented in Section 3.2.1 of the Water Assessment and Impacts Report appear to be consistently understated. For example, Turbine 1 is not even listed despite being potentially 35 metres from a watercourse and/or PSW. Turbine 2 is reported to be approximately 110 metres away from the adjacent watercourse but scaling from aerial photography suggests this distance may be closer to 53 meters. We request that all separation distances be confirmed and the reports and mitigation measures be adjusted accordingly. The Township is currently not comfortable with the proximity of the turbines to the area's sensitive water features.	<p>Comment noted. The Water Assessment and Impacts Report will be reviewed and the measurements provided will be confirmed and revised where required to ensure accuracy</p> <p>With the implementation of appropriate mitigation measures and environmental monitoring during the construction, operation, and decommissioning phases of the project potential impacts to surrounding environmentally sensitive areas will be significantly reduced.</p>
33.	Section 3.2.1 of the Water Assessment and Impacts Report identifies that the characteristics of nearby watercourses are in poor condition. The Township does not necessarily disagree with this assessment; however, existing poor conditions of watercourses should not reduce the need for proper mitigation techniques and the restoration of habitat.	<p>The Proponent will implement all appropriate mitigation measures for the adequate protection of surrounding waterbodies and watercourses regardless of the existing conditions. Please refer to Sections 4.0 and 5.0 of the same report which provides a description of mitigation measures to be implemented.</p> <p>Further any additional mitigation measures subject to the approvals and permits received from DFO/NPCA for in-water works (i.e. culvert installations) or works carried out on surrounding waterbody banks will be incorporated and adhered to during construction.</p>
34.	The presence of a species of Special Concern in watercourses affected by the project should necessitate the need for specific mitigation and habitat improvement actions for the Grass Pickerel. The Township requests specific information about how the project will respond to this particular species as well as the designated MNR fish habitat. In addition, none of the project mapping or supporting reports speaks to NPCA's Natural Environmental Screening Areas and the project's response to this constraint.	<p>Comment noted. Further consultation with MNR will determine specific mitigation/management plans to be applied with regards to Grass Pickerel. A Species At Risk Permit, if required will be obtained prior to construction commencement and after detailed designs have been completed.</p> <p>Any additional mitigation measures subject to the approvals and permits received from DFO/NPCA/MNR for in-water works or works carried out on surrounding waterbody banks will be incorporated and adhered to during construction.</p> <p>Consultation with the Niagara Peninsula Conservation Authority is currently ongoing.</p>

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5.5.7 Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource		
1.	We understand that Clause 16(6) of Ontario Regulation 359/09 does not require the applicant to provide the Township with a copy of the consultation Report, however, the Township would appreciate this information in order to fully comment with respect to archeological and heritage resource matters.	<p>The Proponent has provided the Stage 1 and Stage 2 Archeology and Cultural Heritage Assessment Reports which should provide the Township with sufficient material to comment on the identification of these resources.</p> <p>The Consultation Plan Report will be prepared in accordance with O. Reg. 359/09 and will be submitted to MOE as part of the Final REA package. This report is intended to document and describe the consultation activities undertaken in its entirety during the planning phase of the proposed project and as such cannot be provided to the Township for their review at this time. However, the Proponent will provide the Township with the confirmation letters received from the Ministry of Tourism and Culture to confirm that the reports were prepared in accordance with O. Reg. 359/09.</p>
General Comments regarding Renewable Energy Approval		
The following comments are in addition to those specifically identified through the consultation form topics discussed above. The Municipality considers these comments relevant in the context of Ontario Regulation 359/09		
1.	The project documentation makes no reference to the land use impact of shadow flicker and the potential to site the project to minimize this effect. Shadow flicker is a real and legitimate nuisance recognized by jurisdiction throughout the world. For the well being of its residents, the Township requests that the project's location and siting minimize the impact of shadow flicker. In particular, it would appear that Turbine 3 has the potential to have significant shadow flicker impacts on residents in the vicinity of Sixteen Road. Industry best practices are to limit shadow flicker to a maximum of 30 hours per year and 30 minutes per day.	<p>A Shadow Flicker Assessment is not a requirement as part of O. Reg. 359/09.</p> <p>To address the Township's concerns the Proponent will look in to the possibility of modeling shadow flicker and its impact on residents in the vicinity of Sixteen Road. The Proponent is committed to ensuring minimal impacts on local residents are experienced and will follow standard industry practices in the development, construction and operation of the proposed wind energy project.</p>
2.	The Township requests that securities be posted to ensure decommissioning if a turbine is not operational for a period greater than one year.	Comment noted. The project's Decommissioning Plan has been provided to the municipality for review. The Proponent is committed to decommissioning the proposed wind energy project as per the prevailing industry standards and local requirements in effect at that time. It is in the interest of the proponent that the down time of the turbines is kept to a minimum. Any turbine remaining non operational for a period of one year or more is not expected, and rarely occurs. However the turbines will be decommissioned at the end of the contract period and not after one year of non operation, as suggested.

HAF Wind Energy Project- Township of West Lincoln Draft REA Review Summary		
Item No.	Township Comment	Proponent Response
3.	A number of wind turbine developers in the Province have entered into an agreement to provide monies based on nameplate generating capacity (a dollar amount per megawatt). We recommend that the Township enter into discussions with the Proponent to see if they are willing to make such a contribution.	Comment noted. The Proponents are Niagara Region residents and area business owners having made a positive contribution to the Niagara Region community. They strongly believe that the proposed wind farm project will bring a net benefit to the community and will review your proposal for some community contribution.



TOWNSHIP OF WEST LINCOLN

318 Canborough Street, P.O. Box 400
Smithville, Ontario L0R 2A0
Phone: (905) 957-3346
Fax: (905) 957-3219



RECEIVED

July 5, 2011

JUL 08 2011

MH LTD.

The Honourable John Wilkinson
Minister of the Environment
Province of Ontario
1st Floor, 135 St. Clair Avenue West
Toronto, ON
M4V 1P5

**Re: Municipal Consultation Form
Project No. 1104037.00**

Dear Sir,

Attached please find the completed Municipal Consultation Form as it relates to the HAF/IPC Wind Energy Project (Project No. 1104037.00) that is proposed within the Township of West Lincoln.

Please be advised that Township Council and Staff continue to be frustrated by the lack of complete information on this Wind Energy project application. The Township continues to lack information relating to the need for, and intended use of, Township road allowances and other requirements of the proponent from the Township of West Lincoln, if any. Without this information, it is not clear what impact on services and infrastructure will be felt by the residents of the Township as a result of this project.

Township Council also requests that potential costs to the Township relating to this proposal be addressed by the proponent and that reassurance be provided to the Township of West Lincoln that all costs shall be assumed by the proponent and not by the residents. This should also include an agreement to address the costs and ultimate decommissioning of the towers. For this purpose, agreements with the Township of West Lincoln and the HAF/IPC proponent are hereby requested.

Further, the following list comments represent a summary of statements that were made and concerns that were expressed by the Township of West Lincoln Planning Committee which were endorsed by Township Council on June 27, 2011. The following is a summary of comments from the June 13, 2011 meeting:

- (1) Request that the final public meeting not be held until the Fall;
- (2) Advise the Proponent that their final report and information needs to be complete, factual and more transparent, particularly when addressing the questions and concerns of the community;
- (3) Advise the Proponent that the Township will require deposits/securities to address damage, etc to Township road allowances/easements until such time as the wind towers are decommissioned/disassembled; and
- (4) In addition, Township Council and members of the public are very concerned about the potential negative impacts of industrial wind turbines on property values of adjacent lands and request that the Province introduce a property value protection program for property owners.

In conclusion, although the Municipal Consultation Form is now completed and attached to this letter, as

prepared by Staff of the Township of West Lincoln and endorsed by Township Council through the approval of Report PD-064-11 (see attachment to this letter), Township Staff and Council hereby requests that provincial approval not be granted until such time as the Township of West Lincoln is able to advise that negotiations, discussions and appropriate agreements relating to the use of Township owned lands, services and facilities along with a decommissioning agreement have been completed. Final Provincial approval should only be granted following successful negotiations between the Township and the proponent. A copy of the minutes of the Township of West Lincoln Planning/Building/Environmental Committee are attached for your information.

I trust that this letter is clear. If you have any questions, please let me know.

Sincerely,



Brian Treble, MCIP RPP
Director of Planning and Building

Cc: Township of West Lincoln Mayor and Aldermen
John Andrews, IPC/HAF
Jonathan Veale, Morrison Hershfield

REPORT TO PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

June 13, 2011

TO: Mayor and Members of Council

FROM: Brian Treble
Director of Planning and Building

RE.: **Recommendation Report**
Municipal Consultation Form for HAF Wind Energy Project (Project No. 1104037.00)

REPORT NO.: PD-064-11

RECOMMENDATIONS

That, Report No. PD-064-11, dated June 13, 2011, relating to the Municipal Consultation Form for HAF/IPC Industrial wind Development, BE RECEIVED; and,

That, Staff be authorized to forward the attached and completed Municipal Consultation Form to the Province and to the proponent as the Township's formal Green Energy Act response; and,

That, Staff be authorized to write a corresponding letter to the Province and to the Proponent that outlines the fact that the Township continues to have no detail with respect to the use of existing Township road allowances including any required upgrades, if any, and further the completion of the Municipal Consultation Form does not remove the need for the proponent to obtain the approval of Township Council for the use of Township road allowances prior to development proceeding further.

PURPOSE

In order to comply with The Green Energy Act, Renewable Energy Approval process for the HAF/IPC Industrial Wind Development, Township Staff has prepared this report to recommend that the Planning/Building/Environmental Committee (the Committee) and Council endorse the attached Municipal Consultation Form. This step should ensure that the Township of West Lincoln is provided opportunity by the Province to negotiate the Proponent's needs for our road allowances and the impacts on our community prior to the Proponent being provided with the opportunity to construct any wind turbines in our Township.

BACKGROUND

As has been discussed by the Committee previously, The Green Energy Act, as it relates to Municipal Consultation, is flawed. It is understood that the Act and its regulations were corrected and that as of January 1, 2011 a proponent can no longer commence the 90 day Municipal Consultation process, without the submission of a complete package of all supporting documents to the Township first.

HAF/IPC submitted an incomplete package of material to the Township of West Lincoln on November 17, 2010 and advised that our consultation period commenced on that date. This approach was in compliance with the rules of The Green Energy Act that were in effect on that date. Although Township Staff has disputed the Proponent's interpretation, the Province will only advise that comments from the Township are preferred and that they do not proceed with the approval process under the Green Energy Act without a Municipal Consultation Form.

REVIEW

On April 11, 2011, Report PD-046-11, presented the findings of our consultant's review (Attachment No. 1). The report and findings subsequently submitted to the Proponent and the Province. On April 21, 2011 the Proponent provided the response to our consultant's review as found at Attachment No. 2 to this report.

Based on information provided by Morrison Hershfield, Township Staff were informed that they could provide a letter responding to the questions in the Municipal Consultation form. Upon reviewing the Municipal Consultation Form, the space provided by the province for the Township to respond to the comment areas is not adequate. Township Staff felt that the comments and concerns raised by the Township's consultant were important and could not be condensed into the spaces provided. Township Staff also felt that although the Proponent's consultant has provided a letter in response to the letter provided as Attachment 2 to this report, it is still important for the Province to review our comments and concerns. Township Staff feel that the comments provided by Jones Consulting were not adequately addressed by the Proponent's Consultant, and the Province should be aware that our concerns remain unchanged.

Although the 90 day municipal comment period has expired, according to the Proponent's timeline, the Province had advised that they would prefer not to approve the Proponent's project without a completed Municipal Consultation Form, so long as the Township is working with the Proponent.

The Proponent, HAF/IPC has agreed that receipt of our comments by the end of June 2011 will be acceptable.

A significant amount of detail around the Proponent's need for utilization of our road allowances, including access needs, servicing proposal standards, etc., continues to be unavailable to the Township of West Lincoln. Comments from the Township Public Works Department are found at Attachment No. 4 and address some of these concerns. This detail must be provided to the Township. Staff proposes that a letter be provided to the Proponent and the Province, along with the Municipal Consultation Form, that outlines the Township's desire that the Province require the Proponent to discuss these details with the Township prior to Provincial approval of The Green Energy Act application.

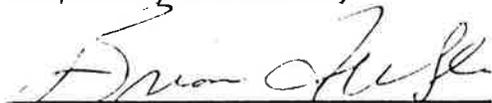
CONCLUSION

Staff recommends that the attached Municipal Consultation Form be submitted to the Province and the Proponent, along with a cover letter that requests that the Province to require that the Proponent discuss their servicing needs for our road allowances and other impacts on the community, prior to Provincial approval.

ATTACHMENTS

1. PD-046-11
2. Response to Township Consultant's Review
3. Municipal Consultation Form
4. Comments from Township Public Works Department

Respectfully Submitted By:



Brian Treble

Director of Planning and Building

REPORT TO PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

April 11, 2011

PD - 046 - 11
ATTACHMENT NO. 1
PAGE 3

TO: Chair and Members of the Committee

FROM: Brian Treble, Director of Planning and Building

RE.: **Technical Report**
HAF/IPC Wind Energy Project and Municipal Review

REPORT NO.: PD-046-11

RECOMMENDATIONS

That, Report No. PD-046-11, dated April 11, 2011, relating to the HAF/IPC Wind Energy Project and Municipal Review, BE RECEIVED; and,

That, the Municipal Review Summary completed by Jones Consulting Group Ltd. on behalf of the Township of West Lincoln be forwarded to the Wind Energy Project applicant and copied to the Province, requesting responses to the questions raised prior to completion of the formal Municipal Consultation Form for submission to the Province as part of the Renewable Energy Application under the Provincial Green Energy Act (REA) package; and,

That, a recommendation report on the completion of the Municipal Consultation Review Form be presented to Committee once the additional requested material has been received.

PURPOSE OF THIS REPORT

The purpose of this report is to inform the Planning/Building/Environmental Committee (the Committee) that the Jones Consulting Group Ltd. has now completed a review of the HAF/IPC Wind Energy Project support materials on behalf of the Township of West Lincoln. Further, this report provides a copy of Regional comments and NAV Canada comments to the Committee for information purposes. Further, a representative of Jones Consulting Group Ltd. (Mr. Tim Cane) will be in attendance at the Committee meeting and will assist staff in responding to questions from the Committee.

BACKGROUND

HAF/IPC was awarded a FIT Contract in April of 2010 and was authorized by the Province of Ontario to prepare a REA for the construction of 10 mW of wind power. Since then, the wind energy consultants have been completing the various support documents for submission to the Provincial Ministry for approval. Support documents include: Project Description Report, Wind Turbine Specification Report, Design and Operations Report, Decommissioning Plan Report, Construction Plan Report, Cultural Heritage Report, Environmental Impact Assessment Report, Water Assessment Report and an Archaeological Stage 1 and Stage 2 Report.

On November 17, 2010, an incomplete package of all of these reports was provided to the Township of West Lincoln with an indication that the 90 day municipal consultation period had begun. As a result, in mid December 2010 the CAO and Director of Planning and Building had a meeting with representatives of HAF/IPC and requested detailed information on the servicing and road impacts that were proposed. Initially, this information was promised to be provided by late January 2011 and later Township staff was informed that the detail was not yet available. To date, the requested information has still not been received.

PD-046-11
HAF Wind Energy Project and Municipal Review

The applicants advised however, that the requested information plus other missing reports were not required in order to complete the Municipal Consultation Review Report.

Township Staff subsequently contacted Provincial staff within the REA approvals branch of the Ministry of the Environment (MOE) in order to determine the rules. We were informed that a change to the Green Energy Act that took effect on January 1, 2011 now requires that the applicants provide the municipality with all justification reports that will be submitted to the Province to support their REA application. Unfortunately, projects that began prior to January 1, 2011 do not have to do so. As a result, it is very likely that the municipal consultation period began in November of 2010. Despite this, Township staff was advised that as long as a local municipality is working productively to complete their response, it is unlikely that the Province would approve a REA application without the municipality's comments. If however, the municipality is viewed as being uncooperative, approval can occur without municipal comments.

With this in mind, Township staff has stayed in touch with Provincial staff in the approvals branch of the MOE. Jones Consulting Group Ltd. was hired by the Township of West Lincoln on February 22, 2011 to complete a review of the various justification reports on behalf of the Township of West Lincoln. Their report is at Attachment 1 to this report and clearly notes that additional material and clarification is required. A representative of Jones Consulting Group Ltd. will be in attendance at the April 11, 2011 Committee meeting and will be able to address questions of the Committee.

The Jones Consulting Group Ltd. report has also been provided to the Township of West Lincoln Public Works Department for review and comment. A future report must address the municipality's preference on how to address the unopened portion of Burns Road that is proposed to be used to access one of the turbines. Further, Staff believes that agreements will be required prior to services being installed in Township road allowances. This will also be the subject of a future report.

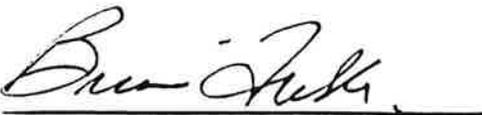
In addition two other items are provided for the benefit of the Committee. These included Regional comments (Attachment 2) and comments from NAV Canada (Attachment 3).

Staff is recommending that the municipal consultation review form not be completed until additional material is provided by the applicants to respond to the questions raised in the Jones Consulting Group Ltd. letter. Staff therefore proposes to send the letter dated March 31, 2011 to the applicant, with a copy to the Province, requesting additional input prior to completion of the municipal consultation review form.

ATTACHMENTS

1. Jones Consulting Group Ltd. letter
2. Letter from the Region of Niagara
3. Letter from NAV Canada

Respectfully Submitted By:



Brian Treble, MCIP, RPP
Director of Planning and Building



MORRISON HERSHFIELD

April 21, 2011

Mr. Brian Treble
Director of Planning and Building
Township of West Lincoln
318 Canborough Street, P.O. Box 400
Smithville, Ontario L0R 2A0

**Re: HAF Wind Energy Project
Preliminary Comments for the Municipal Consultation Form**

Dear Mr. Treble:

On behalf of the Proponent, Vineland Power Inc., thank you for providing us with the Township of West Lincoln's preliminary comments regarding the HAF Wind Energy Project's draft Renewable Energy Approval package. Once all Ministry confirmation letters have been received, and after the 60-day public review period and second Public Open House has been undertaken, the final Renewable Energy Approval package will be eligible to be submitted to the Ministry of the Environment ("MOE") for review. The purpose of this letter is to inform the Township of how your comments have been addressed and provide you with additional information, where possible. For your information, the final draft REA package will incorporate changes made as a result of your comments.

As required under Ontario Regulation 359/09 ("the Regulation") the Proponent provided the following draft reports and the Municipal Consultation Form to the Township for a 90-day review period:

1. Project Description Report;
2. Wind Turbine Specifications Report;
3. Construction Plan Report;
4. Design and Operations Report; and,
5. Decommissioning Plan Report.

These reports were first provided to the Township on November 17, 2010, with the Township requesting additional copies on November 24, 2010, with the Proponent providing additional paper copies on November 26, 2010 and February 24, 2011. In addition to the above listed reports, the Proponent has provided the following additional draft reports to the Township for consideration above and beyond the requirements of the Regulation:

6. Natural Heritage Assessment Report;
7. Archaeological Stage 1 and Stage 2 Assessment Reports;
8. Cultural Heritage Assessment Report;
9. Acoustic Assessment Report
10. Water Report; and,
11. Environmental Impact Statement.

With the exception of the Consultation Plan Report, the Proponent has provided the Township with all supplementary materials required to be prepared and submitted to the Ministry of

Environment for approval. Therefore the Proponent has complied and exceeded the requirements set out in the Regulation and has provided the Township with a complete Municipal Consultation Package for review and comment.

At the cost of the Proponent, the Township selected, retained and directed an independent consultant ("Jones Consulting Group Limited") to peer review and comment on all draft reports provided. Following this review, the Township provided preliminary comments on April 9, 2011. These comments have been reviewed by the project team and we have included Table 1 which provides a response to each comment and how it has been addressed by the Proponent.

Some comments pertain to Municipal permits, approvals, and legal arrangements which will be required before the Project begins construction. These permits, approvals, and legal arrangements will be obtained separately from the Municipal Consultation requirements under the Regulation. From the Proponent's perspective, it is important to distinguish the Municipal Consultation obligations of the Regulation from other Municipal approvals required by other legislation. Also, the detailed design is not prepared as part of the regulatory process provided by the Regulation. Agreements made between the Proponent and the Township to provide detailed engineering drawings at a later date in support of obtaining municipal approvals/permits is not a requirement of the Regulation, and as such should be treated by the Township as a separate and distinct matter. The purpose of this regulatory process is to obtain comment from you on the proposed Wind Energy Facility and the draft reports provided. Once the detailed design is produced and the proposal has been reviewed by the MOE, the Proponent will seek and obtain other Municipal approvals. Additional consultation and requirements will be satisfied at that time.

Where appropriate, the project team is incorporating the Township's comments/revisions into the Project's draft reports and supplementary materials, which will be officially filed for public review in the near future. Your comments, along with those of other agencies, will be included in the final draft Renewable Energy Approval package available for Township review at that time. In the mean time, we look forward to receiving the Township's completed Municipal Consultation Form. We request that you complete the Municipal Consultation Form by **May 6, 2011** as this represents a lengthy review period of 170-days.

Next Steps: The HAF Wind Energy Project is in the process of obtaining an approval from the Ministry of Natural Resources (MNR). Once MNR approval has been received, the Proponent will provide the final draft Renewable Energy Approval package for a public review period of 60-days. At that time, the public will receive notification of the next Public Open House. The date of this event has not yet been determined. Following the Public Open House, the Proponent will address any outstanding concerns and the Project will become eligible to apply to MOE for a Renewable Energy Approval. The MOE has committed to make a decision on the Project within six months following an application by the Proponent.

Should you have any additional comments or concerns please do not hesitate to contact us.



- 3 -

Yours truly,

Mr. Sunny Galla
Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argenta Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: sunny@ipcenergy.ca

Mr. Jonathan Veale
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

Attachment: Table 1, Proponent Response to Township Comments
Preliminary Switching Station Layout Plan

CC: Tom Lewis, IPC Energy
Britney Pringle, MH



Table 1: Proponent Response to Township Comments

April 21, 2011

HAF Wind Energy Project - Township of West Lincoln Draft REA Review Summary

Proponent Response

Item No.	Project Location	Proponent Response
1.	<p>The rationale for the Study Area, as defined in the Project Description Report, is not provided and there is concern that potential land use impacts west of the proposed turbine locations have not been properly considered. In other words, the turbine locations are not located centrally within the Study Area despite the proximity of rural settlement areas and natural features west of the Subject Area as currently defined. The inappropriateness of the currently defined Study Area is further illustrated by the proximity of an airfield within approximately 2 km of Turbine 4. The airfield is approximately 150 meters outside of the Study Area. The Study Area not extending further west may be attributed to a different municipal authority and the potential complications resulting from working with 2 different GIS systems.</p>	<p>Comment noted</p> <p>The study area was defined earlier in the development of the project when turbines were considered west of South Gimsby Road to and north of Twenty Road. Based upon practical considerations the project has been confined to the footprint provided. The Proponent has agreed to keep the larger study area to ensure that those stakeholders already contacted remain part of the REA study. Also, modification to the study area at this stage may delay the delivery of the project to the Ontario Power Authority.</p> <p>Consultation activities are being undertaken in conjunction with Ontario Regulation 359/09. The project is located entirely within the Township of West Lincoln in Niagara Region. No portion of the project location will be within 300m of Hamilton.</p> <p>The project team wishes to note that consultation activities have not been limited to stakeholders/ members of the public solely located within the defined study area. The Proponent has no objection to consulting with any identified stakeholder or member of the public who expresses an interest in the project, regardless of their proximity to the study area or project location.</p> <p>The project team is not aware of an airfield located near the intersection of Silver Street and Westbrook Road. The Proponent will investigate the Township's concern to determine if an airfield does exist in proximity to the referenced location. At this time, no concerns have been brought forward with regards to the location of Turbine 4 impacting an airfield to the south of the study area.</p> <p>The design and operation of the HAF Wind Energy facility will comply with all applicable regulatory requirements to ensure local aviation safety is not compromised. All appropriate regulatory agencies and stakeholders will be consulted.</p>
2.	<p>The close proximity of the project to the west boundary of the Region of Niagara should require consultation with city and all other nearby affected municipalities</p>	<p>The project is located entirely within the Township of West Lincoln in Niagara Region. No portion of the project location will be within 300m of Hamilton. Therefore, consultation with Hamilton and neighbouring local municipalities is not required under O. Reg. 359/09.</p>
3.	<p>The Project Description Report suggests that the project may involve 4 or 5 turbines. Section 1.6.2 indicates that alternative turbine locations were considered for future sites. If future sites are being considered as part of this application, then the Township requests this information at this time.</p>	<p>Five (5) turbines are proposed for the HAF Wind Energy Project. No future sites are being considered as part of this Renewable Energy Approval Application.</p>



Table 1: Proponent Response to Township Comments

Item No.	HAF Wind Energy Project - Township of West Lincoln District Energy Summary Township Comment	Proponent Response
4	<p>Correspondence from NAV Canada dated March 17, 2011 identifies impacts on the Hamilton, Stoney Creek, and Gomsby Airports due to the location of the proposed wind turbines. The letter concludes that "due to the nature and significance of the negative impact on our capabilities and services, NAV Canada objects to this project moving forward."</p> <p>Transport Canada regulates aeronautics in accordance with the Aeronautics Act and the Canadian Aviation Regulations (CARs). Transport Canada's role with respect to obstacles such as wind turbines is to assess them for lighting and marking in support of aviation safety. Prior to construction of wind turbines/wind farms, Aeronautical Obstruction Clearance Forms should be submitted to Transport Canada. As part of the wind farm siting process, wind energy companies are also expected to contact aerodrome and airport operations (in addition to NAV Canada) prior to the construction of wind turbines to ascertain their aeronautical requirements based on the applicable CARs.</p> <p>Depending upon the particular application and characteristics of the affected nearby airport/airfield, the HAF Wind Project may need to be re-sited or modified in terms of height and/or location to minimize impacts on aviation safety and radar support infrastructure. Turbine 4 is approximately 2 km from the airfield located near the intersection of Silver Street and Westbrook Road.</p>	<p>Comment Noted. The Proponent has received and reviewed the referenced correspondence from NAV Canada dated March 17, 2011. Consultation with NAV Canada and identified stakeholders is still ongoing. NAV Canada and the study team are actively engaged in addressing how to mitigate/resolve potential impacts associated with facility's design on NAV Canada services/infrastructure.</p> <p>The Proponent has already submitted an Aeronautical Obstruction Clearance Form to Transport Canada for an evaluation of lighting and painting requirements. The Proponent will comply with Transport Canada's assessment.</p> <p>The facility will comply with all applicable regulatory requirements to ensure local aviation safety is not compromised. An appropriate regulatory agencies and stakeholders will be consulted.</p> <p>The Proponent is not aware of an airfield located near the intersection of Silver Street and Westbrook Road. The Proponent will investigate and undertake additional consultation efforts if required to minimize any potential impacts on surrounding airports/airfields.</p>
5	<p>The UTM coordinates for Turbine 2 and 4 in the Design and Operations Report do not match the noise modeling coordinates contained in the HGC Acoustic Assessment Report. While the differences do not appear large, we note that Turbine 2 is already closely located to a Provincially Significant Wetland and a further shifting of the turbine may have impacts on natural heritage.</p> <p>The Township requests that the coordinate locations for each turbine be consistent and any mapping, natural heritage impact assessment and noise modeling be updated accordingly for the Township to be fully able to comment on the Project Location.</p> <p>As a side note, Table 2 of the Design and Operations Report incorrectly presents the coordinates of the project using Latitude and Longitude when in fact UTM coordinates are presented.</p>	<p>Comment noted. The Design and Operations Report will be reviewed for consistency and to ensure that accurate turbine coordinates have been provided throughout project documentation and supporting materials.</p> <p>Table 2 in the Design and Operations Report will be revised to ensure that table headings clearly identify that UTM coordinates are provided (i.e. Easting and Northing).</p>

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April 21, 2011

Table 1: Proponent Response to Township Comments

April 21, 2011

FAP Wind Energy Project - Township of West Lincoln Draft EA Report Summary

Proponent Response

Item No	Township Comment	Proponent Response
6	<p>The Wind Turbines Specifications Report (S. 1.2) and the Acoustic Assessment Report state that the maximum sound power level of the V-100 turbines is 105 dBA at a 10 meter height. However, according to Appendix 1 of the Wind Turbine Specifications Report, which is the brochure for the Vestas V-100, the maximum sound power level is 106.5 dBA at hub height (95 metres). The Township requests clarification on the relationship of sound power level and hub height. In particular, if a wind turbine is being modeled at a point source of noise at 95 metres above ground, then should the 106.5 dBA maximum sound pressure values be used rather than the 105 dBA sound pressure value at 10 metres.</p> <p>Furthermore it is noted that the warranted sound level from Vestas is plus/minus 2 dBA which could result in source sound levels of up to 108.5 dBA or 107 dBA at 10 metres.</p> <p>The noise consultant should confirm whether the 1.5 dBA and the plus/minus 2 dBA warranted sound level error would impact the modeling results. This confirmation should look at receptors that have modeled noise already close to the maximum 40 dBA limit (i.e. Receptor 120 already at 38 dBA)</p>	<p>Vestas has confirmed that the maximum sound power level of the V-100 1.8 MW turbine is 105 dBA at hub height. Appendix 1 of the Draft Wind Turbine Specifications Report provided to the Township in November 2010 is outdated and will be removed. Please refer to Appendix 2 (Manufacturer Technical Details) of the same report which presents greater detail concerning the maximum sound power levels associated with the selected turbine model, as provided by Vestas.</p> <p>To clarify, sound power levels were modeled at a point source of 95 metres above ground level using wind speeds at a height of 10 metres above ground.</p> <p>Since the maximum sound power level will not exceed 106.5 dBA, there will be no impacts to the modeling results provided in the Acoustic Assessment Report.</p> <p>The proponent also recognizes the concerns associated with sound level and confirms that the sound level will not exceed 40 dBA at the point of their participating receptors.</p>
7	<p>Details of the maintenance building referred to in Section 2.10 of the Construction Plan Report are requested as required by Table 1 in Regulation 359/09.</p>	<p>A separate storage structure will be located to the South West of Turbine 4. This would be a small (approximately 8.0 metres by 15.0 metres) pre-fabricated storage shed similar to what is available at retail sales outlets, which will be used to store spare parts and maintenance tools. The storage shed will be placed on top of a slab at grade level.</p> <p>To provide greater clarification, the building within the Sub-Station enclosed area is used for the purpose of housing the SCADA system, electrical panels and other sub-station equipments. Preliminary engineering drawings prepared by AMEC and have been attached to the Township's review. This information provides greater detail regarding the proposed substation structure and satisfies the requirements outlined in Table 1 of Reg. 359/09.</p>
8	<p>The Township requests that the findings of the Stage 2 Archeology Study be upheld and that a minimum 10 metre buffer be provided between the cemetery and proposed switching station. The Township also requests that the siting and design of the switching station respect the private outdoor amenity space of the dwelling located across Abington Road.</p>	<p>Comment noted. The Proponent commits to updating the recommendations provided in the Stage 2 Archeology Report regarding the substation building adhering to a 10 metre setback from the Zone Cemetery, which will be fenced during construction.</p>

20-064-11
ATTACHMENT NO. 2
01 EBA

12:12

MURKIN HER...

Table 1: Proponent Response to Township Comments

Item No.	Township Comment	Proponent Response
6.2	Project Roads	
6.2.1	Provide comment on the proposed project's plans respecting proposed road access	
1.	Section 2.2 of the Construction Plan Report does not provide any details regarding the proposed construction routes, frequencies, and oversized truck dimensions for construction materials and turbine component delivery. This detail is required by the Township to comment on road and access issues in accordance with Regulation 359/09. We highlight that all reduced load restrictions and timing should be noted and adhered to.	<p>The preliminary transportation survey prepared by Transeira describes the proposed turbine component delivery routes. Vestas, as the selected turbine manufacturer will be responsible for delivering the turbine components to each turbine site and acquiring the necessary traffic permits required in consultation with the Township, Niagara Region, and MTO where applicable. These permits will be obtained separately from the REA process.</p> <p>The turbine components will be delivered to the project site by numerous oversized vehicles. The volume of traffic expected for the delivery of each turbine will be Ten (10) heavy hauling trucks consisting of the following:</p> <ul style="list-style-type: none"> • Three (3) for the nacels, • One (1) for the nacelle, • One (1) for the hub, • One (1) for the controller and converters and • Four (4) for the tower <p>The weight information of each turbine component has been provided in the preliminary transportation survey. It is expected that one complete turbine will be delivered per day.</p> <p>The exact dimensions of construction and turbine delivery vehicles will be determined once the respective contracts have been awarded during detailed design.</p> <p>The number of concrete trucks and transportation routes will depend on the detailed design, location of the batch plant etc., which will be determined at a later date.</p> <p>Vestas and the Construction Contractor will prepare a Traffic Management Plan as per regulatory guidelines in consultation with local authorities. The plan will be submitted to the Township in advance of construction commencement for review and comment.</p>
2.	In order to access Turbine 4, the Proponent will require access through the currently un-opened road allowance of Burns Road, located between Concession Road 5 and Sixteen Road. A legal agreement between the Township and Proponent will be required to permit access through this right-of-way.	Comment noted. Proponent is in agreement
3.	Turbine 1 and Turbine 2 are setback 451m and 205m respectively from the Sixteen Road right-of-way. Turbine 3 is setback 634m from Abingdon Road and Turbine 4 is setback 110m from the Burns Road right-of-way. These setbacks adhere to Regulation 359/09 and accordingly are acceptable to the Township.	Comment noted

Table 1: Proponent Response to Township Comments

April 21, 2011

Item No.	Township Comment	Proponent Response
1.	<p>There appears to be a lack of information regarding the project's approach to obtaining municipal consent for use of the Township's road allowances. If the proponent wishes to use municipal lands then the project will need to provide more detail regarding electrical lines and upgrades within the right-of-ways. For example, Section 4.0 of the Water Assessment and Impacts Report does not provide sufficient data for the Township to comment as per regulation 359/09</p>	<p>Comment noted. Any use of municipal property (i.e. road allowances, right-of-way) by the Proponent will be in compliance with the legal agreements established between the Township and the Proponent. Detailed information required for obtaining municipal permits applications related to road allowances/rights-of-way are beyond the scope of the REA consultation requirements and will be discussed in consultation with the Township during detailed design.</p> <p>The installation/upgrading of culverts for proposed access roads will follow the required streamlined approval process by the appropriate regulatory authorities (i.e. DFO, NPCA). Detailed information concerning culvert installations (i.e. sizing/type) at identified water crossings is described in the Water Assessment Report and will be provided in consultation with the Township during detailed design.</p>
2.	<p>The Township should request that all distribution infrastructure is co-located and buried as a condition of the renewable energy approval</p>	<p>Comment noted. The design preference for the project's distribution infrastructure is buried. Additional surveying and utility coordination will be undertaken during detailed design to determine if co-location is possible or required.</p>
3.	<p>The Proponent is proposing to use an unopened Township right-of-way. As such, the type of access agreement between the Proponent and Township needs to be confirmed prior to approval. Accordingly, if the Township anticipates that the Burns Road will become an opened road allowance then the Proponent should be required to upgrade Burns Road to current Township of West Lincoln Standards (refer to Section 4 of Municipal Engineering Standards and Subdivision Development Procedures, 2002) and shall include the following requirements/specifications:</p> <ul style="list-style-type: none"> • Typical road allowance cross section as per Township of West Lincoln Standard Drawing WL-03 • Full geometric design of Sideroad Burns Road will be required to be submitted to the satisfaction of the Township prior to the Township entering into a right-of-way use agreement with the Proponent to allow access through the Burns Road right-of-way • "As-built" drawings detailing the road layout and location of any proposed infrastructure (i.e. tap lines, culverts, etc.) located within the road allowance will be required to be submitted to the Township. 	<p>Comment noted. The type of access agreement established between the Proponent and Township will determine such details. The Proponent commits to entering into an agreement with the Township for the use of an unopened Township right-of-way at a later date.</p> <p>Detailed information required for obtaining municipal permits applications related to unopened rights-of-way are beyond the scope of the REA consultation requirements and will be discussed in consultation with the Township during detailed design.</p>

Table 1: Proponent Response to Township Comments

Item No.	Township Comment	Proponent Response
1.	<p>6-2.1 Provide Comment on any proposed Traffic Management Plans</p> <p>A traffic management plan was not provided as part of the submitted application under Regulation 350/09. The proponent provided a Transportation Survey prepared by Transera which identifies the proposed construction route will utilize the following local roads:</p> <ul style="list-style-type: none"> • Caistor Centre Road • Sixteen Road <p>The exceptions are for the base sections that are being transported from Pueblo CO and concrete trucks that will be dependent on the batch plant location.</p> <p>The Township requests a copy of the traffic Management Plan which should not only detail the construction routes above but also for concrete hauling and all works proposed within the Township right-of-way. We find the anticipated construction routes are acceptable however the noted roads should be monitored during the construction phase and any structural damage incurred as a result of heavy vehicle traffic will be required to be remediated to the satisfaction of the Township. The Proponent will be responsible for all costs associated with any remedial works should be laid out in the right-of-way use agreement. These details, as well as securities to cover the potential costs associated with any remedial works should be laid out in the right-of-way use agreement.</p>	<p>The construction contractor and turbine manufacturer will be responsible for the creation and implementation of a Traffic Management Plan during construction, which includes obtaining the required permits to carry out construction activities and the safe delivery of turbine components/construction equipment.</p> <p>The Traffic Management plan will be submitted to the Township in advance of construction commencement for review and comment. The plan will outline specific strategies for controlling the heavy movement of materials and personnel to and from each construction site. Over-site loads, management of any required upgrading and/or modification of roadway. The plan will also include dust and emission control measures.</p> <p>As suggested the construction and transportation routes will be closely monitored and any structural damage occurred as a result of heavy traffic will be remediated to the original or better conditions. The proponent will bear the cost of such repairs.</p>
5.2.4	<p>Identify any issues and provide recommendation with respect to the proposed Traffic Management Plans</p> <p>Comments regarding the required Traffic Management Plans will be provided once received by the Township. We highlight the following requirements:</p> <ul style="list-style-type: none"> • Traffic signing shall be in accordance with Book 7 of the Ontario Traffic Manual- Temporary Conditions • Access for emergency vehicles must be maintained at all times. This must be noted as a requirement in the Traffic Management Plan. 	<p>Comment noted. As stated above a Traffic Management Plan will be prepared as per relevant guidelines and submitted to the Township for review and comment by the Construction Contractor/Turbine Manufacturer prior to the commencement of construction.</p>
5.3	<p>Municipal or Local Authority Connections</p>	
6.3.1	<p>Provide Comment on the proposed project plans related to the location of and type of municipal service connections, other than roads</p>	<p>Comment Noted</p>
5.3.2	<p>Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads</p>	<p>Comment Noted</p>
5.4	<p>Facility Other</p>	
5.4.1	<p>Identify any issues and recommendations with respect to the proposed landscaping design for the facility</p>	<p>No Comment</p>



April 21, 2011

Table 1: Proponent Response to Township Comments

April 21, 2011

Item No.	Township Comment	Proponent Response
1.	<p>The Key Contact list provided in Table 5 of the Design and Operations Report should include the local Ministry of Environment office in addition to the Niagara Peninsula Conservation Authority</p>	<p>Comment noted. Proponent in agreement.</p>
2.	<p>Details are requested with respect to the characteristics and quantities of hazardous materials to be stored within the proposed Maintenance Building and on the surrounding lands</p>	<p>Turbine Maintenance staff will maintain all materials in a controlled manner, and hazardous materials will be stored off-site. Additionally, any use of hazardous materials onsite will be restricted in accordance with manufacturer instructions and in accordance with applicable provincial and federal regulations codes and guidelines. Should any spills of Petroleum, Oils or Lubricants (POL) occur at the project site during construction, operation or decommissioning phases, the procedures identified in Section 5.2 of the Environmental Effects Monitoring Plan will be adhered to.</p>
3.	<p>Section 5.11 of the Vestas General Specifications indicates that the only form of fire protection for each turbine is a 5 kg fire extinguisher and fire blanket (this level of protection could be compared to an average home with a multi-million dollar turbine). In the context of a rural fire department with limited resources, confirmation that these tools are sufficient to avoid catastrophic fire is requested. Research identifies that fire is the second most common accident cause and that there have been approximately 150 fires to date associated with wind energy projects.</p>	<p>The project's turbines will be maintained and operated in accordance with turbine manufacturer specifications. In addition to routine maintenance and site inspections, continual supervision of turbine operations and sensors (i.e. generator temperature sensors) will minimize the risk of potential fires.</p> <p>All staff will be trained in the use of on-site fire-fighting equipment, fire prevention and response measures and emergency egress plans. In the event that a fire takes place and cannot be contained by site-staff procedures outlined in 5.4 of the Environmental Effects Monitoring Plan, the fire protection procedures described will conform to best practice and reasonable measures in light of the nature of the facility.</p>
4.	<p>There is no reference in the Design and Operations Report to icing conditions and measures to reduce the incidence of ice throw. The Township is fully aware that turbines monitor ice formation through blade imbalance. However, it is documented that this detection system fails to shut the turbine down before ice can form and possibly be thrown. The Township requests that the Project's safety protocol be expanded to include procedures for icing conditions (i.e. shut down and start-up procedures, public notice, etc.) in addition to installation of an Ice Monitoring Sensor that shut down the turbine during potential icing conditions, before ice forms on the blades. This is a precautionary, rather than reactionary safety system. This requirement should be noted in the Emergency Management Plan and Environmental Effects Monitoring Plan.</p>	<p>Section 5.2 of the Environmental Effects Monitoring Plan discusses icing conditions and ice throw. This section will be reviewed and improved, where possible to address the Township's public safety concerns and recommendations.</p> <p>Compliance with MOE setback requirements from residences, roads and property lines will dramatically reduce the chances of public safety to be compromised.</p> <p>The Proponent feels that the turbine sensors used to detect imbalances within the rotor system in instances such as ice build-up are adequate for monitoring ice formation, which will shutdown turbine operations until the ice build-up has been removed and can safely operate.</p> <p>The Proponent does not feel that the installation of an additional sensor is required.</p>

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Table 1: Proponent Response to Township Comments

Item No	HAF Wind Energy Project-Township of West Lincoln Draft REA Review Summary Township Comment	Proponent Response
5.	The Township requests that the Emergency Management Plan include the requirement that detailed maintenance logs, certified by a qualified individual, be filed annually with the Ministry to ensure on-going long-term maintenance of the turbines. The purpose of filing these logs is to ensure the long-term operation of the turbines follows the manufactures specifications and requirements.	Turbine maintenance will be undertaken by trained and qualified personnel as per manufacturer's recommendations and guidelines. It is standard practice to record all the breakdown and maintenance events for each turbine as well as any component of the project facility. The Proponent has an invested interest in maintaining the facility in proper working order. The proponent will look into the possibility of filing such logs with the ministry, if required.
5.4.3	Identify any issues and recommendations with respect to the proposed emergency management procedures/safety protocols	The Township feels that the project would benefit from a Community Relations Committee established during the operation of the project. This Committee could meet as required and include representatives from the Township, Community and Proponent to effectively deal with any arising operational issues or complaints and provide an effective conduit of information resulting from the communications plan referred to in Section 5.0 of the Design and Operations Report. Examples of items to discuss include any safety issues, noise concerns, maintenance activities etc. We also recommend that a Dispute Resolution Protocol be established so residents are aware of exactly how concerns etc. will be handled.
5.4.4	Identify any issues and recommendations with respect to any Easement or Restrictive Covenants associated with the Project Location	The Proponent accepts the Township's recommendation that a Dispute Resolution Protocol be established detailing how concerns/ arising issues will be addressed. The Proponent will include this recommendation within the Design and Operations Report EELRP and will further describe the protocol to be implemented to address future concerns.
1.	The Township was unable to find any details regarding what easements and/or restrictive covenants may be required for the project. Additional detail is requested.	The Proponent has entered into legal agreements with private participating landowners for the lease of their land for the placement of wind turbines and associated access roads over the lifetime of the facility's operation. The Proponent commits to enter a legal agreement with the Township for the use of the Township right-of-way/road allowances at a later date.

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Table 1: Proponent Response to Township Comments

April 21, 2011

Item No.	Township Comment	Proponent Response
6.5	Project Construction	
6.5.1	Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction	
1.	The Township does not consider the stabilization of erosion prone areas to be discretionary as presented in Section 4.3 of the Construction Plan Report. The Township requests that erosion and sedimentation plans be prepared and submitted for Township and Agency review prior to commencement of site alteration in order to protect surface water quality and natural heritage characteristics	<p>Comment noted. Erosion and Sedimentation plans will be prepared during detailed design and will be provided to the Township prior to commencement of site alteration.</p> <p>Erosion and Sedimentation control measures will comply with O.P.S.S. 577- Construction Specification for Temporary, Erosion and Sedimentation Control Measures</p>
2.	Any disturbed or damaged areas (within a Township owned right-of-way) resulting from the construction or continued maintenance of the proposed turbines shall be required to be reinstated by the Proponent to its original condition or better to the satisfaction of the Township	<p>Comment noted. Proponent is in agreement. Specific details arrangements agreed upon by the Proponent and the Township regarding the reinstatement of the Township owned right-of-way will be discussed outside of the consultation activities being undertaken as part of the REA process.</p>
3.	The Township requests that a letter of credit be posted in the amount of 100% of the cost of the works plus contingency, proposed on the Township right-of-way. The posted security will be reduced once the work is completed and final approval of the as-built plans occurs.	<p>Comment noted. Specific details arrangements such as posted security deposits related to road allowances and use of Township owned right-of-way will be discussed in consultation with the Township outside of the consultation activities being undertaken as part of the REA process.</p>
4.	The Township requests that the proponent enter into an agreement respecting the use of municipal property	<p>Comment noted. Proponent is in agreement. Discussions regarding restrictions/promotions concerning the use of Township property will be undertaken outside of the REA consultation requirements.</p>





Table 1: Proponent Response to Township Comments

Item No.	Township Comment	Proponent Response
1.	No comment	
5.6.3	Identify any issues and recommendations with respect to the proposed location of buried kiosks and above grade utility vaults	Comment noted. As built drawings will be provided once construction is complete.
1.	"As Built" information will be required to be submitted to the Township detailing the location and depths of any buried kiosks and above grade utility vaults location with a Township owned right-of-way	
5.5.4	Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines	The preferred design option for the collector system up to the switching station is below grade, utilizing underground cabling. A small part of the connection from the switching station to the hydro line may be over head. Specific detail pertaining to the distribution system will be provided during detailed design.
1.	Sections 2.5 and 2.7 of the Construction Plan Report require clarification about details of the collector system and whether it is to be above or below grade. Details are also requested regarding where above ground transmission facilities will be located, whether they will be new facilities or co-located, and what Hydro One distribution lines will have to be connected. This information is required to determine use of the municipal right-of-way	
5.6.5	Provide comment on the proposed project plans with respect to Building Code permits and licenses	Comment noted. Proponent is in agreement. Proponent will ensure appropriate submissions are provided to the Building Department
1.	Permits will be required under the Building Code Act. The Proponent will be responsible to ensure all appropriate submissions are provided to the Building Department	
5.5.6	Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory	Comment noted. As required under O. Reg. 355/09 the Natural Heritage Assessment (records review, site investigations, and evaluation of significance) is required to identify and assess the significance of provincial significance of natural heritage features within 120 metres of the project location. The defined study area and natural heritage assessment completed for this project is in compliance with the provisions outlined in the Regulation.
1.	Further to our previous comment regarding the Study Area not extending further west, it is unclear if the Natural Heritage Assessment Report considered potential impacts west of the current study area. This concern is illustrated in Section 3.2 of the Report where Short-eared Owls "were found just outside the boundaries of the study area."	Comment noted. The correct reference will be made
2.	Section 3.2 of the Natural Heritage Assessment Report incorrectly refers to the "Township of Wainfleet Official Plan" rather than the West Lincoln Official Plan.	

Table 1: Proponent Response to Township Comments

April 21, 2011

HARP Wind Energy Project - Township of West Lincoln Draft EA Review Summary
 Item No. **Township Comment**

Proponent Response

<p>3. We provide the following comments with respect to the conclusions made in Section 4.2 of the Natural Heritage Assessment Report:</p> <ul style="list-style-type: none"> • With respect to the Bald Eagle, the report states that there is no suitable habitat within 120 metres of the project works; however, no details are provided on what are suitable habitat and how this statement is justified. • Despite Section 3.2 of the report stating that "it is almost certain that wintering birds (short-eared Owls) are occasionally present in the project area", section 4.2 concludes that this habitat is not considered significant. Further detail and analysis would assist in understanding this conclusion. In addition, wintering areas may be located in proximity to the project outside of the "Study Area". • Section 3.2 states that the Bobolinks are designated as Threatened by COSEWIC; however, Section 4.2 concludes that the habitat around the project is not considered significant. Further justification for this conclusion is requested. • Turbine 4 is located in a Raptor Wintering Area and in close proximity to another larger raptor wintering area to the west totaling approximately 16 hectares. Turbine 2 is located in close proximity to a series of raptor wintering areas totaling approximately 21 hectares. Despite these features, Section 4.2 concludes that because the sites individually are less than 20 hectares, they do not represent significant raptor wintering and roosting areas. We believe that an assessment of the collective effect of a series of wintering areas in close proximity together with the specific turbine locations should be undertaken to further justify this conclusion. Additional analysis is warranted based on higher than expected mortality rates for the Wolfe Island Wind Farm and its location in an IBA for raptors. • There is concern about the cumulative natural heritage impacts possible because of the Turbine 4 location. The turbine is located in a Raptor Wintering Area, is located in close proximity and in between two PSW's and a connecting watercourse. Specific attention to this issue is requested. 	<p>Comments noted. The evaluation of significant natural heritage features were evaluated using the Significant Wildlife Habitat Technical Guide (SWHTG) (OMNR 2000) and Ministry of Natural Resources protocols for terrestrial and aquatic evaluations.</p> <p>Section 4.2 (Results of the Natural Heritage Assessment) will be reviewed and expanded, where required to provide additional clarification on the evaluation of significance of identified natural heritage features within 120 metres of the project location.</p> <p>Raptor wintering sites were evaluated against the criteria set out in Table Q-1 of Appendix Q of the SWHTG and were assessed in terms of the following relative importance of the site: presence of species of conservation concern, species diversity, abundance, size of site, level of disturbance, location of site, habitat quality, historical use of the area.</p> <p>Using this criteria it was determined that the identified potential raptor wintering areas within 120 metres of the project location are not significant. This section will be expanded to provide greater clarification.</p> <p>Post construction avian monitoring will also be undertaken to monitor and mitigate potential effects of turbine operations on bird species.</p> <p>The two PSW's are located outside the 120 metre setback distance from Turbine 4. The EIS will be reviewed by the study team with regard to connectivity and revisions and additional mitigation will be incorporated where required.</p>
<p>4. The Natural Heritage Assessment Report contains no analysis with respect to Turbine 2 and its location within 30 metres of a PSW in fact the 100 metre diameter of the turbine blades will actually be within (above the PSW) by approximately 20 metres under west and northwest wind conditions (common to the area). Given that development is not permitted in a PSW, the close proximity of the turbine and the incursion of its blades into the airspace above the PSW warrant some form of analysis and assessment. Of particular concern is the impact of future maintenance activities of the blades that may occur over the PSW and the potential for contaminants (refer to Section 3.1.7 of the Environmental Effects Monitoring Plan). Specific mitigation measures for this turbine should be considered. Another concern is the potential for fire fighting chemicals and spilled materials to enter the aquatic habitat as identified in Section 5.4 of the Environmental Effects Monitoring Plan.</p>	<p>Comment noted. Environmental impacts associated with significant natural heritage features located within 120 metres of the project location are to be discussed within the EIS Report. The project team will review the EIS to ensure adequate detail and mitigation has been provided with respect to turbine 2. Revisions will be incorporated as required to ensure sufficient environmental protection is provided. The design of the facility will comply with environmental setbacks distances for Provincially Significant Wetlands.</p> <p>To clarify turbine cleaning activities described in Section 3.1.7 in the EEMP will not be permitted over environmentally sensitive areas. All materials removed from the turbine as a result of cleaning activities will be collected and disposed of appropriately.</p> <p>Should any spills of Petroleum, Oils or Lubricants (POL) or other chemicals used for extraordinary circumstances occur at the project site the procedures identified in Section 5.2 of the EEMP will be adhered to and the appropriate authorities will be immediately notified.</p>

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 MURRAY KIRK

Table 1: Proponent Response to Township Comments

Item No	HAF Wind Energy Project - Township of West Lincoln Draft REA Review Summary - Township Comment	Proponent Response
5	<p>Section 5.3 of the Natural Heritage Assessment Report states that no residual impacts are expected if mitigation measures are carried out. It is unclear how the issue of 'motion smear' identified in Section 5.2 will be mitigated when it suggests stripping or solid colours be used on the turbine blade(s).</p>	<p>The proposed mitigation in Section 5.2 with respect to motion smear suggests that the stripping of turbine blades or the solid painting of the blade increases the velocity of the turbine blades at distances at which raptors could safely maneuver away from them and avoid collision. In addition to the suggested mitigation, post construction monitoring will be undertaken in accordance with MNR standards to monitor and provide additional mitigation as required to reduce the effects of the facility's operations on bird species.</p>
6	<p>The PSW immediately east of Turbine 1 is identified as terminating at an existing bog/bogrow, however our site visit and review of the aerial photography indicated similar site characteristics may in fact extend the PSW further west towards the turbine. We recommend that the proponent meet on site with MNR, the NPCA, and the Township to confirm the limit of this PSW and determine if their regional or local significance if the PSW does not extend further. If the PSW does indeed extend further west, then the water crossing required for Turbine 1 could actually be occurring within the PSW. A shifting of Turbine 1 south of the tributary should be considered to avoid a water crossing in this sensitive location.</p> <p>A similar PSW boundary confirmation process with MNR, the NPCA and the Township should be carried out for all turbines within 120 metres of a PSW. In addition, there may be characteristics of the wetland communities that make them regionally rather than provincially significant. Final turbine placements and mitigation measures should reflect any wetland values and functions.</p>	<p>Comment noted. The Ministry of Natural Resources and the Ontario Region provided up-to-date mapping of PSWs and evaluated wetlands in the study area which were incorporated into the Proponent's mapping after site investigations confirmed wetland boundaries. Wetlands in Ontario are evaluated using the Ontario Wetland Evaluation System protocol. As per this protocol, the wetland boundary is established where 50% of the plant community consists of wetland plant species. Wetland boundaries were ground-truthed during site investigations by a certified wetland evaluator. Usually, for a vegetation community to be included into a PSW, the addition is at least 0.5 ha and it is MNR who has to make the final decision on the boundaries of a PSW.</p> <p>As a result of the records review process and site investigations required as part of the Natural Heritage Assessment we believe that the study team has provided accurate environmental mapping with regards to the boundaries of Provincially Significant Wetlands in proximity to the proposed turbine locations. The Proponent is cooperating with MNR to ensure that this Provincially Significant Wetland is not impacted by the project.</p>

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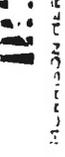
Table 1: Proponent Response to Township Comments

April 21, 2011

HAF Wind Energy Project - Township of West Lincoln Direct (RED) Review Summary

Proponent Response

Item No.	Township Comment	Proponent Response
7.	<p>Similar to our comment above, our site visit and assessment of the aerial photograph on the Region GIS does not suggest a sudden change in site characteristic that would proceed the PSW located south of Turbine 2 from extending westwards. The proposed access roads for Turbines 1 and 2 may require a crossing within a PSW or in very close proximity (10 to 15 meters). We note that there appears to be earth moving works within 120 metres of the proposed access road and PSW.</p>	<p>Comment noted. The Ministry of Natural Resources and Forestry Region provided up-to-date mapping of PSWs and evaluated wetlands in the study area, which was incorporated into the Proponent's mapping after site investigations were completed. Wetlands in Ontario are evaluated using the Ontario Wetland Evaluation System protocol. As per this protocol, the wetland boundary is established where 50% of the plant community consists of wetland plant species. Wetland boundaries were ground-truthed during site investigations by a certified wetland evaluator. Usually, for a vegetation community to be included into a PSW, the location is at least 0.5 ha and it is MNR who has the final decision on the boundaries of a PSW.</p> <p>As a result of the records review process and site investigations required as part of the Natural Heritage Assessment we believe that the study team has provided accurate environmental mapping with regards to Provincially Significant Wetlands in proximity to the proposed turbine locations. The Proponent is cooperating with MNR to ensure that this Provincially Significant Wetland is not impacted by the project.</p> <p>Any current earth moving works observed on optioned properties are not associated with the HAF Wind Energy Project as the project has not received an approval from the Ministry of Environment to proceed to construction. The Proponent cannot be held accountable for work being undertaken by landowners on their property, which are unrelated to the HAF Wind Energy Project.</p>
8	<p>Section 3.1.3 of the Environmental Effects Monitoring Plan indicates that a buffer zone of 120 metres be maintained between the end of ditching and any wetlands. It is unclear how this mitigation will be realized at the entrance to Turbines 1 and 2.</p>	<p>Comment noted. The detailed design of access roads and any associated drainage/ditching within 120 metres of a waterbody or wetland will be conscientiously designed to ensure that surface runoff does not directly flow into surrounding environmentally sensitive areas. Sediment control measures such as check dams, rip rap, and rock fall will be utilized, where required.</p> <p>Please refer to Section 5.1 of the EEAP for a description of the contingency plan to manage the failure of erosion and sediment control measures.</p>
9	<p>Section 3.1.5 of the Environmental Effects Monitoring Plan states that snow from access roads will not be relocated within 120 metres of a wetland or environmentally sensitive area. Snow clearing and salt/sand application on access roads for Turbines 1 and 2 will be within 120 metres of the wetland.</p>	<p>The statement provided in Section 3.1.5 is intended to ensure that no snow will be stockpiled within 120 metres of a wetland or waterbody. Mitigation measures and best management practices with regards to salt/sand application have been provided within this section.</p>



MINISTRY OF NATURAL RESOURCES AND FORESTRY

Table 1: Proponent Response to Township Comments

April 21, 2011

HAF Wind Energy Project - Township of West Lincoln Draft EIS Project Summary
 Township Comment

Item No.	Township Comment	Proponent Response
10.	<p>Section 3.1.5 of the Environmental Effects Monitoring Plan states that "no construction activities will be permitted from March 1st-August 1st to protect nesting reptiles". This conflicts with Table 1 of the Design and Operations Report (and Section 1.1 of the Construction Plan Report) which shows construction commencing in June 2011 and Operations commencing in October 2011. Details of construction activities that are consistent with the Environmental Effects Monitoring Plan and any other mitigation techniques are requested. We also question the timing of the project as a result of mitigation techniques identified under Section 4.4 of the Environmental Effects Monitoring Plan for water crossings.</p>	<p>Revisions will be made to the Construction Plan Report to clarify that construction activities must comply with timing constraints identified in other project reports, specifically the NHA, EIS, EEMP, and Water Assessment and Impact Reports. Construction activities will comply with the Migratory Bird Convention Act (1984). Please note: Section 4 of the EEMP identifies MNR/NPCA timing restrictions, which applies to in-water works only (i.e. culvert replacement/installations).</p>
11	<p>Similar to the previous comment, the construction timetable does not appear to reflect the timing restrictions for fish habitat as identified in Table 1.0 of the Water Assessment and Impacts Report. The Township requests a revised construction timeline that reflects fish habitat sensitivities.</p>	<p>Revisions will be made to the Construction Plan Report to clarify that construction activities must comply with timing constraints identified in the Water Assessment and Impacts Report for the protection of fish habitat. Please note: Table 1.0 of the Water Assessment and Impacts Report identifies MNR/NPCA timing restrictions which applies to in-water works only (i.e. culvert replacement/installations).</p>
12	<p>The Township requests additional detail about how the Environmental Effects Monitoring Plan (Section 4.4) and the need for 10 watercourse crossings, has been considered against MNR fish habitat classifications including "Critical" Type 1 habitats downstream of the proposed crossings.</p>	<p>Section 4.4 of the EEMP provides an overview of the assessment and mitigation recommendations contained within the Water Assessment and Impacts Report. Please refer to the Water Assessment and Impacts Report which provides a greater discussion of the watersheds contained within the study area and their MNR habitat classifications. Additional mitigation measures will be provided where required during detailed design and will be in compliance with DFO/NPCA approvals and permits required for in-water works.</p>

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MURKIN

Table 1: Proponent Response to Township Comments

April 21, 2011

HAF Wind Energy Project - Township of West Lincoln Draft EA Review Summary

Item No	Township Comment	Proponent Response
13.	It is not clear in the documentation how excavated material will be stored and or transported to meet the requirements in Section 4.4 of the Environmental Effects Monitoring Plan. The need to avoid storing sediment within 120 metres of a waterbody and wetland will require significant truck movements. Details of material handling and its storage is requested.	The Proponent will abide by the mitigation measures contained within project reports and any subsequent conditions of approvals required to carryout construction. Where construction works are proposed within 120 metres of a waterbody or wetland stockpiling of excavated materials will not be permitted within the buffer zone. The construction contractor will relocate and isolate such materials on-site to a designated spot beyond the 120 metre buffer zone from a waterbody/wetland. If relocation on-site beyond the 120 metre buffer zone is not possible excess materials will be transported off-site. Specific details for the removal of excess material off-site will be determined during detailed design and prior to construction commencement.
14	Section 2.3 of the Construction Plan Report specifies construction pad sizes. It is unclear how this pad will fit on the Turbine 2 site between an existing neogorow and PSW without having some form of natural heritage impact.	Comment noted. Sediment and erosion control measures will be implemented prior to landsoil disturbance activities to ensure the protection of the surrounding waterbodies and Provincially Significant Wetlands. Any vegetation and land clearing required to facilitate construction activities will be in accordance with section 4.5.2 of the EIS and 5.1 of the EEMP. As part of the site clean-up/restoration activities any disturbed portions of the site will be remediated and re-vegetated. Where required construction pad sizes and orientations will be modified to ensure the protection of surrounding significant natural features.
15.	Table 1 of the Environmental Impact Statement report indicates that there are no Provincially Significant Wetland features within 120 metres of the project. This statement is incorrect as it appears that PSW features are within 120 metres of Turbines 1, 2 and 4. Clarification is requested as well as resulting amendments to the report, if required. Similarly, the statement in Section 3.2.1 of the report is incorrect and misleading.	Comment noted. The EIS has been revised to include mention that Turbine 1 and 2 are within 120 metres of a PSW and is currently under MNR review. Please note that Turbine 4 is located outside the 120 metre setback distance from a PSW.



Table 1: Proponent Response to Township Comments

Item No	Township Comment	Proponent Response
16.	<p>The Township disagrees with Table 2 and Section 3.2.8 in the Environmental Impact Statement and the reference that indicates that no connectivity of natural features will be potentially affected. It is considered that Turbine 4 will have an impact on the system of nearby features. Further information is requested in this regard.</p>	<p>Comment noted. The connectivity between the two Provincially Significant Wetlands located in proximity to Turbine 4 will not be impacted by the project. The tipline construction is being carried out by Horizontal Pressure Directional Drilling which will maintain the hydrological connection. The proposed access road does not require a watercrossing, which will maintain the aquatic connection. For the terrestrial portion of the wetlands, impacts to connectivity will be temporary in nature, minor, and localized during construction and decommissioning phases. The base of the turbine will not impede base of terrestrial wildlife or the potential for cross-pollination of vegetation. Please refer to the EIS Report for potential impacts to wetland bird species and proposed mitigation measures to minimize these impacts.</p>
17	<p>The Township requires clarification with respect to Table 3 of the Environmental Impact Statement Report where it states that there is no white tailed deer habitat. Figure 4 of the Natural Heritage maps clearly shows the construction of a new access road immediately adjacent to a deer wintering area and the location of Turbine 4 within 120 metres of a deer wintering area. Clarification is requested as well as resulting amendments to the report, if required.</p>	<p>Comment noted. The report will be reviewed, and revisions will be made where required. Please also refer to Section 3.2.3 and Section 4.1 of the EIS for a discussion of deer wintering areas.</p>
18	<p>The Township considers that the MNR Natural Heritage Reference Manual be referenced when completing the Environmental Impact Summary Report. There is no reference to this document in the current draft.</p>	<p>Comment noted. The Environmental Impact Statement addresses features identified in the Natural Heritage Assessment Report which references the MNR Natural Heritage Reference Manual.</p>
19	<p>The Township would like clarification about how the hydrology of the area to the east of the significant woodlot along Burns Road will be maintained as a result of new road construction immediately adjacent to the regionally significant feature.</p>	<p>New road construction associated with Turbine 4 does not require a water crossing and will not impact any existing waterway within 120m of the turbine location. The detailed design of access roads will ensure adequate drainage is provided. Sediment and Erosion control measures will also be implemented during construction, operation and maintenance phases for adequate protection of surrounding surface waterbodies. Please refer to the EIS EEMP and Water Assessment and Impacts Report which outline mitigation measures to be implemented for the protection of surrounding waterbodies.</p>
20.	<p>Section 3.2.5 of the Environmental Impact Statement is considered to be incorrect with respect to the location and characteristics of Turbine 2 based on the Natural Heritage Maps provided with the report. Clarification is requested. In addition, Turbine 1 and its location near a PSW and watercourse is not even referenced. The description of Turbine 4 and its adjacent watercourse should be expanded to consider ecological connections between 2 nearby PSWs.</p>	<p>Comment noted. Section 3.2.5 will be reviewed and revised where required to ensure adequate detail has been provided.</p>

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Table 1: Proponent Response to Township Comments

April 21, 2011

HAF Wind Energy Project - Township of West Lincoln Draft EIS Review Summary
Item No. Township Comment

Proponent Response

21.	<p>The definition of what constitutes a "watercourse" and drainage swale" in Section 3.2.5 of the Environmental Impact Statement Report should be considered in consultation with the NPCA.</p>	<p>Comment noted. References to these items within project reports conforms to MMP/DFO standards, however, the study team will consult with NPCA.</p>
22.	<p>Clarification is required with respect to Section 4.0 of the Environmental Impact Statement Report where the report indicates that "some chemicals" will be stored on-site for construction. This contradicts Section 4.4 of the Environmental Effects Monitoring Plan that states that the storage of hazardous materials will not occur within 120 metres of any environmentally sensitive areas. It is unclear how Turbine 1 and 2 will be constructed in light of these conflicting statements.</p>	<p>To clarify, some chemicals (i.e. fuel) and concrete materials will be required on-site to physically construct the facility. When storage of chemicals/hazardous materials is required on-site during construction, it will not be permitted within 120 metres of any environmentally sensitive area.</p> <p>All hazardous materials used on-site during construction will be handled in a controlled manner in accordance with manufacturer instructions and applicable provincial and federal regulations, codes, and guidelines. Should any spills of Petroleum, Oils or Lubricants (POL) occur at the project site the procedures identified in Section 5.2 of the EEMP will be adhered to and the appropriate authorities will be immediately notified.</p>
23.	<p>Section 4.1 of the Environmental Impact Statement downplays the level of construction activities in the vicinity of Natural Feature 1. As noted in Clause 3 of this section, Turbine 4 is located within a Raptor Wintering Area and the construction of the tailpipe and access road occurs immediately adjacent to a regionally significant woodlot. The report and mitigation strategies should reflect the full potential of any natural heritage impacts (i.e. hydrogeological changes as a result of the road and tailpipe on the PSW and significant woodlot). The Township requests further information regarding the conclusion in Section 4.1 of the Environmental Impact Statement Report with respect to raptor mortality. It is unclear how the presences of only 5 turbines and the fact that they are greater than 20 metres apart will result in there not being a risk for raptors. Turbine 4 in the Raptor Wintering Area should be specifically examined.</p>	<p>Comment noted. Section 4.1 of the Environmental Impact Statement will be reviewed to ensure adequate levels of detail are provided with regards to potential environmental impacts associated with the construction and operation of the facility on surrounding significant natural heritage features, and where required greater clarification will be provided.</p> <p>To clarify the statement in Section 4.1, higher densities of turbines located in proximity to one another have demonstrated to have a significantly higher impact on raptor mortality rates. By lowering turbine densities within proximity to one another raptor mortality will be reduced. The five turbine locations proposed for the HAF Wind Energy Project have not been clustered together and are spread out over various different properties within the study area. The Raptor Wintering Area within 120 metres of Turbine 4 was evaluated and determined to be non-significant habitat using Table Q-1 of Appendix Q of the Significant Wildlife Habitat Technical Guide. The EEMP provides a description of post construction avian monitoring procedures, which will be implemented after the commencement of turbine operations to monitor and mitigate potential impacts to bird species.</p>



Table 1: Proponent Response to Township Comments

Item No	Township Comment	Proponent Response
24	<p>It is unclear how turbines will be able to operate within 120 metres of environmentally significant features (as currently proposed) when Section 4.1.2 of the Environmental Impact Statement Report states that all chemicals should be stored in areas greater than 120 metres from natural features. The Township requests clarification in this regard</p>	<p>Beyond the required quantities of liquids, oils or lubricants necessary for the mechanical components of the turbines to operate on a day-to-day basis, all additional hazardous materials will be stored off-site. Should any spills of Petroleum, Oils or Lubricants (POL) occur at the project site the procedures identified in Section 5.2 of the EEMP will be adhered to and the appropriate authorities will be immediately notified</p>
25	<p>The construction timetable of the project will not allow for the construction of overhead lines under frozen conditions as suggested in Section 4.5.2 of the Environmental Impact Statement. Specific details about the construction techniques, particularly on municipal right-of-ways, are requested.</p>	<p>Comment noted. The preferred design option for the collector system to the switching station is below grade utilizing underground cabling. A small part of the connection from the switching station to the Hyaro line may be over head. Additional surveying and utility coordination will be undertaken during detailed design.</p> <p>The mitigation measures provided in Section 4.5.2 are in reference to overhead electrical lines being constructed over water. Presently, the only portion of overhead lines proposed will be located from the substation to the existing Hyaro One lines, which are not located over water.</p>
26	<p>Section 5.0 of the Environmental Impact Statement Report concludes that the protection of all other natural features complies with those required by the local municipality and Conservation Authority. This municipality is unclear about how this conclusion was made in the absence of specific project details being provided at this point in time regarding road construction details and specific water crossings. We request that our municipal comments be forwarded to MNR and the NPCA for their review of the natural heritage reports.</p>	<p>Comment noted</p> <p>Specific details regarding the construction of access roads and water crossings described within the Water Assessment Report will be provided in consultation with the Township and the NPCA during detailed design.</p> <p>The installation/upgrading of culverts for proposed access roads will follow the required streamlined approval process by the appropriate regulatory authorities (i.e. DFO, NPCA).</p> <p>The Township's comments will be included as part of the Final REA package submitted to MOE for review after all stakeholder comments have been received and incorporated into the final REA package.</p>

Table 1: Proponent Response to Township Comments

April 21, 2011

H.A. Wind Energy Project - Township of West Lincoln Draft EIS Review Summary

Proponent Response

Item No.	Township Comment	Proponent Response
27.	<p>The Township requests that a detailed vegetation and tree removal plan be provided that identifies all vegetation and tree removal impacts. This Plan should include both private and municipal property. The Township notes that the proponent is proposing the use of the municipal property without the benefit of knowing what physical alteration and tree removal will be required. We were informed by the proponent that this information would be provided later, but this is unacceptable as the impacts to the Township must be assessed at the beginning and not the end of the planning process.</p> <p>The Township also notes that the Construction Plan Report does not appear to reference the Bird Migration Act and the restrictions for tree removal during the nesting season.</p>	<p>The Proponent is not required to produce a detailed vegetation and tree removal plan for the Township's review as part of the REA process. To produce such a detailed document requires detailed engineering drawings for roads and easements to be complete. The Proponent will prepare and produce this information for the Township's review and comment during detailed design and once legal agreements between the Township and Proponent have been established for road allowances/rights-of-way use.</p> <p>Permits required for Tree Removal will be obtained by the appropriate authority prior to construction commencement and will be carried out in accordance with the Regional Tree and Forest Conservation Bylaw No. 30-2008.</p> <p>Any tree removal required for the project will be carried out in accordance with the Migrator, Bird Convention Act (1994) and restrictions will be imposed between April 1st and July 1st (active nesting season) as documented in the Environmental Impact Statement (EIS).</p> <p>Revisions will be made to the Construction Plan Report to clarify that construction activities must comply with timing constraints identified in other project reports, specifically the NHA, EIS, EEMP, and Water Assessment and Impact Reports.</p>
28	<p>We note that Table 1 of the Project Description Report indicates that "typically" large quantities of toxic or hazardous materials are not stored. It is noted that Appendix 1 provided the technical information of the Vestas V100 turbine and that this information indicates that the quantity of oil for the Hydraulic System alone is 260 liters. There is likely to be quantities of other fluids hazardous to the environment and local hydrologic features. These fluids may be associated with the gearbox and VCUS cooling systems (refer to Section 6.1 of the Vestas General Specifications). We note that the cooling systems utilize glycol which is a potential contaminant. Clarification is also requested regarding the use of glycol for blade balancing (as in other turbine models).</p>	<p>Comment noted. The prescribed quantities of oil and lubricants are contained in the hydraulic system, gear boxes and other turbine components. Beyond the required quantities of liquids, oils or lubricants necessary for the mechanical components of the turbines to operate on a day-to-day basis, all additional hazardous materials will be stored off-site. Turbine maintenance staff will maintain and handle all materials in a controlled manner in accordance with manufacturer instructions and applicable provincial and federal regulations, codes, and guidelines.</p> <p>The cooling system uses Glycol in a closed loop system. The system monitors pressure and if a leak develops the circuit would shut down minimizing the loss of material. Glycol is a common heat transfer material found in all farm equipment, trucks and cars.</p> <p>Should any spills of Petroleum, Oils or Lubricants (POL) occur at the project site the procedures identified in Section 5.2 of the EEMP will be adhered to and the appropriate authorities will be immediately notified.</p>

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Table 1: Proponent Response to Township Comments

Item No.	Township Comment	Proponent Response
28.	<p>Section 3.1.1 of the Environmental Effects Monitoring Plan indicates that inspections for leaks of fluid will only occur twice per year as part of the regular turbine maintenance. A more frequent visual inspection process (in conjunction with the avian monitoring surveys) would help minimize the potential for turbine fluid leaks into the environment. On-site signage directing the public to the Ministry of the Environment if spill are observed would be appropriate</p>	<p>Turbine maintenance activities, including visual inspections for leaks of fluid will conform to Vestas Manufacturer Specifications. Additional site visits and maintenance requirements will be established on an as needed basis and will be adjusted according to the age of the facility.</p> <p>The project's turbine systems will be monitored remotely using a Supervision Control and Data Acquisition (SCADA) system. Continuous monitoring of fluid pressure levels will minimize the potential for environmental damage.</p> <p>A Key Contact List will be placed at the base of each turbine which includes the contact information of the Ministry of Environment's Spin Action Centre. This list will also be posted on the project's website.</p>
30	<p>It is not clear and there is no evidence that the Environmental Effects Monitoring Plan has been prepared in accordance with Clause 23.1 of Regulation 359/09. Reference to the applicable Ministry of Natural Resources documents would assist with the Township review.</p>	<p>Clause 23.1 was inserted into O. Reg. 359/09 as an amendment (O. Reg. 521/10) which came into effect January 1, 2011. Since the Proponent issued the Notice of Engagement and Public Open House before the amendment came into effect the project is subject to the provisions of the previous Regulation.</p> <p>However, the EEMP has been prepared in accordance with current standards for avian and bat monitoring and the report is currently under MNR review.</p>
31	<p>The Township recommends that the location of the proposed maintenance building south of Turbine 4 on the west side of Burns Road be located to an already disturbed area as part of the project.</p>	<p>Comment noted. The proposed maintenance building located south of Turbine 4 will be a small (approximately 8.0 metres by 10.0 metres), pre-fabricated storage shed similar to what is available at retail sales outlets, which will be used to store spare parts and maintenance tools. The environmental impacts and disturbances associated with constructing this structure will be minor and temporary.</p> <p>The proposed maintenance building will not be used to store any hazardous materials or liquids.</p>

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ATTACHMENT NO. 2
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Municipality of Lincoln

Table 1: Proponent Response to Township Comments

April 21, 2011

Item No.	HAF Wind Energy Project - Township of West Lincoln Draft EIA Review Comment	Proponent Response
32.	<p>The separation distance of Turbines to watercourses presented in Section 3.2.1 of the Water Assessment and Impacts Report appear to be consistently understated. For example, Turbine 1 is not even listed despite being potentially 35 metres from a watercourse and/or PSW. Turbine 2 is reported to be approximately 110 metres away from the adjacent watercourse but scaling from aerial photography suggests this distance may be closer to 53 meters. We request that all separation distances be confirmed and the reports and mitigation measures be adjusted accordingly. The Township is currently not comfortable with the proximity of the turbines to the area's sensitive water features.</p>	<p>Comment noted. The Water Assessment and Impacts Report will be reviewed and the measurements provided will be confirmed and revised where required to ensure accuracy.</p> <p>With the implementation of appropriate mitigation measures and environmental monitoring during the construction operation and decommissioning phases of the project potential impacts to surrounding environmentally sensitive areas will be significantly reduced.</p>
33.	<p>Section 3.2.1 of the Water Assessment and Impacts Report identifies that the characteristics of nearby watercourses are in poor condition. The Township does not necessarily disagree with this assessment, however, existing poor conditions of watercourses should not reduce the need for proper mitigation techniques and the restoration of habitat.</p>	<p>The Proponent will implement all appropriate mitigation measures for the adequate protection of surrounding watercourses and watercourses regardless of the existing conditions. Please refer to Sections 4.0 and 5.0 of the same report which provides a description of mitigation measures to be implemented.</p> <p>Further any additional mitigation measures subject to the approvals and permits received from DFO/NPCA for in-water works (i.e. culvert installations) or works carried out on surrounding waterbody banks will be incorporated and adhered to during construction.</p>
34.	<p>The presence of a species of Special Concern in watercourses affected by the project should necessitate the need for specific mitigation and habitat improvement actions for the Grass Pickerel. The Township requests specific information about how the project will respond to this particular species as well as the designated MNR fish habitat. In addition, none of the project mapping or supporting reports speaks to NPCA's Natural Environmental Screening Areas and the project's response to this constraint.</p>	<p>Comment noted. Further consultation with MNR will determine specific mitigation management plans to be applied with regards to Grass Pickerel. A Species At Risk Permit, if required will be obtained prior to construction commencement and after detailed designs have been completed.</p> <p>Any additional mitigation measures subject to the approvals and permits received from DFO/NPCA/MNR for in-water works or works carried out on surrounding waterbody banks will be incorporated and adhered to during construction.</p> <p>Consultation with the Niagara Peninsula Conservation Authority is currently ongoing.</p>

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 11/11/2011

Table 1: Proponent Response to Township Comments

April 21, 2011

Item No.	HAP Wind Energy Project - Township of West Lincoln Draft EA Review Summary - Township Comment	Proponent Response
1.	<p>We understand that Clause 16(6) of Ontario Regulation 359/09 does not require the applicant to provide the Township with a copy of the consultation Report, however, the Township would appreciate this information in order to fully comment with respect to archeological and heritage resource matters</p>	<p>The Consultation Plan Report will be prepared in accordance with O Reg 359/09 and will be submitted to MOE as part of the Final REA package. This report is intended to document and describe the consultation activities undertaken in its entirety during the planning phase of the proposed project and as such cannot be provided to the Township for their review at this time. However, the Proponent will provide the Township with the confirmation letters received from the Ministry of Tourism and Culture to confirm that the reports were prepared in accordance with O Reg. 359/09.</p>
<p>General Comments regarding Renewable Energy Approval</p>		
<p>The following comments are in addition to those specifically identified through the consultation form topics discussed above. The Municipality considers these comments relevant in the context of Ontario Regulation 359/09</p>		
1.	<p>The project documentation makes no reference to the land use impact of shadow flicker and the potential to site the project to minimize this effect. Shadow flicker is a real and legitimate nuisance recognized by jurisdiction throughout the world. For the well being of its residents, the Township requests that the project's location and siting minimize the impact of shadow flicker. In particular, it would appear that Turbine 3 has the potential to have significant shadow flicker impacts on residents in the vicinity of Sixteen Road. Industry best practices are to limit shadow flicker to a maximum of 30 hours per year and 30 minutes per day.</p>	<p>A Shadow Flicker Assessment is not a requirement as part of O Reg 359/09. To address the Township's concerns the Proponent will look in to the possibility of modeling shadow flicker and its impact on residents in the vicinity of Sixteen Road. The Proponent is committed to ensuring minimal impacts on local residents are experienced and will follow standard industry practices in the development, construction and operation of the proposed wind energy project.</p>
2.	<p>The Township requests that securities be posted to ensure decommissioning if a turbine is not operational for a period greater than one year</p>	<p>Comment noted. The project's Decommissioning Plan has been provided to the municipality for review. The Proponent is committed to decommissioning the proposed wind energy project as per the prevailing industry standards and local requirements in effect at that time. It is in the interest of the proponent that the down time of the turbines is kept to a minimum. Any turbine remaining non operational for a period of one year or more is not expected, and rarely occurs. However the turbines will be decommissioned at the end of the contract period and not after one year of non operation, as suggested</p>

0-064-11
ATTACHMENT NO. 2
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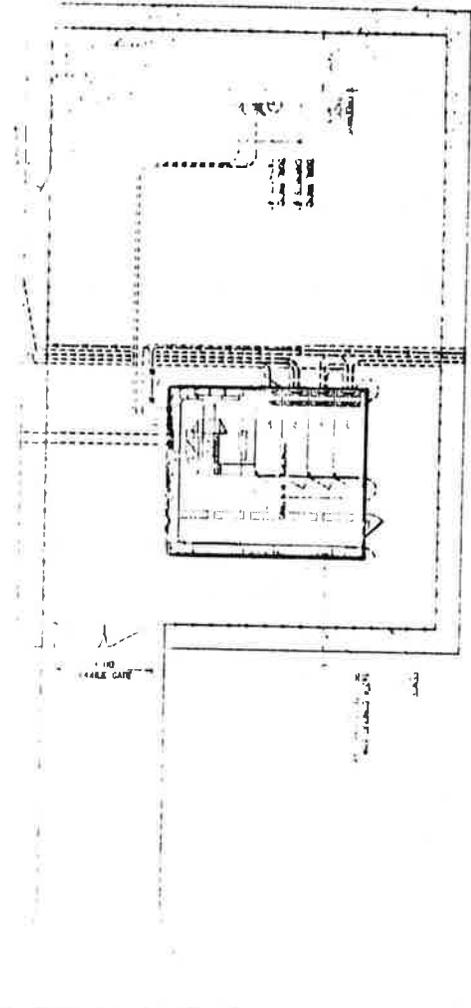
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Table 1: Proponent Response to Township Comments

April 21, 2011

Item No.	Township Comment	Proponent Response
3.	<p>A number of wind turbine developers in the Province have entered into an agreement to provide monies based on nameplate generating capacity (a dollar amount per megawatt). We recommend that the Township enter into discussions with the Proponent to see if they are willing to make such a contribution.</p>	<p>Comment noted. The Proponents are Niagara Region residents and area business owners having made a positive contribution to the Niagara Region community. They strongly believe that the proposed wind farm project will bring a net benefit to the community and will review your proposal for some community contribution.</p>

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MUNICIPALITY OF NIAGARA FALLS



<p>AMFC - BLACK & MCDONALD JOINT VENTURE</p> 		<p>DATE: 11/11/11</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: [illegible]</p>
<p>NO. 1</p>	<p>NO. 2</p>	<p>NO. 3</p>
<p>NO. 4</p>	<p>NO. 5</p>	<p>NO. 6</p>
<p>NO. 7</p>	<p>NO. 8</p>	<p>NO. 9</p>
<p>NO. 10</p>	<p>NO. 11</p>	<p>NO. 12</p>
<p>NO. 13</p>	<p>NO. 14</p>	<p>NO. 15</p>
<p>NO. 16</p>	<p>NO. 17</p>	<p>NO. 18</p>
<p>NO. 19</p>	<p>NO. 20</p>	<p>NO. 21</p>
<p>NO. 22</p>	<p>NO. 23</p>	<p>NO. 24</p>
<p>NO. 25</p>	<p>NO. 26</p>	<p>NO. 27</p>
<p>NO. 28</p>	<p>NO. 29</p>	<p>NO. 30</p>
<p>NO. 31</p>	<p>NO. 32</p>	<p>NO. 33</p>
<p>NO. 34</p>	<p>NO. 35</p>	<p>NO. 36</p>
<p>NO. 37</p>	<p>NO. 38</p>	<p>NO. 39</p>
<p>NO. 40</p>	<p>NO. 41</p>	<p>NO. 42</p>
<p>NO. 43</p>	<p>NO. 44</p>	<p>NO. 45</p>
<p>NO. 46</p>	<p>NO. 47</p>	<p>NO. 48</p>
<p>NO. 49</p>	<p>NO. 50</p>	<p>NO. 51</p>
<p>NO. 52</p>	<p>NO. 53</p>	<p>NO. 54</p>
<p>NO. 55</p>	<p>NO. 56</p>	<p>NO. 57</p>
<p>NO. 58</p>	<p>NO. 59</p>	<p>NO. 60</p>
<p>NO. 61</p>	<p>NO. 62</p>	<p>NO. 63</p>
<p>NO. 64</p>	<p>NO. 65</p>	<p>NO. 66</p>
<p>NO. 67</p>	<p>NO. 68</p>	<p>NO. 69</p>
<p>NO. 70</p>	<p>NO. 71</p>	<p>NO. 72</p>
<p>NO. 73</p>	<p>NO. 74</p>	<p>NO. 75</p>
<p>NO. 76</p>	<p>NO. 77</p>	<p>NO. 78</p>
<p>NO. 79</p>	<p>NO. 80</p>	<p>NO. 81</p>
<p>NO. 82</p>	<p>NO. 83</p>	<p>NO. 84</p>
<p>NO. 85</p>	<p>NO. 86</p>	<p>NO. 87</p>
<p>NO. 88</p>	<p>NO. 89</p>	<p>NO. 90</p>
<p>NO. 91</p>	<p>NO. 92</p>	<p>NO. 93</p>
<p>NO. 94</p>	<p>NO. 95</p>	<p>NO. 96</p>
<p>NO. 97</p>	<p>NO. 98</p>	<p>NO. 99</p>
<p>NO. 100</p>	<p>NO. 101</p>	<p>NO. 102</p>

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality (include each local municipality in which project location is situated): <input type="checkbox"/> Yes <input type="checkbox"/> No:					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Township of West Lincoln	118 Cambridge St P.O. Box 400 Smithville, ON L0R2A0	905-957-3346	Carolyn Langley	905-957-3346 ext 6720	clanley@westlincoln.ca
Upper Tier Municipality (include each upper tier municipality in which project location is situated): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No:					
Name of Municipality	Address	Phone	Clerk's name	Clerk's Phone/Fax	E-Mail Address
Region of Niagara	2201 St. David's Road P.O. Box 1042 Thorold, ON L2V4T7	905-685-1571	Kevin Bain	905-685-1571	
Local roads area: (include each local roads area in which project location is situated): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No:					
Name of local roads board	Address	Phone	Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Board Area: (include each board area in which project location is situated): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No:					
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address

Section 5: Consultation Requirement

5.1 - Project Location:
Provide comment on the project location with respect to infrastructure and servicing. Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.
5.2 - Project Roads:
Provide comment on the proposed project's plans respecting proposed road access. Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.
Identify any issues and provide recommendations with respect to road access Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.
Provide comment on any proposed Traffic Management Plans Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

5.3 – Municipal or Local authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

5.4 – Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

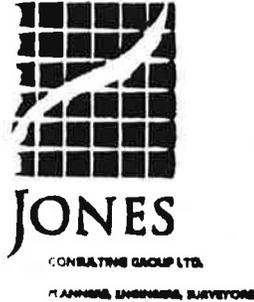
Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

Please review to attached report prepared by Jones Consulting on behalf of the Township of West Lincoln.



March 31, 2011

VIA EMAIL

Brian Treble,
Director of Planning & Building,
Township of West Lincoln,
318 Canborough Street,
Smithville ON L0R 2A0

Dear Mr. Treble:

Re: HAF Wind Energy Project – Municipal Review Summary
Our File: WES - 11116(11)

A. Introduction

Further to your letter of engagement dated February 22, 2011, we have undertaken our review of the HAF Wind Energy Project. The primary focus of our review was to follow the prescribed questions in the Ministry of the Environment Renewable Energy Approval Consultation Form for municipalities and local authorities under section 18(2) of Ontario Regulation 359/09. This Regulation was issued under the Environmental Protection Act and relates to the new Renewable Energy Approvals process.

B. Methodology

Our work included a detailed review of the Draft Renewable Energy Approval package prepared by Morrison Hershfield dated October 2010. In addition, we were provided with some existing Township road information and we conducted a site visit on February 23, 2011. Lastly, we participated in a conference call with the proponent on March 3, 2011.

C. Review

We offer the following comments with regard to Part B, Section 5 of the Ministry of Environment Renewable Energy Approval Consultation Form. In order to facilitate your review, we have used the same numbering and headings as contained in the Ministry Form. Our comments below are structured as a response to the Ministry.

5.1 Project Location

1. The rationale for the Study Area, as defined in the Project Description Report, is not provided and there is concern that potential land use impacts west of the proposed turbine locations have not been properly considered. In other words, the turbine locations are not located centrally within the Study Area despite the proximity of rural settlement areas and natural features west of the Subject Area as currently defined. The inappropriateness of the currently defined Study Area is further illustrated by the proximity of an airfield within approximately 2 km of Turbine 4. The airfield is approximately 150 meters outside of the Study Area. The Study Area not extending further west may be attributed to a different municipal authority and the potential complications resulting from working with 2 different GIS systems.

2. The close proximity of the project to the west boundary of the Region of Niagara should require consultation with any and all other nearby affected municipalities.
3. The Project Description Report suggests that the project may involve 4 or 5 turbines. Section 1.6.2 indicates that alternative turbine locations were considered for future sites. If future sites are being considered as part of this application, then the Township requests this information at this time.
4. Correspondence from NAV Canada dated March 17, 2011 identifies impacts on the Hamilton, Stoney Creek, and Grimsby Airports due to the location of the proposed wind turbines. The letter concludes that "due to the nature and significance of the negative impact on our capabilities and services, NAV Canada objects to this project moving forward."

Transport Canada regulates aeronautics in accordance with the Aeronautics Act and the Canadian Aviation Regulations (CARs). Transport Canada's role with respect to obstacles such as wind turbines is to assess them for lighting and marking in support of aviation safety. Prior to construction of wind turbines/wind farms, Aeronautical Obstruction Clearance Forms should be submitted to Transport Canada. As part of the wind farm siting process, wind energy companies are also expected to contact aerodrome and airport operators (in addition to NAV Canada) prior to the construction of wind turbines to ascertain their aeronautical requirements based on the applicable CARs.

Depending upon the particular application and characteristics of the affected nearby airport/airfield, the HAF Wind Project may need to be re-sited or modified in terms of height and/or location to minimize impacts on aviation safety and radar support infrastructure. Turbine 4 is approximately 2 km from the airfield located near the intersection of Silver Street and Westbrook Road.

5. The UTM coordinates for Turbines 2 and 4 in the Design and Operations Report do not match the noise modelling coordinates contained in the HGC Acoustic Assessment Report. While the differences do not appear large, we note that Turbine 2 is already closely located to a Provincially Significant Wetland and a further shifting of the turbine may have impacts on natural heritage.

The Township requests that the coordinate locations for each turbine be consistent and any mapping, natural heritage impact assessment and noise modelling be updated accordingly for the Township to be fully able to comment on the Project Location.

As a side note, Table 3 of the Design and Operations Report incorrectly presents the coordinates of the project using Latitude and Longitude when in fact UTM coordinates are presented.

6. The Wind Turbine Specification Report (S 1.2) and the Acoustic Assessment Report state that the maximum sound power level of the V-100 turbines is 105 dBA at a 10 meter height. However, according to Appendix 1 of the Wind Turbine Specification Report, which is the brochure for the Vesta V-100, the maximum sound power level is 106.5 dBA at hub height (95 meters). The Township requests clarification on the relationship of sound power level and hub height. In particular, if a wind turbine is being modeled as a point source of noise at 95 meters above the ground, then should the 106.5 dBA maximum sound pressure value be used rather than the 105 dBA sound pressure value at 10 meters.

Furthermore it is noted that the warranted sound level from Vestas is plus/minus 2 dBA which could result in source sound levels of up to 108.5 dBA or 107 dBA at 10 meters.

The noise consultant should confirm whether the 1.5 dBA and the plus/minus 2 dBA warranted sound level error would impact the modelling results. This confirmation should look at receptors that have modeled noise levels already close to the maximum 40 dBA limit (i.e. Receptor 120 already at 38 dBA).

7. Details of the maintenance building referred to in Section 2.10 of the Construction Plan Report are requested as required by Table 1 in Regulation 359/09.
8. The Township requests that the findings of the Stage 2 Archeological Study be upheld and that a minimum 10 meter buffer be provided between the cemetery and proposed switching station. The Township also requests that the siting and design of the switching station respect the private outdoor amenity space of the dwelling located across Abingdon Road.

5.2 Project Roads

5.2.1 Provide comment on the proposed project's plans respecting proposed road access

1. Section 2.2 of the Construction Plan Report does not provide any details regarding the proposed construction routes, frequencies, and oversized truck dimensions for construction materials and turbine component delivery. This detail is required by the Township to comment on road and access issues in accordance with Regulation 359/09. We highlight that all reduced load restrictions and timing windows should be noted and adhered to.
2. In order to access Turbine 4, the Proponent will require access through the currently un-opened road allowance of Burns Road, located between Concession Road 5 and Sixteen Road. A legal agreement between the Township and Proponent will be required to permit access through this right-of-way.
3. Turbine 1 and Turbine 2 are setback 451m and 205m respectively from the Sixteen Road right-of-way. Turbine 3 is setback 634m from Abingdon Road and Turbine 4 is setback 110m from the Burns Road right-of-way. These setbacks adhere to Regulation 359/09 and accordingly are acceptable to the Township.

5.2.2 Identify any issues and provide recommendations with respect to road access

1. There appears to be a lack of information regarding the project's approach to obtaining municipal consent for use of the Township's road allowances. If the proponent wishes to use municipal lands then the project will need to provide more detail regarding electrical lines and upgrades within the right-of-ways. For example, Section 4.0 of the Water Assessment and Impacts Report does not provide sufficient data for the Township to comment as per regulation 359/09.
2. The Township should request that all distribution infrastructure is co-located and buried as a condition of the renewable energy approval.
3. The Proponent is proposing to use an unopened Township right-of-way. As such, the type of access agreement between the Proponent and Township needs to be

confirmed prior to approval. Accordingly, if the Township anticipates that the Burns Road will become an opened road allowance then the Proponent should be required to upgrade Burns Road to current Township of West Lincoln Standards (refer to Section 4 of Municipal Engineering Standards and Subdivision Development Procedures, 2002) and shall include the following requirements/specifications:

- Typical road allowance cross section as per Township of West Lincoln Standard Drawing WL-03.
- Full geometric design of Sideroad Burns Road will be required to be submitted to the satisfaction of the Township prior to the Township entering into a right-of-way use agreement with the Proponent to allow access through the Burns Road right-of-way.
- "As-Built" drawings detailing the road layout and location of any proposed infrastructure (i.e. tap lines, culverts, etc.) located within the road allowance will be required to be submitted to the Township.

5.2.3 Provide comment on any proposed Traffic Management Plans

1. A traffic management plan was not provided as part of the submitted application under Regulation 359/09. The proponent provided a Transportation Survey prepared by Transera which identifies the proposed construction route will utilize the following local roads:
 - Caistor Centre Road.
 - Sixteen Road.

The exceptions are for the base sections that are being transported from Pueblo, CO and concrete trucks that will be dependant on the batch plant location.

The Township requests a copy of the Traffic Management Plan which should not only detail the construction routes above, but also for concrete hauling and all works proposed within the Township rights-of-way. We find the anticipated construction routes are acceptable. However, the noted roads should be monitored during the construction phase and any structural damage incurred as a result of heavy vehicle traffic will be required to be remediated to the satisfaction of the Township. The Proponent will be responsible for all costs associated with this remediation. These details, as well as securities to cover the potential costs associated with any remedial works should be laid out in the right-of-way use agreement

5.2.4 Identify any issues and provide recommendation with respect to the proposed Traffic Management Plans

1. Comments regarding the required Traffic Management Plans will be provided once received by the Township. We highlight the following requirements:
 - Traffic signing shall be in accordance with Book 7 of the Ontario Traffic Manual - Temporary Conditions.
 - Access for emergency vehicles must be maintained at all times. This must be noted as a requirement in the Traffic Management Plan.

5.3 Municipal or Local Authority Connections

5.3.1 Provide Comment on the proposed project plans related to the location of and type of municipal service connections, other than roads

1. There is no Township owned municipal service connections planned as part of the development proposal.

5.3.2 Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads

No Comment.

5.4 Facility Other

5.4.1 Identify any issues and recommendations with respect to the proposed landscaping design for the facility

No Comment

5.4.2 Provide comment on the proposed project plans for emergency management procedures/safety protocols

1. The Key Contact List provided in Table 5 of the Design and Operations Report should include the local Ministry of Environment office in addition to the Niagara Peninsula Conservation Authority.
2. Details are requested with respect to the characteristics and quantities of hazardous materials to be stored within the proposed Maintenance Building and on the surrounding lands.
3. Section 5.11 of the Vestas General Specifications indicates that the only form of fire protection for each turbine is a 5 kg fire extinguisher and fire blanket (this level of protection could be compared to an average home and not sufficient for a multi-million dollar turbine. In the context of a rural fire department with limited resources, confirmation that these tools are sufficient to avoid catastrophic fire is requested. Research identifies that fire is the second most common accident cause and that there have been approximately 150 fires to date associated with wind energy projects.¹
4. There is no reference in the Design and Operations Report to icing conditions and measures to reduce the incidence of ice throw. The Township is fully aware that turbines monitor ice formation through blade imbalance; however, it is documented that this detection system fails to shut the turbine down before ice can form and possibly be thrown. The Township requests that the Project's safety protocol be expanded to include procedures for icing conditions (i.e. shut down and start-up procedures, public notice, etc.) in addition to installation of an Ice Monitoring Sensor that shut down the turbine during potential icing conditions, before ice forms on the blades. This is a precautionary rather than reactionary safety system. This requirement should be noted in the Emergency Management Plan and Environmental Effects Monitoring Plan.

¹ www.caithnesswindfarms.co.uk

5. The Township requests that the Emergency Management Plan include the requirement that detailed maintenance logs, certified by a qualified individual, be filled annually with the Ministry to ensure on-going long-term maintenance of the turbines. The purpose of filling these logs is to ensure the long-term operation of the turbines follows the manufactures specifications and requirements.

5.4.3 Identify any issues and recommendations with respect to the proposed emergency management procedures/safety protocols

1. The Township feels that the project would benefit from a Community Relations Committee established during the operation of the project. This Committee could meet as required and include representatives from the Township, Community and Proponent to effectively deal with any arising operational issues or complaints and provide an effective conduit of information resulting from the communications plan referred to in Section 5.0 of the Design and Operations Report. Examples of items to discuss include any safety issues, noise concerns, maintenance activities etc. We also recommend that a Dispute Resolution Protocol be established so residents are aware of exactly how concerns etc. will be handled.

5.4.4 Identify any issues and recommendations with respect to any Easement or Restrictive Covenants associated with the Project Location

1. The Township was unable to find any details regarding what easements and/or restrictive covenants that may be required for the project. Additional detail is requested.

5.5 Project Construction

5.5.1 Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction

1. The Township does not consider the stabilization of erosion prone areas to be discretionary as presented in Section 4.3 of the Construction Plan Report. The Township requests that erosion and sedimentation plans be prepared and submitted for Township and Agency review prior to commencement of site alteration in order to protect surface water quality and natural heritage characteristics.
2. Any disturbed or damaged areas (within a Township owned right-of-way) resulting from the construction or continued maintenance of the proposed turbines shall be required to be reinstated by the Proponent to its original condition or better to the satisfaction of the Township.
3. The Township requests that a letter of credit be posted in the amount of 100% of the cost of the works plus contingency proposed on the Township right-of-way. The posted security will be reduced once the work is completed and final approval of the as-built plans occurs.
4. The Township requests that the proponent enter into an agreement respecting the use of municipal property.

5.5.2 Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

No comment.

5.5.3 Identify any issues and recommendations with respect to the proposed location of buried kiosks and above grade utility vaults

1. "As Built" Information will be required to be submitted to the Township detailing the location and depths of any buried kiosks and above grade utility vaults located within a Township owned right-of-way.

5.5.4 Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines

1. Section 2.5 and 2.7 of the Construction Plan Report require clarification about details of the collector system and whether it is to be above or below grade. Details are also requested regarding where above ground transmission facilities will be located, whether they will be new facilities or co-located, and what Hydro One distribution lines will have to be connected. This information is required to determine use of the municipal right-of-way.

5.5.5 Provide comment on the proposed project plans with respect to Building Code permits and licenses

1. Permits will be required under the Building Code Act. The Proponent will be responsible to ensure all appropriate submissions are provided to the Building Department.

5.5.6 Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory

1. Further to our previous comment regarding the Study Area not extending further west, it is unclear if the Natural Heritage Assessment Report considered potential impacts west of the current study area. This concern is illustrated in Section 3.2 of the Report where Short-eared Owls "were found just outside the boundaries of the study area."
2. Section 3.2 of the Natural Heritage Assessment Report incorrectly refers to the "Township of Wainfleet Official Plan." rather than the West Lincoln Official Plan.
3. We provide the following comments with respect to the conclusions made in Section 4.2 of the Natural Heritage Assessment Report:
 - With respect to the Bald Eagle, the report states that there is no suitable habitat within 120 meters of the project works; however, no details are provided on what are suitable habitat and how this statement is justified.
 - Despite Section 3.2 of the report stating that "it is almost certain that wintering birds (Short-eared Owls) are occasionally present in the project area", Section 4.2 concludes that this habitat is not considered significant. Further detail and analysis would assist in fully understanding this

conclusion. In addition, wintering areas may be located in proximity to the project outside of the "Study Area".

- Section 3.2 states that the Bobolinks are designated as Threatened by COSEWIC; however, Section 4.2 concludes that the habitat around the project is not considered significant. Further justification for this conclusion is requested.
 - Turbine 4 is located in a Raptor Wintering Area and in close proximity to another larger raptor wintering area to the west totalling approximately 16 hectares. Turbine 2 is located in close proximity to a series of raptor wintering areas totalling approximately 21 hectares. Despite these features, Section 4.2 concludes that because the sites individually are less than 20 hectares, they do not represent significant raptor wintering and roosting areas. We believe that an assessment on the collective effect of a series of wintering areas in close proximity together with the specific turbine locations should be undertaken to further justify this conclusion. Additional analysis is warranted based on higher than expected mortality rates for the Wolfe Island Wind farm and its location in an IBA for raptors.²
 - There is concern about the cumulative natural heritage impacts possible because of the Turbine 4 location. The turbine is located in a Raptor Wintering Area, is located in close proximity and in between two PSWs and a connecting watercourse. Specific attention to this issue is requested.
4. The Natural Heritage Assessment Report contains no analysis with respect to Turbine 2 and its location within 30 meters of a PSW. In fact, the 100 meter diameter of the turbine blades will actually be within (above the PSW by approximately 20 meters under west and northwest wind conditions (common to the area). Given that development is not permitted in a PSW, the close proximity of the turbine and the incursion of its blades into the airspace above the PSW warrant some form of analysis and assessment. Of particular concern is the impact of future maintenance activities of the blades that may occur over the PSW and the potential for contaminants (refer to Section 3.1.7 of the Environmental Effects Monitoring Plan). Specific mitigation measures for this turbine should be considered. Another concern is the potential for fire fighting chemicals and spilled materials to enter the aquatic habitat as identified in Section 5.4 of the Environmental Effects Monitoring Plan.
 5. Section 5.3 of the Natural Heritage Assessment Report states that no residual impacts are expected if mitigation measures are carried out. It is unclear how the issue of "motion smear" identified in Section 5.2 will be mitigated when it suggests stripping or solid colours be used on the turbine blade(s).
 6. The PSW immediately east of Turbine 1 is identified as terminating at an existing hedgerow; however, our site visit and review of the aerial photography indicates similar site characteristics may in fact extend the PSW further west towards the turbine. We recommend that the proponent meet on site with MNR, the NPCA, and the Township to confirm the limit of this PSW and determine if there regional or local significance if the PSW does not extend further. If the PSW does indeed extend further west, then the water crossing required for Turbine 1 could actually

² Windfarm turbines deadly for birds, bats. Globe and Mail, June 9, 2010.

be occurring within the PSW. A shifting of Turbine 1 south of the tributary should be considered to avoid a water crossing in this sensitive location.

A similar PSW boundary confirmation process with MNR, the NPCA and the Township should be carried out for all turbines within 120 meters of a PSW. In addition, there may be characteristics of the wetland communities that make them regionally rather than provincially significant. Final turbine placements and mitigation measures should reflect any wetland values and functions.

7. Similar to our comment above, our site visit and assessment of the aerial photograph on the Region GIS does not suggest a sudden change in site characteristics that would precede the PSW located south of Turbine 2 from extending westwards. The proposed access road for Turbines 1 and 2 may require a crossing within a PSW or in very close proximity (10 to 15 meters). We note that there already appears to be earth moving works within 120 meters of the proposed access road and PSW.
8. Section 3.1.3 of the Environmental Effects Monitoring Plan indicates that a buffer zone of 120 meters be maintained between the end of ditching and any wetlands. It is unclear how this mitigation will be realized at the entrance to Turbines 1 and 2.
9. Section 3.1.5 of the Environmental Effects Monitoring Plan states that snow from access roads will not be relocated within 120 meters of a wetland or environmentally sensitive area. Snow clearing and salt/sand application on access roads for Turbines 1 and 2 will be within 120 metres of the wetland.
10. Section 4.1 of the Environmental Effects Mitigation Plan states that "no construction activities will be permitted from March 1st - August 1st to protect nesting raptors". This conflicts with Table 1 of the Design and Operation Report (and Section 1.1 of the Construction Plan Report) which shows construction commencing in June 2011 and Operations commencing in October 2011. Details of construction activities that are consistent with the Environmental Effects Monitoring Plan and any other mitigation techniques are requested.

We also question the timing of the project as a result of mitigation techniques identified under Section 4.4 of the Environmental Effects Monitoring Plan for water crossings.

11. Similar to the previous comment, the construction timetable does not appear to reflect the timing restrictions for fish habitat as identified in Table 1.0 of the Water Assessment and Impacts Report. The Township requests a revised construction timeline that reflects fish habitat sensitivities.
12. The Township requests additional detail about how the Environmental Effects Monitoring Plan (Section 4.4), and the need for 10 watercourse crossings, has been considered against MNR fish habitat classifications including "Critical" Type 1 habitats downstream of the proposed crossings.
13. It is not clear in the documentation how excavated material will be stored and or transported to meet the requirements of Section 4.4 of the Environmental Effects Monitoring Plan. The need to avoid storing sediment within 120 meters of a waterbody and wetland will require significant truck movements. Details of material handling and its storage is requested.

14. Section 2.3 of the Construction Plan Report specifies construction pad sizes. It is unclear how this pad will fit on the Turbine 2 site between an existing hedgerow and PSW without having some form of natural heritage impact.
15. Table 1 of the Environmental Impact Statement report indicates that there are no Provincially Significant Wetland features within 120 meters of the project. This statement is incorrect as it appears that PSW features are within 120 meters of Turbines 1, 2 and 4. Clarification is requested as well as resulting amendments to the report, if required. Similarly, the statement in Section 3.2.1 of the report is incorrect and misleading.
16. The Township disagrees with Table 2 and Section 3.2.8 in the Environmental Impact Statement and the reference that indicates that no connectivity of natural features will be potentially affected. It is considered that Turbine 4 will have an impact on the system of nearby features. Further information is requested in this regard.
17. The Township requires clarification with respect to Table 3 of the Environmental Impact Statement Report where it states that there is no white tailed deer winter habitat. Figure 4 of the Natural Heritage Maps clearly shows the construction of a new access road immediately adjacent to a deer wintering area and the location of Turbine 4 within 120 meters of a deer wintering area. Clarification is requested as well as resulting amendments to the report, if required.
18. The Township considers that the MNR Natural Heritage Reference Manual be referenced when completing the Environmental Impact Summary Report. There is no reference to this document in the current draft.
19. The Township would like clarification about how the hydrology of the area to the east of the significant woodlot along Burns Road will be maintained as a result of new road construction immediately adjacent to the regionally significant feature.
20. Section 3.2.5 of the Environmental Impact Statement is considered to be incorrect with respect to the location and characteristics of Turbine 2 based on the Natural Heritage Maps provided with the report. Clarification is requested. In addition, Turbine 1 and its location near a PSW and watercourse is not even referenced. The description of Turbine 4 and its adjacent watercourse should be expanded to consider ecological connections between 2 nearby PSWs.
21. The definition of what constitutes a "watercourse" and "drainage swale" in Section 3.2.5 of the Environmental Impact Statement Report should be considered in consultation with the NPCA.
22. Clarification is required with respect to Section 4.0 of the Environmental Impact Statement Report where the report indicates that "some chemicals" will be stored on-site for construction. This contradicts Section 4.4 of the Environmental Effects Monitoring Plan that states that the storage of hazardous materials will not occur within 120 meters of any environmentally sensitive areas. It is unclear how Turbine 1 and 2 will be constructed in light of these conflicting statements.
23. Section 4.1 of the Environmental Impact Statement downplays the level of construction activities in the vicinity of Natural Feature 1. As noted in Clause 3 of this Section, Turbine 4 is located within a Raptor wintering Area and the construction of the tapline and access road occurs immediately adjacent to a regionally significant woodlot. The report and mitigation strategies should reflect

the full potential of any natural heritage impacts (i.e. hydrogeological changes as a result of the road and tapline on the PSW and significant woodlot).

The Township requests further information regarding the conclusion in Section 4.1.1 of the Environmental Impact Statement Report with respect to raptor mortality. It is unclear how the presence of only 5 turbines and the fact that they are greater than 20 meters apart will result in there not being a risk for raptors. Turbine 4 in the Raptor Wintering Area should be specifically examined.

24. It is unclear how turbines will be able to operate within 120 meters of environmentally significant features (as currently proposed) when Section 4.1.2 of the Environmental Impact Statement Report states that all chemicals should be stored in areas greater than 120 meters from natural features. The Township requests clarification in this regard.
25. The construction timetable of the project will not allow for the construction of overhead lines under frozen conditions as suggested in Section 4.5.2 of the Environmental Impact Statement Report. Specific details about the construction techniques, particularly on municipal right-of-ways, are requested.
26. Section 5.0 of the Environmental Impact Statement Report concludes that the protection of all other natural features complies with those required by the local municipality and Conservation Authority. This municipality is unclear about how this conclusion was made in the absence of specific project details being provided at this point in time regarding road construction details and specific water crossings. We request that our municipal comments be forwarded to MNR and the NPCA for their review of the natural heritage reports.
27. The Township requests that a detailed vegetation and tree removal plan be provided that identifies all vegetation and tree removal impacts. This Plan should include both private and municipal property. The Township notes that the proponent is proposing the use of municipal property without the benefit of knowing what physical alteration and tree removal will be required. We were informed by the proponent that this information would be provided later, but this is unacceptable as the impacts to the Township must be assessed at the beginning and not the end of the planning process.

The Township also notes that the Construction Plan Report does not appear to reference the Bird Migration Act and the restrictions for tree removal during the nesting season.
28. We note that Table 1 of the Project Description Report indicates that "typically" large quantities of toxic or hazardous materials are not stored. It is noted that Appendix 1 provides the technical information of the Vestas V100 turbine and that this information indicates that the quantity of oil for the Hydraulic System alone is 260 liters. There is likely to be quantities of other fluids hazardous to the environment and local hydrologic features. These fluids may be associated with the gearbox and VCUS cooling systems (refer to Section 6.1 of the Vestas General Specifications). We note that the cooling systems utilize glycol which is a potential contaminant. Clarification is also requested regarding the use of glycol for blade balancing (as in other turbine models).
29. Section 3.1.1 of the Environmental Effects Monitoring Plan indicates that inspections for leaks of fluid will only occur twice per year as part of the regular turbine maintenance. A more frequent visual inspection process (in conjunction

(with the avian monitoring surveys) would help minimize the potential for turbine fluid leaks into the environment. On-site signage directing the public to the Ministry of the Environment if spills are observed would be appropriate.

30. It is not clear and there is no evidence that the Environmental Effects Monitoring Plan has been prepared in accordance with Clause 23.1 of Regulation 359/09. Reference to the applicable Ministry of Natural Resources documents would assist with the Township review.
31. The Township recommends that the location of the proposed maintenance building south of Turbine 4 on the west side of Burns Road be located to an already disturbed area as part of the project.
32. The separation distances of Turbines to watercourses presented in Section 3.2.1 of the Water Assessment and Impacts Report appear to be consistently understated. For example, Turbine 1 is not even listed despite being potentially 35 meters from a watercourse and/or PSW. Turbine 2 is reported to be approximately 110 meters away from the adjacent watercourse but scaling from aerial photography suggests this distance may be closer to 53 meter. We request that all separation distances be confirmed and the reports and mitigation measures be adjusted accordingly. The Township is currently not comfortable with the proximity of the turbines to the area's sensitive water features.
33. Section 3.2.1 of the Water Assessment and Impacts Report identifies that the characteristics of nearby watercourses are in poor condition. The Township does not necessarily disagree with this assessment; however, existing poor conditions of watercourses should not reduce the need for proper mitigation techniques and the restoration of habitat.
34. The presence of a species of Special Concern in watercourses affected by the project should necessitate the need for specific mitigation and habitat improvement actions for the Grass Pickerel. The Township requests specific information about how the project will respond to this particular species as well as to the designated MNR fish habitat. In addition, none of the project mapping or supporting reports speaks to NPCA's Natural Environment Screening Areas and the project's response to this constraint.

5.5.7 Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource

1. We understand that Clause 16(6) of Ontario Regulation 359/09 does not require the applicant to provide the Township with a copy of the Consultation Report, however, the Township would appreciate this information in order to fully comment with respect to archeological and heritage resource matters.

General Comments regarding Renewable Energy Approval

The following comments are in addition to those specifically identified through the consultation form topics discussed above. The Municipality considers these comments relevant in the context of Ontario Regulation 359/09.

1. The project documentation makes no reference to the land use impact of shadow flicker and the potential to site the project to minimize this effect. Shadow

flicker is a real and legitimate nuisance recognized by jurisdictions throughout the world. For the well being of its residents, the Township requests that the project's location and siting minimize the impact of shadow flicker. In particular, it would appear that Turbine 3 has the potential to have significant shadow flicker impacts on residents in the vicinity of Sixteen Road. Industry best practices are to limit shadow flicker to a maximum of 30 hours per year and 30 minutes per day.

- 2. The Township requests that securities be posted to ensure decommissioning if a turbine is not operational for a period greater than one year.
- 3. A number of wind turbine developers in the Province have entered into an agreement to provide monies based on nameplate generating capacity (a dollar amount per megawatt). We recommend that the Township enter into discussions with the Proponent to see if they are willing to make such a contribution.

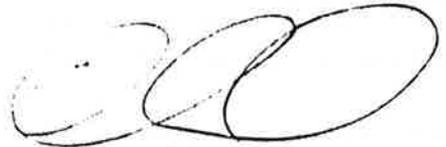
D. Conclusions

Our review of the HAF Wind Energy Project has concluded that additional technical information is required in the general areas of location, access, right-of-way use, traffic management, emergency management, construction, and natural heritage impacts. The Township requests that the proponent review the items noted in this letter and provide additional technical information.

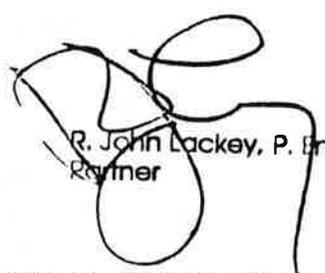
We would be pleased to discuss the contents of this letter in further detail.

Sincerely,

THE JONES CONSULTING GROUP LTD.



Ray Duhamel, M.C.P., MCIP, RPP
Partner



R. John Lackey, P. Eng.
Partner

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TOWNSHIP OF WEST LINCOLN
PUBLIC WORKS DEPARTMENT

P.O. Box 189, 6218 London Road Smithville ON L0R 2A0
tel. 905.957.3396 fax. 905.957.1773 email. publicworks@westlincoln.com

13-064-11
ATTACHMENT NO. 4
PAGE 48



Memo

To: Brian Treble
From: Brent Julian
CC:
Date: April 6th, 2011
Re: **HAF Wind Energy Project – Comments for: Municipal Review Summary,
(Jones Consulting)**

RECEIVED
April 11
ame.

Brian,

Jones Consulting has reviewed the HAF Wind Energy Project Review on behalf of the Township. In addition to their comments; I have provided the following comments:

5.2 Project Roads

5.2.1 Road Access:

- Comment (1), Agreed. The Township will require construction route details, delivery frequency details, oversize load dimension details. Delivery details must consider all load restrictions, and proposed routes in conjunction with timing of deliveries.
- As noted in comment (2), the Township needs to review / decide if a road access agreement, or property transfer is required for Turbine 4 on Burns Road.
 - o If the Township decides to enter into a road access agreement, then the proponent will be required to construct the unopened portion of roads to Township Standards.
 - o Upon completion of road construction the proponent shall be required to submit as-constructed mylar, bond and CAD drawings to the Township. (Geodetic to NAD83).
 - o Complete engineering review to be required, including any MCEA, EIS prior to any proposed construction.

5.2.2 Road Access Issues:

- Comment (1) of the report speaks of a required Municipal Consent. The Township needs to discuss / decide if the distribution system should be buried within the ROW, or overhead.

5.2.3 Traffic Management Plans

- Transera Transportation Study - distances need to be checked, and revised as required.
- Comment (1) of the report speaks of the need for the Township to receive and approve a transportation management plan, including delivery routes for materials and concrete.
 - The proponent should be required, as mentioned in the report, to restore all roads damaged due to the delivery and construction of the project. This should include the requirement for the proponent to provide a pre-construction survey, including pre-construction photos of road routes. The survey should be reviewed and approved by the Township prior to commencement of the project.
 - A post construction survey, including post construction photos of road routes should be completed by the proponents, and submitted to the Township for review and approval of road conditions. The proponent shall make complete restoration for any damages to Township properties, including roads, as determined by the Township.
 - Letters of Credit securities should be retained by the Township for any restorative costs.
- Please provide further details of traffic requirements during the on-going operational / maintenance phase.

5.2.4 Traffic Management Issues

- All potential road closures shall require prior approval by the Township, and the RMON, as required.
- Any potential road closures shall require a minimum 14 day advanced road signage identifying the closure and detour routes.
- A minimum 48 hour advanced notification should be submitted to the Township, RMON, and all Emergency services prior to the delivery of all large / oversized roads.

5.4 Facility Other

5.4.2 Emergency Management Procedures

- Comment (1) of the report notes that the key contact list is incomplete. It is recommended that all appropriate municipalities should also be added to the emergency contact list for Table 1 – Design and Operational Report on page 13 of 16, and also on Table 1 of Appendix A, on page 31 of 41.

5.5 Project Construction

5.5.1 Proposed Rehabilitation of Temporary Disturbance Areas and Municipal Infrastructure

- Comment (1) - Siltation and erosion control plans should be submitted for review and prior approval to the Township, RMON, and the NPCA.
- Comment (2 & 3) - On-going maintenance, or restorative costs to be addressed within an access or other agreement with the Township.

5.6 Significant Natural Features

- As noted in comment (6), the report recommends a meeting with the MNR, NPCA, Township of West Lincoln and the proponent to identify the limits of the provincially significant wetlands, and review any required measures. – Agreed.
- As noted in comment (10), there appears to be a discrepancy between the construction schedule of the "Environmental Effect Mitigation Plan" and the "Construction Plan Report". – Please clarify.
- As noted in comment (13), Public Works will require clarification with regards to storage, and/or transportation of excavated materials. Further details should be provided as to disposal location of excavated materials, and remedial plans for the storage and/or disposal of impacted materials. Storage details should include erosion and sediment control plans.
- As noted in comment (19), hydrology of a significant feature, and the construction of new roads should be part of a MCEA, with approvals from any required authorities.
- As noted in comment (22), storage of any chemicals or other destructive materials on proposed sites should be subject to a risk assessment / risk control plan to be submitted by the proponent. This should be subject to a peer review.
- As noted in comment (27), agreed. The Township will require pre-approval of any physical alteration, including tree removals, of Township properties. Private property alterations should also include written approvals from the owners.

Brent Julian
Coordinator for Engineering Service
Township of West Lincoln.

- (1) That, Report No. PD-070-11, dated June 13, 2011, relating to the Implementation of the Commercial Building Facade Grant Program for Downtown Smithville Community Improvement Program (CIP), BE RECEIVED; and,
 - (2) That, Staff be and are hereby authorized to insert the attached notice in a local newspaper to notify the public that facade grant proposals will be accepted until August 3, 2011; and,
 - (3) That, a future Staff recommendation report shall present all proposals that are received in response to the notice of Commercial Building Facade Grant Program along with a recommendation, if any, of proposals to approve.
- Carried.

(f) ITEM P79-11

Planner 1 (Adam Huycke) & Director of Planning & Building (Brian Treble)
Re: Report No. PD-061-11 – Recommendation Report – Phelps Homes Ltd. (Oakdale Boulevard) Redevelopment of Lots 1 through 5, Registered Plan 30M-369 – Ownerships of the Easement & Amendment to the Subdivision Agreement

Moved by Alderman John Glazier and seconded by Mayor Douglas Joyner:

- (1) That, Report No. PD-061-11, dated June 13, 2011, relating to Phelps Homes Ltd. Redevelopment of Lots 1 through 5 Registered Plan 30M-368, BE RECEIVED; and,
 - (2) That, a By-law authorizing the Mayor and Clerk to enter an Amending Subdivision Agreement between the Township of West Lincoln and Phelps Homes Ltd., Henry Dyck and Justina Dyck, and Meridian Credit Union Limited, BE APPROVED; and,
 - (3) That, a By-law authorizing the Mayor and Clerk to sign all necessary documents to permit the conveyance of the Stormwater Management Easement free and clear of any liens, mortgages, and encumbrances, BE APPROVED; and,
 - (4) That the applicants be advised that all costs and fees associated with the conveyance of the Stormwater Management Easement, the discharge of the easement agreement, and the construction of the required fully enclosed security fence, shall be at the expense of Phelps Homes Ltd.
- Carried.

(g) ITEM P80-11

Director of Planning & Building (Brian Treble)
Re: Report No. PD-064-11 – Recommendation Report – Municipal Consultation Form for HAF Wind Energy Project (Project No. 1104037.00)

NOTE: Alderman Eric Leith declared a conflict of interest and/or disclosure of pecuniary interest with respect to Item P80-11 (Report No. PD-064-11 – Recommendation Report – Municipal Consultation Form for HAF Wind Energy Project (Project No. 1104037.00)) as he works in the green energy industry. Alderman Leith did not take part in any discussion nor voting with respect to this matter.

In response to Alderman Glazier's suggestion that the Township should require the proponent to provide deposits/securities to address damages, etc. to Township infrastructure, the CAO advised that should the wind energy project proceed, staff will recommend that the proponent provide a number of securities to address damages, etc. to municipal easements and road allowances until such time as the wind turbines are decommissioned and removed.

Alderman Merritt stepped down as Chair at approximately 10:29 p.m. in order to address a number of questions with staff regarding the above noted matter. Alderman Chechalk assumed the position of Chair during discussion and voting with respect to this issue.

Alderman Merritt noted that she had never stated that she was for or against the proposed HAF Wind Energy Project and that her concerns were with respect to the process and the fact that the Green Energy Act had taken all control away from municipalities.

Alderman Merritt noted that when she read through the consultation report, she felt that there was a lot of double talk and that the proponent had not addressed any of the Township's questions, requests and/or concerns as they were not required to do so under the legislation. Alderman Merritt noted that although the proponent may not have to do some of the things that the Township has requested, she questioned their ethics and spirit in cooperating as the residents of the community, in her opinion, feel they have no recourse in the renewable energy process and she questioned why the proponent would not be willing to address some of the issues that the Township has requested.

Alderman Merritt noted that she had attended a public meeting last August (2010) and that she was quite upset that the proponent was not providing residents with factual information. Alderman Merritt advised that she had witnessed a couple, who had recently purchased land to build their dream home, asking the proponent's representative "if the municipality could stop the construction of the wind turbines" and the representative had advised the couple that the municipality could and quickly changed the subject. Alderman Merritt noted that at the same meeting she had again witnessed a resident asking the proponent's planning consultant (Jonathan Veale) if he could appeal the wind turbine project to which the consultant had replied that he could. Alderman Merritt noted that she had questioned the consultant on his comment and suggested that he provide the resident with the "whole truth" and advise them that an appeal would need to be based on very strong environmental issue(s).

Alderman Merritt suggested that the letter that will be sent to the Province and the Proponent (as noted in recommendation 3) should contain strong wording with respect to the following issues:

- (1) Request that the final public meeting not be held until the Fall (proponent has stated they will not hold the meeting until the Fall, however, Alderman Merritt requested that the letter state this anyways); and,
- (2) Advise the Proponent that their final report and information needs to be complete, factual and more transparent, particularly when addressing the questions and concerns of the community; and,

- (3) Advise the Proponent that the Township will require deposits/securities to address damage, etc. to Township road allowances/easements until such time as the wind towers are decommissioned/disassembled.

The Committee concurred with Alderman Merritt's above noted suggested additional wording in the letter that will be sent to the Province and the Proponent and direction was given to staff to include the above noted matters/concerns in the letter.

Alderman Chechalk noted that another issue that the Township should address is what the costs will be to the area residents with respect to improvements that will be undertaken to the transmission line should there not be sufficient ability to handle the power. Alderman Chechalk noted that it was her understanding that users of Niagara Peninsula Energy will be quietly charged for the infrastructure costs that will have to be put in place.

Following discussion of the above noted matter, Alderman Merritt assumed the position of Chair at approximately 10:40 p.m. and dealt with the remainder of the Planning/Building/Environmental Committee agenda.

Moved by Mayor Douglas Joyner and seconded by Alderman John Glazier:

- (1) That, Report No. PD-064-11, dated June 13, 2011, relating to the Municipal Consultation Form for HAF/IPC Industrial wind Development, BE RECEIVED; and,
- (2) That, Staff be authorized to forward the attached and completed Municipal Consultation Form to the Province and to the proponent as the Township's formal Green Energy Act response; and,
- (3) That, Staff be authorized to write a corresponding letter to the Province and to the Proponent that outlines the fact that the Township continues to have no detail with respect to the use of existing Township road allowances including any required upgrades, if any, and further the completion of the Municipal Consultation Form does not remove the need for the proponent to obtain the approval of Township Council for the use of Township road allowances prior to development proceeding further.

- Carried.

(h) ITEM P81-11

Director of Planning & Building (Brian Treble)

Re: Report No. PD-069-11 – Recommendation Report – RFP for Presentation of a Strategic Action Plan for the Township of West Lincoln

Moved by Alderman John Glazier and seconded by Mayor Douglas Joyner:

- (1) That Report PD-069-11, dated June 13, 2011, relating to an RFP for the Preparation of a Strategic Action Plan for the Township of West Lincoln, BE RECEIVED; and,
- (2) That, the attached RFP be and is hereby approved for circulation.

- Carried.

- (h) ITEM P79-11
 - (1) That, Report No. PD-061-11, dated June 13, 2011, relating to Phelps Homes Ltd. Redevelopment of Lots 1 through 5 Registered Plan 30M-368, BE RECEIVED; and,
 - (2) That, a By-law authorizing the Mayor and Clerk to enter an Amending Subdivision Agreement between the Township of West Lincoln and Phelps Homes Ltd., Henry Dyck and Justina Dyck, and Meridian Credit Union Limited, BE APPROVED; and,
 - (3) That, a By-law authorizing the Mayor and Clerk to sign all necessary documents to permit the conveyance of the Stormwater Management Easement free and clear of any liens, mortgages, and encumbrances, BE APPROVED; and,
 - (4) That the applicants be advised that all costs and fees associated with the conveyance of the Stormwater Management Easement, the discharge of the easement agreement, and the construction of the required fully enclosed security fence, shall be at the expense of Phelps Homes Ltd.

- (i) ITEM P80-11
 - (1) That, Report No. PD-064-11, dated June 13, 2011, relating to the Municipal Consultation Form for HAF/IPC Industrial wind Development, BE RECEIVED; and,
 - (2) That, Staff be authorized to forward the attached and completed Municipal Consultation Form to the Province and to the proponent as the Township's formal Green Energy Act response; and,
 - (3) That, Staff be authorized to write a corresponding letter to the Province and to the Proponent that outlines the fact that the Township continues to have no detail with respect to the use of existing Township road allowances including any required upgrades, if any, and further the completion of the Municipal Consultation Form does not remove the need for the proponent to obtain the approval of Township Council for the use of Township road allowances prior to development proceeding further.

- (j) ITEM P81-11
 - (1) That Report PD-069-11, dated June 13, 2011, relating to an RFP for the Preparation of a Strategic Action Plan for the Township of West Lincoln, BE RECEIVED; and,
 - (2) That, the attached RFP be and is hereby approved for circulation.

- (k) ITEM P82-11



MORRISON HERSHFIELD

April 24, 2012

Ms. Carolyn Langley
Township Clerk
Township of West Lincoln
Clerk's Office
318 Canborough Street, P.O. Box 400
Smithville, Ontario L0R 2A0

Dear Ms. Langley:

Re: HAF Wind Energy Project, Draft Renewable Energy Approval Package Filing for Public Review

Please find enclosed a copy of the draft Renewable Energy Approval (REA) Package for the HAF Wind Energy Project along with a letter notifying your office about the reports and second public meeting.

This project is subject to the provisions of the Environmental Protection Act of Ontario ("the Act") Part V.0.1 and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). The Regulation requires that we provide your office with a copy of the draft REA package so that it may be made available to anyone who is interested. We respectfully request that you file this document for public viewing for a period of at least 60 days commencing April 26th, 2012. The documents must remain available for public viewing until June 26th, 2012. The draft Renewable Energy Approval Package can also be viewed on the project website at: www.hafwindenergy.ca.

If you have any questions or comments about this request, please feel free to contact me.

Yours truly,

A handwritten signature in blue ink that reads "B Pringle".

Ms. Britney Pringle
Environmental Planner, Morrison Hershfield Limited
235 Yorkland Blvd., Suite 66
Toronto, Ontario M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
Email: bpringle@morrisonhershfield.com

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MORRISON HERSHFIELD

April 23, 2012

Ms. Carolyn Langley
Township Clerk
Township of West Lincoln
318 Canborough Street, P.O. Box 400
Smithville, Ontario L0R 2A0

Dear Ms. Langley:

Re: Notice of Public Meeting #2 for the HAF Wind Energy Project

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* (“the Act”) Part V.0.1. and Ontario Regulation 359/09 (“the Regulation”) which addresses Renewable Energy Approvals (“REA”). This notice is being distributed in accordance with section 15 of the Regulation.

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total of five (5) turbines with a maximum name plate capacity of 9 MW. The project location is described in the map in the attached notice.

The purpose of this letter and attached notice is to inform you that Vineland Power Inc. proposes to engage in this wind energy project, how you can obtain further information on the project, and to invite you to attend the Project’s Second Public Open House.

If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project’s design, where technically and economically feasible. The Public Open House will provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and questions regarding the project. We appreciate your input and welcome your attendance at the Public Open House scheduled for:

Date: **June 26, 2012**
Time: **3:00 pm to 8:00 pm**
Location: **Township of West Lincoln, Caistor Community Centre**
9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0

We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House. The Project team has designated an additional hour from **2:00 pm- 3:00 pm** to meet with Agency and Municipal Stakeholders prior to

the start of the Public Meeting on June 26, 2012. Please contact us if you believe that a meeting would be appropriate.

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meeting, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: tom@ipcenergy.ca

Ms. Britney Pringle

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com



MORRISON HERSHFIELD

April 25, 2012

Mr. Brian Treble
Director of Planning and Building,
Township of West Lincoln
318 Canborough Street, PO Box 400
Smithville, Ontario
L0R 2A0

**Re: Proposed HAF Wind Energy Project
Draft Renewable Energy Approval Package**

Dear Mr. Treble:

On behalf of the Proponent, Vineland Power Inc. and the project team please find enclosed two paper copies and a CD set of the draft Renewable Energy Approval (REA) Package for the HAF Wind Energy Project.

Draft documents were originally provided to the Township of West Lincoln for review on November 17th, 2010. At the cost of the Proponent, Jones Consulting Group Limited was retained on behalf of the Township to peer review and comment on all draft reports provided. Following this review, the Township provided preliminary comments on April 9, 2011, followed by a formal submission of the Municipal Consultation Form to the Ministry of the Environment (MOE) on July 5th, 2011.

As you may be aware, since the Township's initial submission of the Municipal Consultation Form to MOE, design modifications concerning access and interconnection to Turbine 4 has since been revised.

A summary of design modifications is provided below:

- Access road for Turbine 4 will now enter from Concession Road. 5 to avoid Burns Road.
- Underground collector line will travel in a northeast direction across the Turbine 4 property up to Sixteen Rd.

These design modifications are reflected in updated project reports and mapping. As a result of design modifications the Proponent has undertaken additional Stage 2 Archaeology Assessments. These reports have been reviewed by the Ministry of Tourism, Culture, and Sport and their findings have been confirmed. The Proponent has also revised the previously submitted Natural Heritage Assessment (NHA) and Environmental Impact Study (EIS). The Ministry of Natural Resources has provided their written confirmation of the Report's findings and results.

At this time, the Proponent would like to provide the Township of West Lincoln with an additional opportunity to review and provide comment on updated Draft REA package materials to be finalized prior to submission to MOE. Should the Township wish to update the Municipal

Consultation Form submitted on July 5th, 2011, please use the updated form included in this correspondence.

It is anticipated that the Proponent's final application will be submitted to MOE at the end of June, 2012 after the Second Public Meeting has been held and stakeholder comments have been addressed.

Copies of all draft reports and materials are also available for public viewing on the project's website at: www.hafwindenergy.ca

As always, the project team remains committed and available to meet with Township Staff and/or Council to discuss the project, provided materials, and to address any outstanding questions or concerns. Please contact us should you have any questions regarding this submission.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
Wainfleet Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: tom@ipcenergy.ca

Ms. Britney Pringle

Environmental Planner, MH
Wainfleet Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com

CC: Mr. John Andrews, IPC Energy

Encls. Draft REA Documents for the HAF Wind Energy Project
Updated Municipal Consultation Form



Ministry of the Environment

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY

Section 1 - Project Description

1.1 - Renewable Energy Project
Project Name <i>(Project identifier to be used as a reference in correspondence)</i> HAF Wind Energy Project (Project No. 1104037.00)

Project Location					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
Civic Address- Street information <i>(includes street number, name, type and direction)</i>					Unit Identifier <i>(i.e. apartment number)</i>
See attached Project Description (Appendix A) and Land Use Maps (Appendix B)					
Survey Address <i>(Not required if Street Information is provided)</i>					
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.			Part and Reference: used to indicate location within unorganized territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.		
Lot	Conc.	Part	Reference Plan		
Location Information <i>(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)</i> Township of West Lincoln, Regional Municipality of Niagara, Ontario, Canada					
Geo Reference <i>(e.g. southwest corner of property)</i>					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing
NAD83	17N	Accurate to <1 meter	Point to radius	(SEE APPENDIX C for Coordinates)	

Project Phasing <i>(outline construction, operation and decommissioning activities)</i>
See Project Description Report (PDR) (Appendix A) - The project will be conducted in four main phases: 1) Development, 2) Construction, 3) Operations and Maintenance, and 4) Decommissioning. The attached PDR describes each of these phases. This project is presently in the development phase where the proponent seeks to obtain the required approvals. The following reports are available for your reference: Design & Operations Report, Construction Plan Report, Decommissioning Plan Report, and Wind Turbine Specification Report.

1.2 - Environmental Context
Describe any negative environmental effects that may result from engaging in the project <i>(consider construction, operation and decommissioning activities.)</i> A number of environmental effects are possible, our initial assessment is included in the draft Project Description Report. Following that, the draft REA reports describe environmental effects from the perspective of each phase and the required tasks to construct, operate, and decommission the facility.
Propose early avoidance/prevention/mitigation concepts and measures. The potential effects of constructing, operating, maintaining, and decommissioning a wind energy project can typically be mitigated through known and accepted practices. The each REA report describe how this project will reduce or mitigate these potential environmental concerns. Please see the appropriate report for each phase to learn about the proposed avoidance/prevention/mitigation measures.

--

1.3 - Renewable Energy Generation Facility

Type of Facility / Operation (select all that apply & complete all appropriate sections)

<input checked="" type="checkbox"/> Wind Facility (Land Based) Class 4 Wind Facility	<input type="checkbox"/> Biofuel Facility
<input type="checkbox"/> Wind Facility (Off-Shore)	<input type="checkbox"/> Solar Photo Voltaic Facility
<input type="checkbox"/> Biogas Facility (Anaerobic Digesters)	<input type="checkbox"/> Other Describe :
<input type="checkbox"/> Biomass Facility (Thermal Treatment)	<input type="checkbox"/> Class (if applicable) :

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site (hectares)
9.0 megawatts	26 million kWh/year	West Lincoln/Niagara	Approx. 20-25 hectares

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.

The major components of the project are as follows: 1) Meteorological Tower; 2) It five turbines are proposed. The Vestas V100, 1.8 MW turbine model has been selected as the preferred model; 3) Underground collector systems to connect to the Hydro One distribution system; 4) Nacelle mounted 690v/27.6 kV step up transformers located in the nacelle housing of each turbine. Buried 27.6kV electrical collector system, switching station and ancillaries; 5) Turbine access roads; 6) Temporary staging and laydown areas for erection of wind turbines; 7) A small Supervision Control and Data Acquisition (SCADA)/operations building located at the switching station site.

1.4 – Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The HAF Wind Energy Project will convert the energy in the wind into electricity using wind turbine generators which will then feed into the Hydro One distribution system. This will produce enough power for approximately 2500 homes.

Section 2 – Supporting Documents

2.1 – Requirement	Name of Draft documents distributed for consultation	Date available to Municipal or Local Authority Contact
DRAFT Project Description Report	Draft Project Description Report	25-April-2012
DRAFT Design and Operations Report	Draft Design & Operations Report	25-April-2012
DRAFT Construction Plan Report	Draft Construction Plan Report	25-April-2012
DRAFT Decommissioning Plan Report	Draft Decommissioning Plan Report	25-April-2012
List of other Documents	Draft Wind Turbine Spec. Report	25-April-2012
	Stage 1 and 2 Archaeology Report	25-April-2012
	Cultural Heritage Report	25-April-2012
	Noise Assessment Report	25-April-2012
	Natural Heritage Assessment and EIS Reports	25-April-2012
	Environmental Effects Monitoring Plan For Birds and Bats	25-April-2012
	Water Assessment Report	25-April-2012
	Project Mapping	25-April-2012

*Documents originally provided 17-Nov-10

Location where written draft reports can be obtained for public inspection (physical location for viewing and the applicants project website if one is available):
 1) Township of West Lincoln Clerk's Office -
 2) Public Library -
 3)
 Draft REA Package available 60-days in advance of second public open house IAW O.Reg.359/09

Section 3 – Applicant Address and Contact Information

3.1 - Applicant Information (Owner of project/facility)				
Applicant Name (legal name of individual or organization as evidenced by legal documents) Vineland Power Inc.			Business Identification Number 1788767	
Business Name (the name under which the entity is operating or trading - also referred to as trade name)			<input checked="" type="checkbox"/> same as Applicant Name	
Civic Address- Street information (includes street number, name, type and direction) 1616 Niagara Stone Road, Box 400, Virgil, Ontario, L0S1T0			Unit Identifier (i.e. apartment number)	
Survey Address (Not required if Street Information is provided)				
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.		Part and Reference: used to indicate location within an unsubdivided township or unsurveyed territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.		
Lot	Conc.	Part	Reference Plan	
N/A				
Municipality	County/District	Province/State	Country	Postal Code
Niagara Region,	Township of West Lincoln,	Ontario,	Canada,	L0S1T0

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality <i>(include each local municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Upper Tier Municipality <i>(include each upper tier municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's name	Clerk's Phone/Fax	E-Mail Address
Local roads area <i>(include each local roads area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of local roads board	Address	Phone	Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Board Area <i>(include each board area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address

Section 5: Consultation Requirement

5.1 - Project Location
Provide comment on the project location with respect to infrastructure and servicing.
5.2 – Project Roads
Provide comment on the proposed project's plans respecting proposed road access.
Identify any issues and provide recommendations with respect to road access
Provide comment on any proposed Traffic Management Plans
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans

5.3 – Municipal or Local authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

5.4 – Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

Appendix A
Draft Project Description Report



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Project Number: 1104037.00

Project Title: HAF WIND ENERGY PROJECT

Report: 000-R03-1104037

Title: PROJECT DESCRIPTION REPORT

Client: IPC Energy
2550 Argentia Road Suite 105
Mississauga, Ontario
L5N 5R1

Date: April, 2012
(Draft for public and agency review)

Prepared By Morrison Hershfield Limited



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REA Package Reference Tabs

Tab 1: Study Area Map

Tab 2: Site Plan

Tab 3: Land-Use Maps

PREAMBLE

The proposed HAF Wind Energy Project by **Vineland Power Inc.**, the proponent is subject to *Ontario Regulation 359/09* Renewable Energy Approvals (REA) under Part V.0.1 of the *Ontario Environmental Protection Act* and is seeking a *Renewable Energy Approval* from the Ministry of the Environment (MOE). This Project Description Report is a required document under the REA and is available from the proponent upon request. This document has been filed with the MOE in accordance with S.14 of the REA.

1.0 PROJECT DESCRIPTION REPORT

1.1 Project Proponent – Vineland Power Inc.

IPC Energy (IPC), the developer, on behalf of the proponent, **Vineland Power Inc.**, is proposing to develop the **HAF Wind Energy Project**, located south of the Community of Tweedside, in the Township of West Lincoln, in Niagara Region, Ontario. IPC has retained Morrison Hershfield Limited (MH) to undertake the Renewable Energy Approval and the required environmental studies. Vineland Power Inc. is focused on wind energy development in the Province of Ontario. More information on the HAF Wind Energy Project can be found at: www.hafwindenergy.ca

1.2 Project Developer – IPC Energy Inc.

IPC Energy is an Ontario based corporation formed in 2004 to provide wind power solutions to farmers and local business groups. It is 100% Canadian owned with its shareholders committed to delivering efficient and cost effective solutions in an environmentally and technically responsible manner. IPC Energy is a fully capable wind park developer covering all phases of the project life cycle from development, to construction and management. IPC is composed of a team of qualified engineers that provide civil, electrical and wind resource assessment to ensure projects provide maximum value with minimum impact on communities and the environment. IPC is developing nine projects that have submitted applications under the initial Feed In Tariff (FIT) program under the Green Energy and Economy Act and has a significant pipeline of projects at various stages of development in Canada and abroad. More information on IPC can be found at: www.ipcenergy.ca.

The study team may be contacted as follows:

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1.3 Purpose of the Project

The purpose of the HAF Wind Energy Project is to assist the:

- Government of Canada in fulfilling its international commitments, while promoting a sustainable development initiative
- Government of Ontario in achieving its Green Energy Strategy and environmental commitments, while assisting with the Government's coal-fired generation reduction program
- Government of Ontario in fulfilling its goals and principles of establishing a clean and healthy environment, economic growth, and strong communities for the long-term (Provincial Policy Statement)
- Development of stable, long-term electricity pricing for Ontario consumers
- Stimulation of economic and sustainable development in Niagara Region
- Encouragement of innovative and economically viable solutions to climate change

1.4 Energy Source, Classification and Name Plate Capacity

The HAF Wind Energy Project will convert the energy in the wind into electricity using wind turbine generators which will then feed into the Hydro One distribution system. This facility is classified as a **Class 4 Wind Facility** under the Renewable Energy Approval (REA) and is subject to the requirements of O.Reg 359/09. The proposed HAF Wind Energy Project has a name plate capacity of 9.0 megawatts (MW). The location of the Project and components are shown on project mapping provided in **Tabs 1-3 (Study Area, Site Plan, Land Use)**.

1.5 Project Location and Land Ownership

The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The Project Area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn.

More specifically, the Study Area is bound by:

- Mud Street
- S. Grimsby Road 10
- Regional Road 1
- Short Road
- Twenty Road
- Caistor Centre Road
- Consession Road 5
- Abingdon Road
- Regional Road 65
- Westbrook Road



Figure 1: View of the Project Area, a Characteristic View of the Study Area

PROJECT DESCRIPTION REPORT

- Regional Road 20
- Regional Road 8

The landscape of the study area consists of an area of approximately 4808 ha and is generally agricultural in land use. Project components will be installed on privately-owned agricultural lots within the study area. **Tabs 2-3 (Site Plan)** presents the project location and boundaries. The land inside the project area is generally flat, with an elevation of 190 m to 197 m above mean sea level. Within the Project Area, streams are relatively small, some only seasonal. All wind turbines are to be placed in open agricultural fields adhering to the required setbacks from residences, natural heritage, water, and other features required under the REA. Most of these fields are tilled and planted seasonally with crops such as corn, oats, and soybeans. Field sizes vary considerably. The landscape is fragmented with open fields, roads, fences, planted crops and vegetation, and settlement areas. Figure 1, above, shows a characteristic view of the study area.

1.6 Project Facilities, Equipment and Technology

The major components of the project are as follows:

- Meteorological Tower
- It is anticipated that five (5) turbines will be built. The **Vestas V100, 1.8 MW** turbine model has been selected as the preferred model.
- Collector systems, nacelle mounted transformers and a collection system to connect to the Hydro One distribution system. Nacelle mounted 690v/27.6 kV step up transformers located in the nacelle housing of each turbine. Buried 27.6kV electrical collector system, switching station, and ancillaries.
- Turbine access roads
- Temporary staging areas for erection of wind turbines
- A small Supervision Control and Data Acquisition (SCADA)/operations building located at the switching station site
- Maintenance Building

1.6.1 Meteorological Tower

A meteorological tower was installed within the study area to monitor wind speed, wind direction, temperature and humidity. The meteorological tower is approximately 60 m in height and was installed in April, 2010. The tower will remain for the duration of the Project to monitor wind turbine performance and environmental conditions. The tower is supported by guy wires.

1.6.2 Wind Turbines

The Vestas V100, 1.8 MW turbine has been selected as the preferred model for this project. It is anticipated that five (5) turbines will be installed. The Wind Turbine Specification Report provides greater detail on the model selected.

All turbines at the HAF Wind Energy Project will meet Transport Canada and NAVCanada requirements for aviation safety/lighting. Further details about the wind turbine model proposed can be found in the Wind Turbine Specifications Report.

1.6.3 Access Roads and Crane Pads

Access roads, most likely made of packed gravel, will be required to access each wind turbine location. The placement of these roads will seek to minimize impacts on the environment while providing for effective maintenance access to each turbine location. The transportation of machinery, turbine components and other equipment will be done over the existing municipal roads as far as possible. During the construction phase, each wind turbine's access road will end at a crane pad where the turbine will be constructed. The crane will only be required during construction of the turbine. The crane pad will be made of the same material as the access roads. The land used for the crane pad will be restored through standard industry practices and as per applicable rules and regulations at the end of the construction phase. The access roads will be compliant with Ontario and municipal regulations and will be built to support the weight of the equipment and heavy machinery required to build each wind turbine location.

1.6.4 Collector System, Switching Station and Distribution Line

The energy from the Project will be collected via underground cabling and directed to a switching station. The switching station will connect directly to the local distribution system. The turbines will connect to the Hydro One distribution system. The power will be generated at approximately the 27.6 kV voltage level at the turbine, then stepped up to a local 27.6 kV collection system level by nacelle-mounted transformers located in the nacelle housing of each turbine.

1.6.4.1 Collector System

The power generated at each of the wind turbine generators is transported through the collector system. The collector system consists of buried cables. In some cases, there may be some shared use with existing Hydro One lines and poles. The collector system will be built to Ontario standards.

1.6.4.2 Switching Station, Communications and SCADA

The switching station will be a chain-linked fenced area measuring approximately 1/4 acres. Within the fenced area, a switching station with a small pre fabricated building for SCADA will be equipped with full Supervision Control and Data Acquisition (SCADA) capabilities. Beside the maintenance building, there will be a switching gear. The maintenance building will have a gravel shoulder surrounding it. The overhead cables coming out of the switching station will attach onto dead-end poles from the fenced area for the switching station and will then attach to a metering pole. Only trained personnel will be permitted within the fenced in enclosure of the switching station.

1.6.4.3 Distribution System

Electricity collected at the switching station will be transferred to NPEI's distribution grid. A distribution line will be built to connect the station to the NPEI grid. An appropriate

protection system, as per the best industry practices as well as utility guidelines will be provided.

1.6.5 Operations and Maintenance Building

An operations building will be located within the fenced area of the switching station for the purpose of housing switches, DVAR, metering, and Supervision, Control and Data Acquisition (SCADA). There will be no permanent staff presence; therefore, a sanitation system will not be required. Only trained personnel will be permitted within the fenced in enclosure, including the maintenance building. An additional storage building will be located to the southwest of Turbine 4 and will be used to store spare parts and maintenance tools.

1.7 Project Activities

This project includes four main phases:

- 1) Development Phase;
- 2) Construction Phase;
- 3) Operations Phase; and,
- 4) Decommissioning Phase.

The following sections, 1.6.1 to 1.6.4, present an overview of each phase's activities. Details on these phases can be found in the Consultation Report, Construction Plan Report, Design and Operations Report and Decommissioning Plan Report.

1.7.1 Development Phase

This phase of the Project includes all of the assessments and plans required under the Renewable Energy Approvals (REA) requirements and best management practices. These generally include: the land acquisition, wind resource assessment, feasibility study, community relations, permitting, project description, public and agency consultation, natural heritage assessment, cultural heritage assessment, archaeological assessment, noise assessment, environmental impact assessment, construction plan, design and operations report, and decommissioning plan. The Development Phase is a critical step towards ensuring that the project achieves the Purpose outlined in Section 1.2. IPC is committed to deliver efficient and cost competitive energy in an environmentally responsible manner.

The Development Phase is not specifically discussed in the technical reports of the Renewable Energy Approval package, except where relevant for discussions around consultation, design, and environmental considerations for the project.

1.7.2 Construction Phase

This phase of the Project includes all activities from initial work planning, to testing of the wind energy project before commissioning. The main activities during this phase includes site prospecting, transportation, new road building, installation of wind turbines including concrete foundations, crane pads, and installation of the electrical networks and switching

station. Further details on the Construction phase are found in the **Construction Plan Report**.

1.7.3 Operations Phase

The operation phase's activities mainly relate to regular maintenance, operation and examination of the Project's facilities. On average, two visits are planned each year per turbine for routine maintenance; however, additional visits may be required. More significant operations and maintenance tasks are planned at 5, 10, and 15 years intervals, as dictated by the life-cycle of the components. A major overhaul after 10 years of operation is generally required. Further details on the Operations phase are found in the **Design and Operations Report**.

1.7.4 Decommissioning Phase

The decommissioning phase of the project includes the disassembly, dismantling, and restoration of each wind turbine location. This will take place once the life cycle of the facility has expired. The decommissioning of the HAF Wind Energy Project may require the dismantling of the components making up the wind energy project, such as the turbines, their concrete foundations, the switching station and the underground electrical network. Decommissioning will take place in accordance with the laws and regulations in effect. Further details on the Decommissioning phase are found in the **Decommissioning Plan Report**.

1.8 Environmental Effects that May Result from the Project

1.8.1 Preliminary Records Review and Pre-Consultation

During the Development Phase of the project a Preliminary Records Review and Pre Consultation with Agencies was undertaken. The purpose of this was to obtain preliminary information about the potential environmental effects that may result from the project. This required that the proponent understand the proximity of the project to environmental components. During this period, the proponent obtained the locations of environmental features and developed an understanding of the geography of project location. This data was incorporated into the various reports and maps of this project.

Tabs 1 to 3 of the Renewable Energy Approval Package shows the proposed study area, site plan, and land use. Further environmental studies have informed the proponent's understanding of the existing environmental components and thus the potential environmental effects as the REA progresses. The following reports provide additional guidance and illustrative mapping of the project location in proximity to identified significant natural features and water bodies:

- **Natural Heritage Assessment Report:** The Natural Heritage Assessment provides and inventory of the natural heritage features in proximity to the project location. Including, herpetofauna, plants, vegetation, wildlife, bats, and birds. The report determines the significance of environmental features.
- **Environmental Impact Study (EIS) Report:** The EIS describes how the project may interact with the environment and describes environmental impacts. The report prescribes mitigation and protection measures for significant natural features. The EIS is required where any part of the project location is located in or within 120 metres of a significant natural feature.
- **Water Assessment and Impacts Report:** The Water Assessment and Impacts Report describes the water resources in proximity to the project location and describes how these resources may be impacted by the proposed project. The report also provides mitigation and environmental protection measures to protect water resources and fish and aquatic habitat.
- **Environmental Effects Monitoring Plan (EEMP) Report:** The EEMP provides a monitoring plan for environmental effects. The purpose of the EEMP is to provide a framework monitoring and determining the environmental effects of the project during construction, operation and maintenance, and decommissioning.

The land use maps and natural heritage maps show known and assessed environmental components, such as:

- Natural Heritage Resources
 - Waterbodies
 - Wetlands
 - Bird Nesting Sites
 - Wildlife Habitat

PROJECT DESCRIPTION REPORT

- Woodlands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas
- Conservation Reserves
- Provincial Parks
- Noise Receptors
- Provincial and Local Roads
- Areas Protected under Provincial Plans & Policies

1.8.2 General Summary of Environmental Effects

The potential effects of constructing, operating, maintaining, and decommissioning a wind energy project can typically be mitigated through known and accepted practices. Other REA documents describe how this project will reduce or mitigate these potential environmental concerns. The Project Description Report will **identify and describe** which environmental effects that may result from the project. This informed the following reports/studies and guided the proponent to addressing known and potential environmental effects.

The potential environmental impact concerns that may result from the project are typical of concerns related to wind energy facilities in agricultural areas. These concerns generally relate to three Environmental Components: **natural heritage**, the **socio-economic environment**, **cultural heritage and archaeological resources**.

In order to assess this, the proponent undertook a four season natural heritage assessment, cultural heritage assessment, archaeological Stage 1 and Stage 2 assessments, and public and agency consultation to understand the socio-economic landscape.

1.8.3 Role of Consultation in Determination of Effects

Consultations with land-owners, federal and provincial agencies, and utilities will take place to inform and describe these potential environmental effects. Consultations are an essential tool to ensuring that developers obtain environmental data that contributes to our understanding of the impacts of wind energy development. The analysis of these environmental and social effects, amongst several others, along with proposed mitigation and monitoring plans will be discussed in detail in the forthcoming reports required subject to the REA process.

1.8.4 Summary Table of Potential Environmental Effects

Table 1, found on the following pages, describes the Potential Negative Environmental Effects of the Proposed Wind Energy project. The table divides these effects into environmental components and provides additional information where applicable. The purpose of **Table 1** is to:

- provide guidance on directing future environmental assessment of the project
- identify necessary environmental studies and reporting requirements
- identify consultation avenues and provide fodder for future discussions with stakeholders
- identify potential negative environmental effects of the project and offer a lens from which to approach each environmental component
- offer a framework to organizing future environmental protection and mitigation measures.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
Natural Heritage Resources		
Natural heritage resources include features such as wetlands, waterbodies, woodlands, valleylands, wildlife habitat, provincial parks, and conservation areas. Each of these features may be categorized into one or more of the environmental subcomponents of Waterbodies, Fish and Aquatic Habitat, and Wildlife and Terrestrial Habitat.		
<p>Waterbodies</p> <p>This includes all water resources found within the study area, including those found on the surface, underground, or at seepage areas.</p> <p>Waterbodies include lakes, permanent streams, intermittent streams, seepage areas, and ground water.</p>	<ul style="list-style-type: none"> • The project will not impact a ground water seepage area. The project is not anticipated to involve the storage of or consumption of water. • The project will not require the alteration of surface water runoff patterns. • Sedimentation and erosion control measures were included in the Construction Plan and Environmental Effects Monitoring Plan. • Where the project interacts with watercourses and waterbodies, a Water Assessment is required. • A Water Assessment and Impacts Report has been prepared. 	<ul style="list-style-type: none"> • The project may effect surface water quality and quantities of flow. • If required, dewatering activities may impact natural heritage or water resources. • The project may impact shoreline/riparian water quality and quantity. • An unexpected oil or lubricant spill may impact water quality.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
<p>Fish and Aquatic Habitat</p> <p>This includes all fish and aquatic habitat including those of a seasonal or intermittent nature. This includes all areas where plants, animals and other aquatic organisms live or have the potential to live and find adequate amounts of food, water, shelter, and space to sustain their population, including an area where a species concentrates at a vulnerable point in its life cycle (i.e. spawning or reproduction) and an area that is important to a migratory or non-migratory species.</p>	<ul style="list-style-type: none"> • A Water Assessment and Impacts Report was prepared as part of this study. • The project must be setback from water courses and thus fish habitat • No shoreline/riparian works are anticipated as part of this project • Large quantities of toxic or hazardous materials are not typically found in the proposed facilities; small quantities are self-contained inside wind turbines or securely stored in a designated facility 	<ul style="list-style-type: none"> • Materials associated with turbines, including oils and lubricants may be spilled during construction, operation, maintenance, or decommissioning and impact water resources, fish, and aquatic habitat • Roads and electrical infrastructure crossing watercourses could impact fish and fish habitat.
<p>Wildlife and Terrestrial Habitat</p> <p>This includes all areas where terrestrial plants, animals and other organism live or have the potential to live and find adequate amounts of food, water, shelter, and space to sustain their population, including an area where a species concentrates at a vulnerable point in its life cycle and an area that is important to a migratory or non-migratory species.</p>	<ul style="list-style-type: none"> • Wildlife and Habitat studies were undertaken as part of the Natural Heritage Assessment; these studies conformed to MNR requirements. • The project facilities will not be located in significant wildlife habitat (including known bat hibernacula) and designated natural areas 	<ul style="list-style-type: none"> • The project could cause temporary disturbance to wildlife due to noise and dust • Impact to wildlife from entering the construction area • Erosion/Siltation • Accidental Spills • Establishment of invasive and disturbance tolerant non-native species near the natural feature • Behavioral avoidance or mortality to wildlife, including: <ul style="list-style-type: none"> • Birds; • Bats;
<p>Socio-Economic Environment</p> <p>The Socio-Economic Environment includes: land uses and resources; areas protected under provincial plans and policies; noise, air, odour and dust; provincial and local infrastructure; public health and safety; aesthetics and landscape; economy and livelihoods; and social justice.</p>		
<p>Land Use and Resources (including, Aboriginal Land Uses and Resources)</p> <p>Refers to land use as defined in the Planning Act (R.S.O. 1990). Includes all lands within 300 meters of the project location. Land uses and resources include: aggregate</p>	<ul style="list-style-type: none"> • Consultation with land-owners, municipalities, and any aboriginal parties has taken place during this study and will continue to do so. • The project takes place on lands that are optioned to the proponent 	<ul style="list-style-type: none"> • The project could have a negative effect on residential commercial, or institutional land uses in proximity to the site • The project may impact aboriginal land uses; consultation with Indian and

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
resources, landfill sites, petroleum wells, recreation areas, forest resources, aboriginal land claims, telecommunication (radio/radar), transportation, aerodromes, etc.	<ul style="list-style-type: none"> • The existing land use for the project location is generally agricultural in nature • Aboriginal land uses may be found in, or proximity to, the study area • The proposed project location does not possess potential for contamination • Consultation with NavCanada and Transport Canada is part of this process 	<p>Northern Affairs Canada may be required.</p> <ul style="list-style-type: none"> • The project may impact telecommunications and aerodrome facilities; consultation with NavCanada and Transport Canada will be required.
<p>Areas Protected under Provincial Plans and Policies</p> <p>Includes those areas that are defined under the Oak Ridges Moraine Conservation Plan Area, Niagara Escarpment Plan Area, Lake Simcoe Watershed Plan Area, and Green Belt Act.</p>	<ul style="list-style-type: none"> • The Niagara Escarpment Plan Area remains outside of the study area. • Consultation with the Niagara Peninsula Conservation Authority and Regional Municipality of Niagara will take place during this study. 	<ul style="list-style-type: none"> • The project is not anticipated to impact the Oak Ridges Moraine Conservation Plan Area, Niagara Escarpment Plan Area, Lake Simcoe Watershed Plan Area, and Green Belt Act regulated areas.
<p>Noise</p> <p>Refers to noise receptors as a location at which a discharged noise from a renewable energy generation facility is received.</p> <p>O.Reg 359/09 subsection (4) defines this term.</p>	<ul style="list-style-type: none"> • A Noise Assessment Study has been conducted as part of this study. • Wind turbines are known to produce noise and a noise assessment will be undertaken as part of the REA process • Setbacks from sensitive noise receptors are required as part of the REA; wind facilities may not be located in proximity to these receptors 	<ul style="list-style-type: none"> • The project may emit noise and effect sensitive noise receptors
<p>Air, Odour, Dust</p> <p>Includes emissions in to the atmosphere that include: nitrogen dioxide, sulphur dioxide, suspended particulates, emissions of green house gasses (GHGs: CO₂, Methane), and other odours and dust.</p>	<ul style="list-style-type: none"> • On a net basis the project will enhance air quality by reducing GHG emissions from alternative energy sources 	<ul style="list-style-type: none"> • During construction and decommissioning of the facility air quality will be temporarily affected by emissions produced from construction machinery. These emissions include elevated levels of nitrogen dioxide, sulphur dioxide, suspended particulates, emissions of GHGs (CO₂, Methane), and other odours and dust.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
Provincial and Local Infrastructure	<ul style="list-style-type: none"> • MTO and local municipalities will be contacted to ensure that provincial and local transportation infrastructure requirements are followed. 	<ul style="list-style-type: none"> • During construction and decommissioning provincial and local roads may be effected by the movement of construction equipment and turbine materials • Local water, sanitary, and stormwater facilities will not be impacted.
Public Health and Safety	<ul style="list-style-type: none"> • The project will comply with provincial health and safety laws and standards 	<ul style="list-style-type: none"> • Public health and safety will not be impacted by the proposed undertaking
Aesthetics and Landscape Refers to the visual aesthetics and landscape character of the land.	<ul style="list-style-type: none"> • While rural in nature, the landscape of the study area is largely dominated by industrial/commercial agriculture 	<ul style="list-style-type: none"> • The project may effect the aesthetics of the landscape by transforming it to a more industrial vista
Economy and Livelihoods Refers to the economic activities and employment found in the study area and includes the cultural nature of employment in shaping human identities.	<ul style="list-style-type: none"> • The project will produce economic activity in Niagara Region and in Ontario • The project is a community power project as the proponent is organized in Niagara Region 	<ul style="list-style-type: none"> • The project may effect the production of economic activity in the area or compete with local industries
Social Justice Refers to the pursuit of a fair and just society. This is characterized by a proportionate distribution of resources where no social group exploits another. Significant net imbalances may diminish the socio-economic goals of the project.	<ul style="list-style-type: none"> • The project is a community power project where the proponents live and work in close proximity to the proposed facilities • The proposal seeks to provide a net benefit to the local, regional, and provincial socio-economic environment 	<ul style="list-style-type: none"> • The project may provide a disproportionate distribution of resources to one social group or community within society
Cultural Heritage and Archaeological Resources		
Archaeology and Human History These refer to sites within the meaning of O.Reg 170/04 made under the Ontario Heritage Act. These include the historical and material remains of past human activities and inform us about past conditions	<ul style="list-style-type: none"> • A Stage 1 and Stage 2 Archaeological Assessment was undertaken to determine the archaeological potential • The study conformed to MTC requirements. 	<ul style="list-style-type: none"> • The project may disturb archaeological remains which speak to the human history of the area during construction

PROJECT DESCRIPTION REPORT

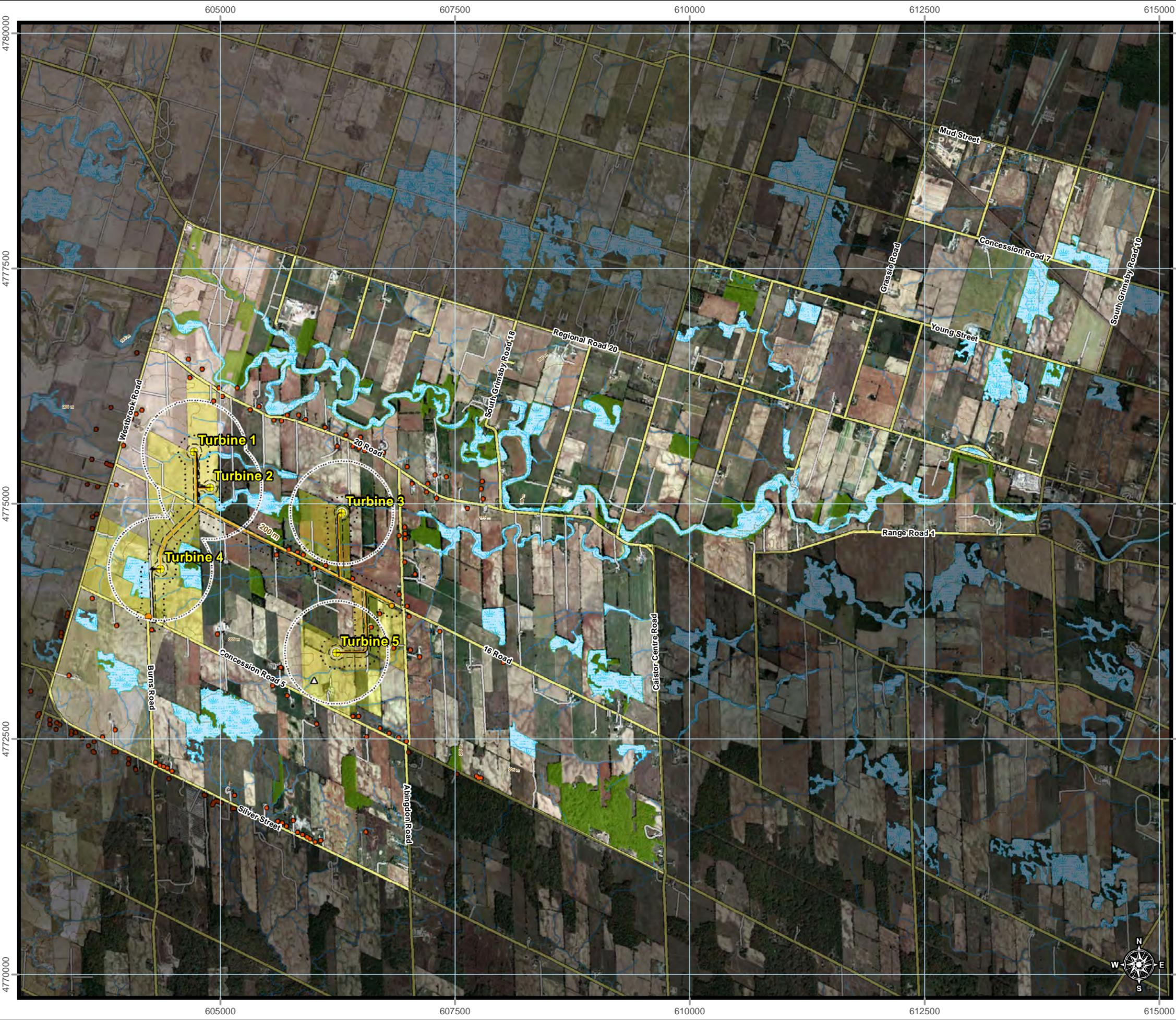
Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
<p>Heritage Resources Refers to real property that is of a cultural heritage value or interest and may include buildings, structures, landscape, or other real property.</p>	<ul style="list-style-type: none"> • A Cultural Heritage Assessment was completed to determine cultural value before any facilities are constructed • The study conformed to MTC requirements. • The proposal does not include any proposed modification or impacts to known protected properties or heritage resources 	<ul style="list-style-type: none"> • The project will not impact heritage resources.

References

- Ontario Ministry of the Environment (MOE), 2010. *Technical Bulletin One. Guidance for preparing the Project Description Report, as part of an application under O.Reg.359/09*. Draft Document posted for public comment on the Environmental Registry March 1, 2010. Queen's Printer for Ontario. PIBS 7436e.
- Ontario Ministry of the Environment (MOE), 2009. *Ontario Regulation 359/09 Renewable Energy Approvals Under Part V.)1. of the Act. O.Reg.359/09*. Consolidation Period: September 24, 2009 to September 30, 2009. Filed October 1, 2009. Queen's Printer for Ontario.

Appendix B
Draft Land Use Maps



Legend

Project Infrastructure

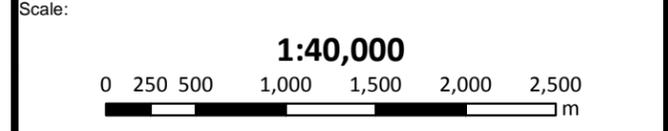
- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.
 ESRI Aerial Photography (Bing 2010)
 Project location data provided by IPC Energy and AMEC.



Project:

HAF WIND ENERGY PROJECT

Title:

**Proposed Wind Turbine Site Plan
 Landuse (Overview)**

Project No.:

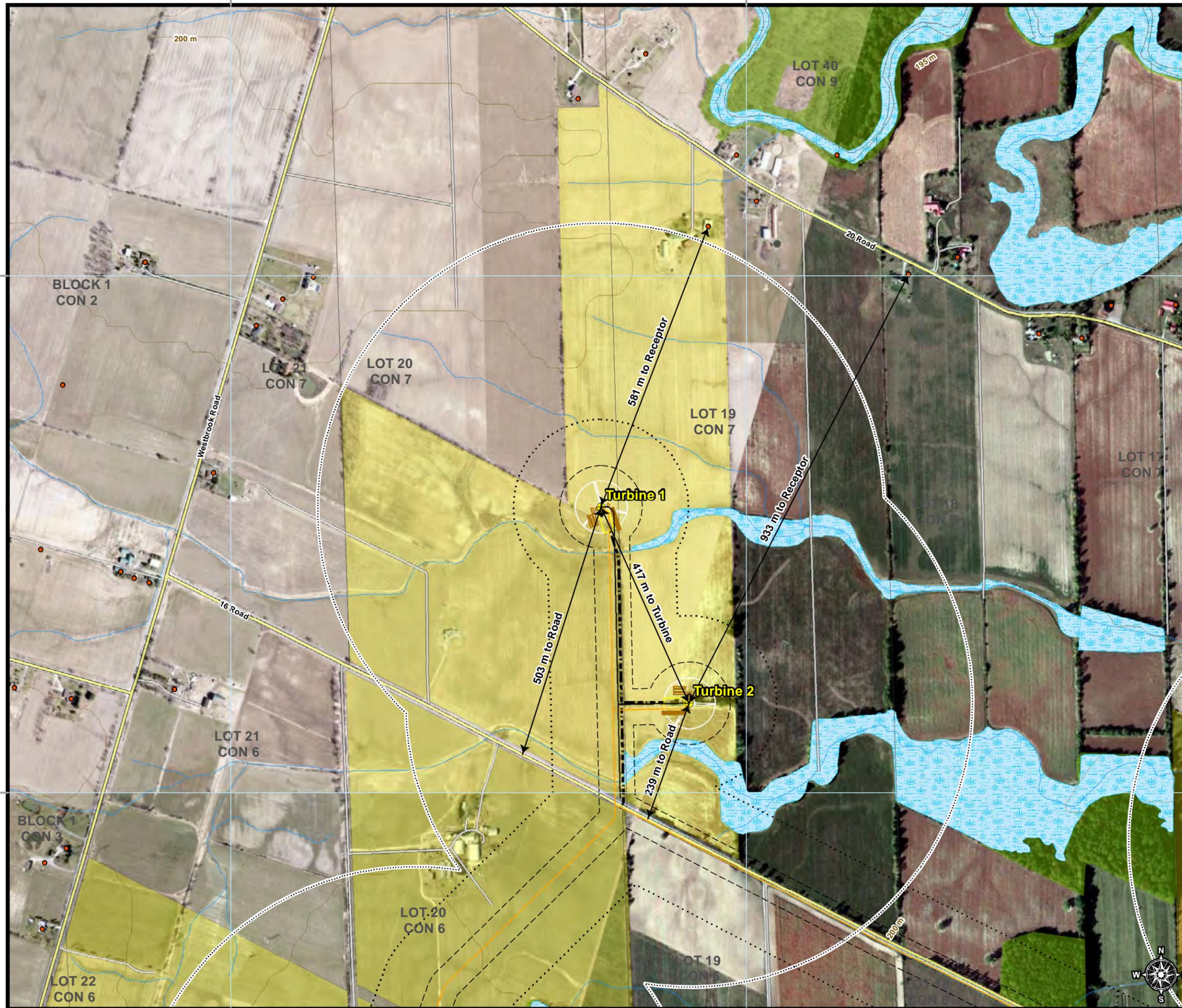
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Drawing No.:

Figure No. 1

Date:

20 Apr 2012



Legend

Project Infrastructure

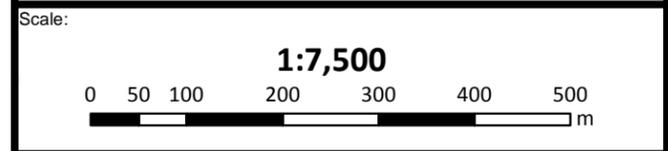
- Wind Turbines
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- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.
 ESRI Aerial Photography (Bing 2010)
 Project location data provided by IPC Energy and AMEC.



Project:

HAF WIND ENERGY PROJECT

Title:

**Proposed Wind Turbine Site Plan
 Landuse in Proximity to Turbine 1**

Project No.:

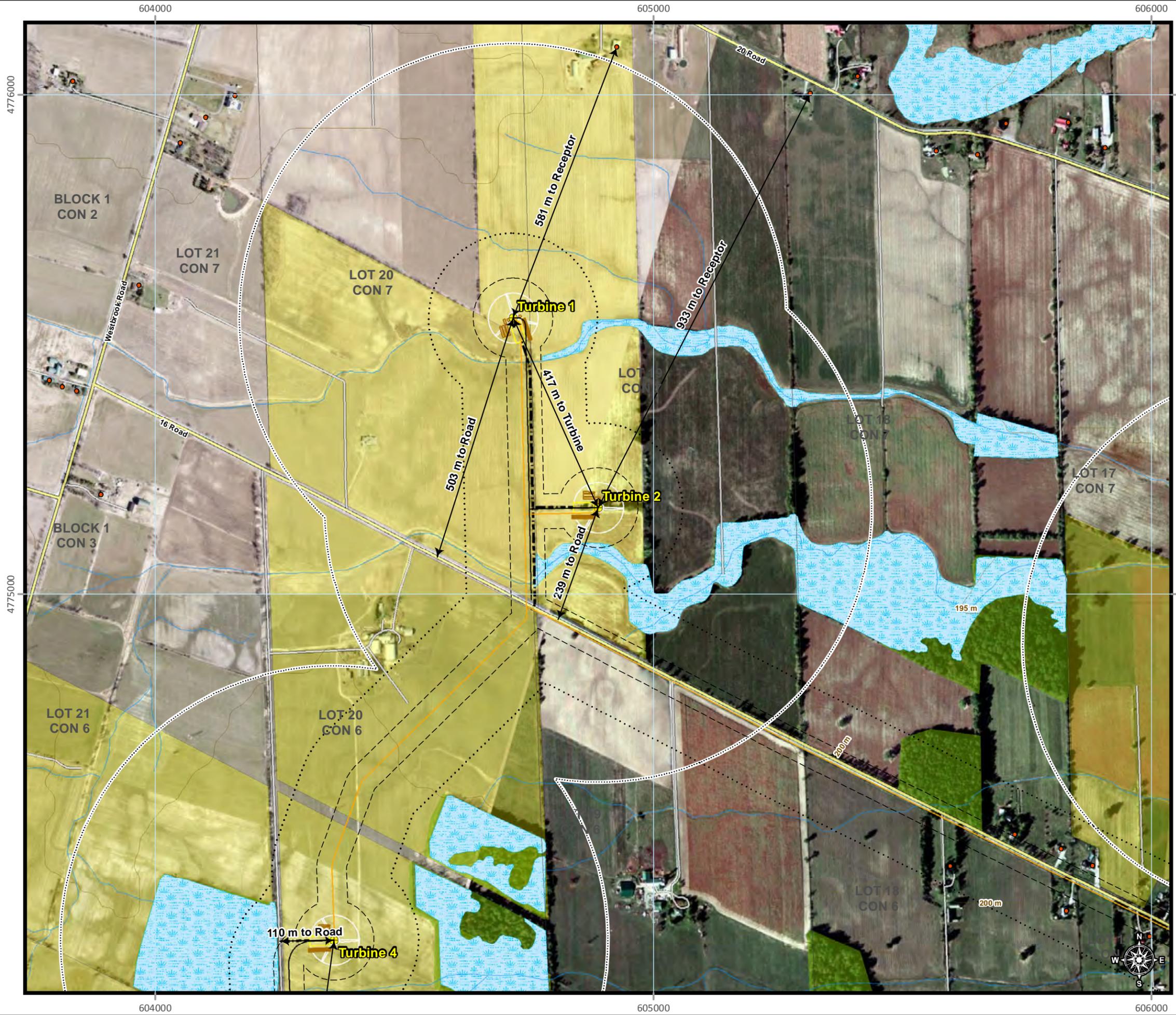
1104037

Drawing No.:

Figure No. 2

Date:

20 Apr 2012



Legend

Project Infrastructure

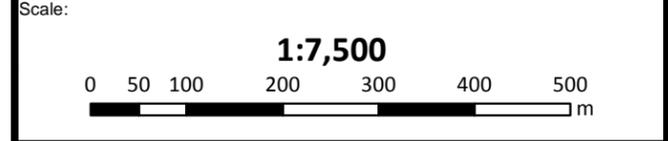
- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983, Universal Transverse Mercator Projection, Zone 17N. ESRI Aerial Photography (Bing 2010) Project location data provided by IPC Energy and AMEC.



Project:

HAF WIND ENERGY PROJECT

Title:

**Proposed Wind Turbine Site Plan
Landuse in Proximity to Turbine 2**

Project No.:

1104037

Drawing No.:

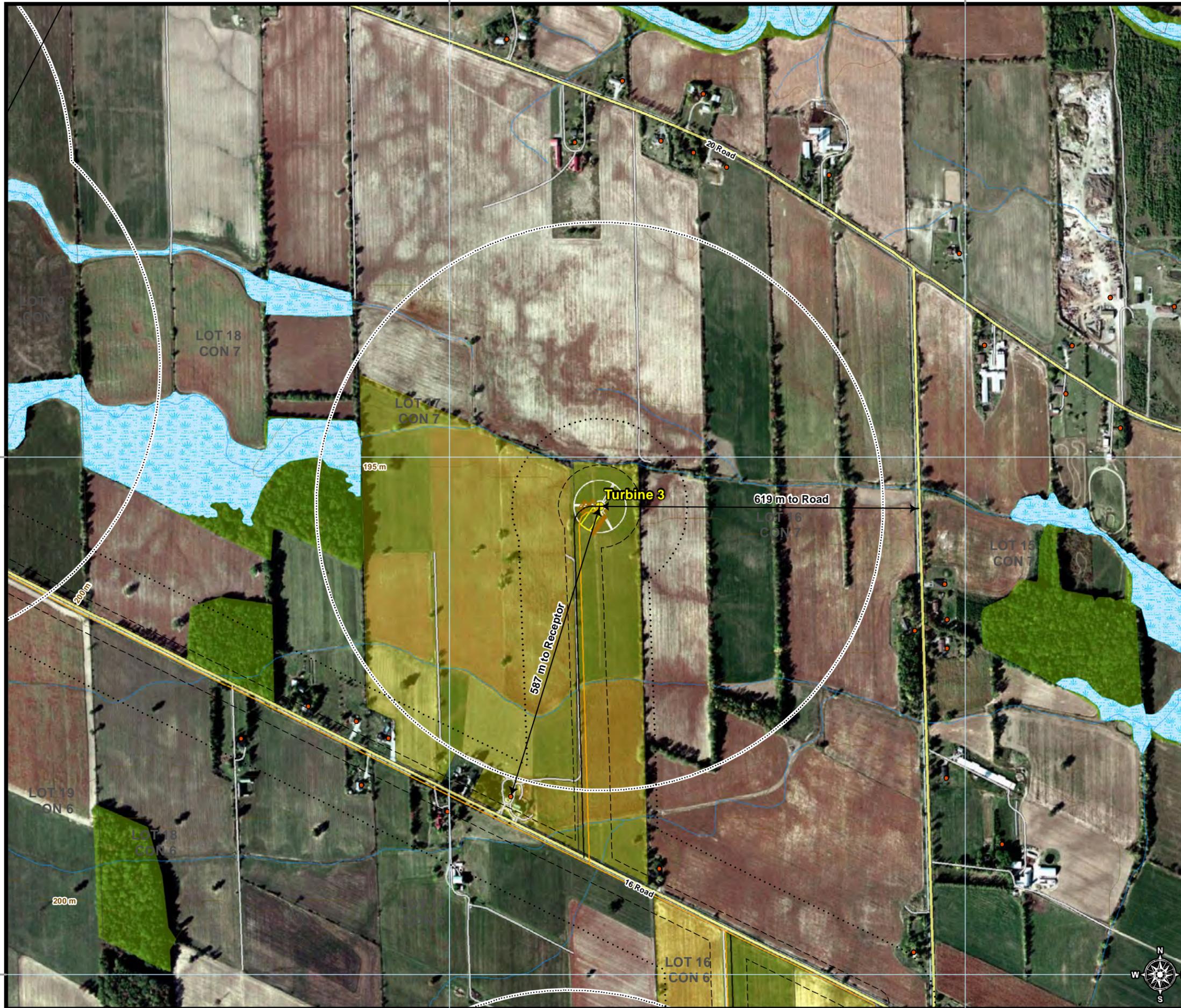
Figure No. 3

Date:

20 Apr 2012

Date:

20 Apr 2012



Legend

Project Infrastructure

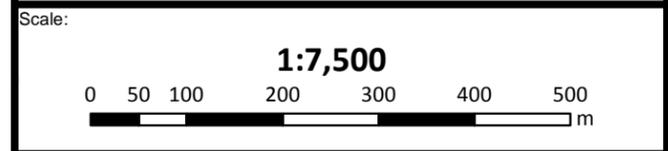
- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optional Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983, Universal Transverse Mercator Projection, Zone 17N. ESRI Aerial Photography (Bing 2010) Project location data provided by IPC Energy and AMEC.



Project:

HAF WIND ENERGY PROJECT

Title:

**Proposed Wind Turbine Site Plan
Landuse in Proximity to Turbine 3**

Project No.:

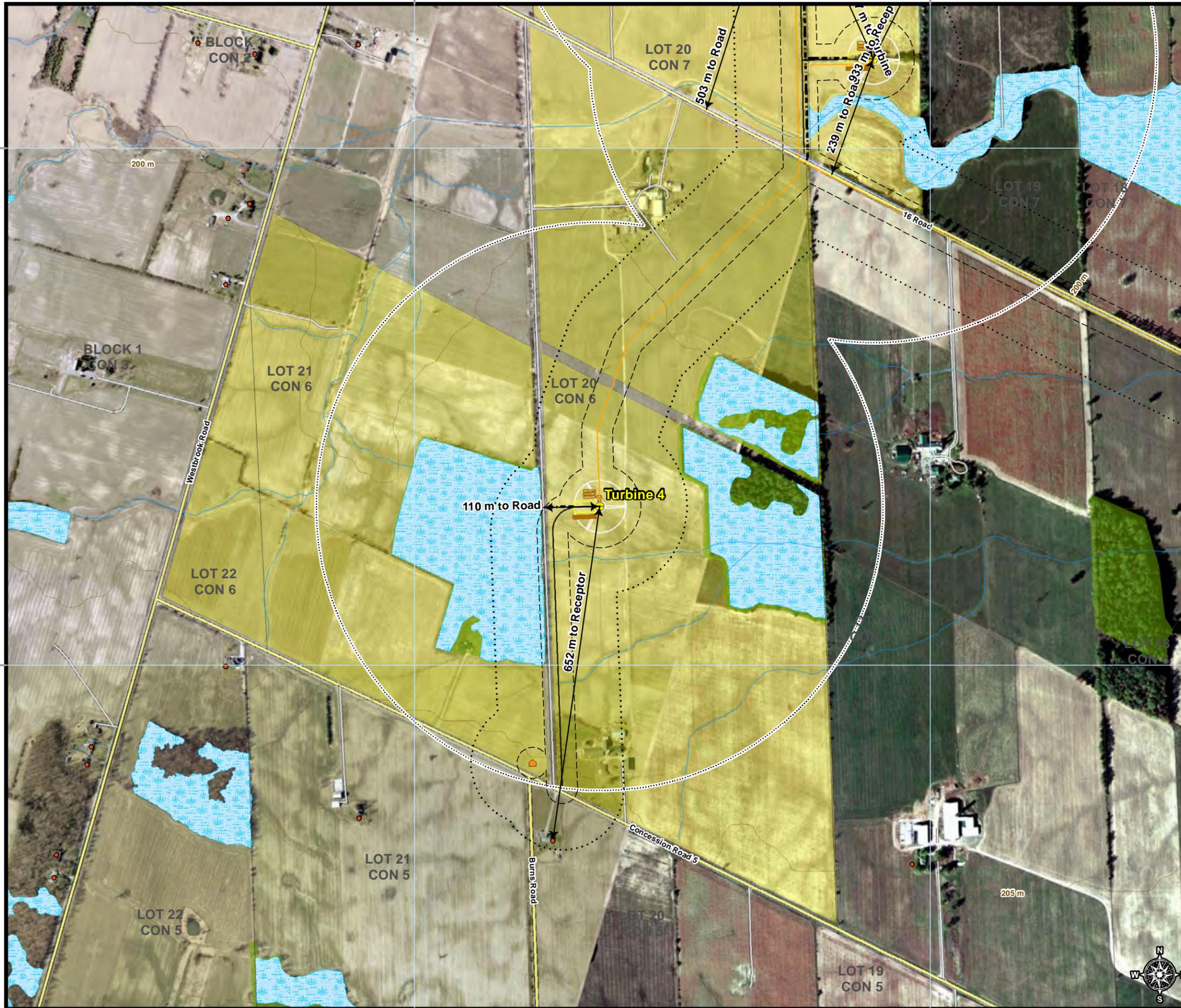
1104037

Drawing No.:

Figure No. 4

Date:

20 Apr 2012



Legend

Project Infrastructure

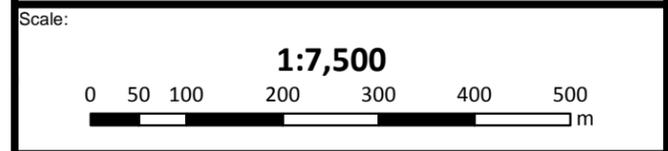
- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983, Universal Transverse Mercator Projection, Zone 17N. ESRI Aerial Photography (Bing 2010) Project location data provided by IPC Energy and AMEC.



Project:

HAF WIND ENERGY PROJECT

Title:

**Proposed Wind Turbine Site Plan
Landuse in Proximity to Turbine 4**

Project No.:

1104037

Drawing No.:

Figure No. 5

Date:

20 Apr 2012



Legend

Project Infrastructure

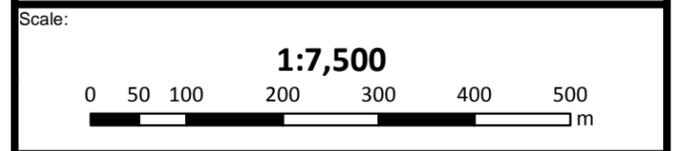
- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983, Universal Transverse Mercator Projection, Zone 17N. ESRI Aerial Photography (Bing 2010) Project location data provided by IPC Energy and AMEC.



Project: **HAF WIND ENERGY PROJECT**

Title: **Proposed Wind Turbine Site Plan Landuse in Proximity to Turbine 5**

Project No.: **1104037**

Drawing No.: **Figure No. 6**

Date: **20 Apr 2012**

Appendix C
Draft Turbine Coordinates

HAF Wind Energy Project: 25-April-2012

Turbine Model: Vestas V-100 1.8 MW

Turbine #	UTM (17N, NAD83 Projection)	Tower Height (Base to Centre of Nacelle), Meters	Ground Elevation (At Base), Meters	Rotor Diameter, Meters	Blade Length, Meters	Navigational Aids	
						Painted	Light
01	604718, 4775553	95	196	100	49	As req.	As req.
02	604889, 4775173	95	196	100	49	As req.	As req.
03	606291, 4774905	95	205	100	49	As req.	As req.
04	604359, 4774307	95	199	100	49	As req.	As req.
05	606233, 4773420	95	200	100	49	As req.	As req.

MEMORANDUM



TO:	Brian Treble, Director of Planning and Building Township of West Lincoln	ACTION BY:	None Required
FROM:	Britney Pringle	FOR INFO OF:	Township of West Lincoln
PLEASE RESPOND BY:		PROJECT No.:	1104037.00
RE:	HAF Wind Energy Project Draft REA Package Summary of Changes	DATE:	April 30, 2012

K:\PROJ\1104037\CORRESPONDENCE & CONSULTATIONS\TOWNSHIP OF WEST LINCOLN\HAF DRAFT REA PACKAGE MEMO_27APRIL12.DOCX

Dear Mr. Treble,

The purpose of this memorandum is to provide a summary of changes and revisions to Draft REA Package materials, provided on April 25, 2012. In combination with this memorandum please reference the Proponent's response provided on April 21, 2011 regarding preliminary comments received from the Township of West Lincoln concerning the initial submission of project reports/studies on November 17th, 2010.

Project Description Report

Minor updates were made to this report to reflect that five (5) turbines are proposed for the HAF Wind Energy Project. Clarification was provided that the local collector system required for the interconnection for the project turbines to the switching station will be underground.

Turbine Specifications Report

Turbine coordinates provided in Table 1-4 of the report were updated. Vestas Manufacturer Technical Data provided in revised Appendix 1.

Construction Plan Report

The Construction Plan Report was revised, where required, to provide clarity that the collector system for the interconnection of project turbines will be underground. Project Land-use mapping (provided in Tab 3) was updated to provide clarity regarding temporary uses of land for construction activities (i.e. locations of crane pads, laydown areas and crane paths).

Project and construction schedules provided in Tables 1-B and 1-D were updated. Provided that an REA is issued from MOE by January 2013, it is anticipated that pre-construction/construction activities will commence March 2013 with Commercial Operation being reached by August 2013. Site clean-up and restoration is anticipated to be complete in September 2013. Commitments were made that construction activities will adhere to all timing restrictions and mitigation techniques provided in the Environmental Impact Study and Water Assessment Reports

2.1 Surveying and Geotechnical Study

A preliminary geotechnical investigation completed by Soil-Mat Engineering and Consultants Ltd. was appended to the report. Refer to Appendix A of revised report.

2.1.1 Roads and Land Clearing

Updated to reflect that any public road upgrades required for the delivery of construction equipment and turbine components will be subject to the terms and agreements made between the Proponent and the Township. Commitment was made that any damages to public roads as a result of construction activities will be repaired by the Proponent.

Section 2.2 Delivery of Equipment

Expanded to provide a description of the anticipated loads, vehicles, weight and frequencies required for the delivery of turbine components to the project site. A preliminary Transportation Survey prepared by Transera International Logistics was appended to the report. Refer to Appendix B of revised report.

Section 2.5-2.7.

Revised to clarify that underground cabling will be used to interconnect the project's turbines to the switching station. The underground collector system will consist of direct buried or directionally drilled underground cabling in trefoil format routed in trenches along access roads when on private property and within the existing right-of-way when on public roads. Depths and locations will adhere to township requirements and existing utility setbacks.

Section 2.8 Site Clean Up and Restoration

Commitment made that Erosion and Sediment control plans will be developed and implemented by the construction contractor.

Section 2.10 Operations and Maintenance Building

Clarification was provided regarding the size, location, and purpose of these two buildings.

Section 2.11 Traffic Management Plan

This section was added to address Township comments regarding traffic management during construction. Commitment was made that use of municipal roads during construction will be subject to municipal design and operating restrictions and that any damages incurred by construction traffic or activities will be repaired by the Proponent.

Design and Operations Report

3.0 Facility Design Plan

Updated to reflect that the collector system will be underground.

General project schedule (Table 1) and turbine coordinates (Table 3) were updated. Table headings provided in Table 3 were updated to clarify that UTM coordinates were provided (i.e. Easting and Northing).

5.3.1 Dispute Resolution Protocol

This section was added as a commitment by the Proponent to create and implement a dispute resolution protocol to address any arising issues between surrounding neighbours and the project



operator to deal with matters such as noise complaints. The dispute resolution protocol will be reviewed annually, or as required to determine opportunities for improvement.

5.4 Contact Information

Key contact list updated to include Ministry of Environment (district office), Niagara Peninsula Conservation Authority (NPCA), and Vineland Power Inc.

5.5 Community Relations Committee

This section was created as a commitment by the Proponent to establish a Community Relations Committee when the project becomes operational to provide an effective channel of information regarding project activities to local residents and to resolve any arising matters and/or concerns in an open and transparent manner.

Appendix A: Environmental Effects Monitoring Plan

Section 4.0 Environmental Features Monitoring has been updated as per changes made to the Natural Heritage Assessment, Environmental Impact Study and Water Assessment and Impacts Reports. A separate Environmental Effects Monitoring Plan for birds and bats has been prepared and reviewed by the Ministry of Natural Resources. Potential impacts and mitigation measures for Vegetation and Wildlife was updated as per discussions provided in the Environmental Impact Study.

Decommissioning Plan Report

Section 2.5 Removal of Access Roads

This section was added to discuss the removal of turbine access roads. Removal of access roads will be undertaken in consultation with participating landowners. If requested, access roads will be left for the landowner's personal use or restored to the project's pre-facility conditions.

Section 2.10 Decommissioning During Construction (Abandonment of Project)

This section was added to discuss the decommissioning procedure in the event that construction of the project cannot be completed. In this event, it is anticipated the rights to the Project would be successfully sold and constructed by the purchasing developer. If the rights to the Project are not successfully sold, Vineland Power Inc. will be responsible for the decommissioning of the Project and the restoration of the project site to pre-existing conditions.

Section 2.12 Other Approvals

This section was added as a commitment that the decommissioning of the Project's facility will comply with all applicable legislation in effect at the time. Any additional approvals or permits which may be required to successfully decommission and restore the project's facility to pre-existing conditions will be obtained in consultation with the appropriate local and provincial authorities prior to the commencement of decommissioning activities.

Cultural Heritage Assessment Report

Confirmation letter from the Ministry of Tourism and Culture is provided.



Archaeology Assessment Report

Confirmation letter from the Ministry of Tourism and Culture is provided. Two (2) additional Stage 2 Archaeology Assessments were undertaken as a result of design modifications. A summary of the reports findings are provided below.

Stage 2 (October 2011)

In the fall of 2011 the location of Turbines 1 and 2 were shifted to a new position to accommodate setback requirements from a nearby Provincially Significant Wetland (PSW). Since the area fell within the zone of potential defined in the original Stage 1 Report, it was visually assessed by pedestrian transects at five metre intervals. Two areas of approximately 5 hectares were assessed but no archaeological remains were encountered. No further work was recommended.

Stage 2 (March 2012)

In the spring of 2012 an alternative access road and tapline route for Turbines 4 and a revised location of a maintenance shed was required and therefore visually assessed by pedestrian transects at five metre intervals. No archaeological remains were encountered and no further archaeological assessment was recommended.

Noise Assessment Report

The noise assessment report was updated (September, 2011) by HGC Engineering to reflect changes made to the positions of Turbine 1 and 2 on the subject properties. The results of this analysis conclude that the operation of the HAF Wind Energy Project will comply with the requirements of MOE's publication NPC-232 Sound Level Limits for Stationary Sources in Class 3 Areas (Rural) for all non-participating noise receptor locations.

Natural Heritage Assessment Report

Confirmation letter from the Ministry of Natural Resources is provided.

The Natural Heritage Assessment Report has been structured into three sub-reports (Records Review, Site Investigations, and Evaluation of Significance) to demonstrate compliance with s.24-27 of O. Reg. 359/09. Updated mapping contained within this report identifies Significant Natural Features within 120 metres of the project location and associated project infrastructure.

Records Review

Table 3. Provides an overview of natural features identified during records review within 120 metres of the project location.

Site Investigations

Table 1. Provides a summary of field surveys that were conducted as part of the site investigation.

Table 2. Provides a summary of natural features identified within 120 metres of the project location.



Evaluation of Significance

All natural features within the proposed project location and all adjacent areas up to 120m were evaluated for significance using the Significant Wildlife Technical Guide (MNR 2000) and Ministry of Natural Resources protocols for terrestrial and aquatic evaluations.

Table 1 Provides a summary of evaluation of significance received from records review.

Table 2 Provides a summary of significance methods.

Table 3 Provides a summary of evaluation of significance results.

Three significant natural features were identified during records review: one Provincially Significant Southern Wetland and two Significant Woodlots. All additional natural features identified during site investigations were evaluated for significance using the Significant Wildlife Technical Guide (MNR 2000) and Ministry of Natural Resources protocols for terrestrial and aquatic evaluations and three areas of Significant Wildlife Habitat were deemed significant: one Bat Maternity Colony, one Woodland Raptor Nesting Habitat, and one Terrestrial Crayfish Habitat.

Environmental Impact Study Report

The EIS has been updated to identify and assess any negative effects of the project on natural features and identifies and explains how mitigation measures will ensure that there will be no negative environmental effects in accordance with the requirements of Ontario Regulation 359/09 Renewable Energy Approvals, Section 38.

Six significant natural features were identified during the Natural Heritage Assessment: one Provincially Significant Southern Wetland, two Significant Woodlots and three areas of Significant Wildlife Habitat (Bat Maternity Colony, Woodland Raptor Nesting Habitat, Terrestrial Crayfish Habitat). An analysis of the potential negative environmental effects of the construction, operation and decommissioning of the HAF Wind Energy Project was conducted and the mitigation measures proposed to mitigate these effects. Table 3 of the updated report provides a summary of potential negative environmental effects and proposed mitigation measures for significant natural features.

This report has been reviewed and confirmed by the Ministry of Natural Resources.

Environmental Effects Monitoring Plan For Birds and Bats

A separate stand-alone Environmental Effects Monitoring Plan (EEMP) has been created for Birds and Bats. The purpose of the report is to outline post-construction monitoring survey requirements for a three year period to address potential negative environmental effects for birds and bats. Knowledge obtained from the post-construction mortality surveys will be used to identify monitoring needs for subsequent years, and will determine the success rate of proposed mitigation measures and protocols. The Environmental Effects Monitoring Plan will ensure that any unanticipated potentially significant adverse environmental effects are detected and addressed so that they do not become significant.

This report has been reviewed and confirmed by the Ministry of Natural Resources.



Water Assessment and Impacts Report

This report was updated to reflect recent design modifications concerning access and interconnection to Turbine 4. The structure of the report was updated to demonstrate compliance with s.29-31 of O. Reg. 359/09 and the Ministry of the Environment (MOE) technical bulletin (“Guidance for Preparing the Water Assessment and Water bodies Reports”). The records review section was expanded to include discussions of records reviewed from the Township of West Lincoln, Niagara Region, Niagara Peninsula Conservation Authority, and the Ministry of Natural Resources.

Mapping, including distances from identified water bodies and project infrastructure was updated and provided in Table 2 and Figures 1-5 of the report.

Impact assessment concerning overhead crossings of electrical lines was removed as the collector system for the HAF Wind Energy Project will be underground. Appropriate mitigation for underground crossings by the collector system is provided.

Site Plan and Land Use Mapping

Project mapping has been updated to reflect recent design modifications as of Spring 2012 concerning access and interconnection for Turbine 4. The Site Plan Map provides updated coordinates for Turbine 1 and 2, which were shifted on the subject property in Fall 2011 to ensure setback requirements from a nearby Provincially Significant Wetland (PSW).

Updated Land-use mapping provides additional information regarding the “Project Location” including turbine blade sweep and the location of temporary areas required for the construction and erection of project turbines (i.e. crane pad, turbine laydown areas, and crane path). Updated mapping contained within the Natural Heritage Assessment Report provides clarity on setback requirements and distances from project components to identified significant natural features.

Should you have any questions regarding changes made to the HAF Wind Energy Project reports or materials, please do not hesitate to contact me.

Yours truly,



Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com



REPORT TO COUNCIL

July 16, 2012

TO: Mayor and Members of Council

FROM: Brian Treble, Director of Planning and Building

RE.: **Recommendation Report**
IPC/HAF Final Report and Open House

REPORT NO.: PD-075-12

RECOMMENDATIONS

That, Report No. PD-075-12, dated July 16, 2012, relating to IPC/HAF Final Report & Open House, BE RECEIVED: and,

That Council for the Township of West Lincoln endorses the comments from Jones Consulting Group Ltd. as found at Attachment 1 to this report and hereby authorizes staff to forward the comments to the Province (REA approvals office) as comments made on behalf of the Township of West Lincoln; and,

That the Province be informed based on the Jones Consulting Group Ltd. review, that IPC/HAF have not met with Township staff to discuss the need for use of Township roads and road allowances for service installation and land routes etc., nor for the purpose of discussing any community benefit fund, and that Provincial REA approval is premature until such time as these required agreements are completed and signed to the satisfaction of Township Council.

PURPOSE OF THIS REPORT

The purpose of this report is to update Council on the Township's review of the IPC/HAF final reports and to briefly update Council on the Open House that was held by IPC/HAF at the Caister Centre Hall on June 26, 2012.

BACKGROUND

The municipal consultation package was originally received by the Township of West Lincoln in October of 2010. Township comments were prepared and forwarded to IPC/HAF and the Province as a result of report PD-046-11. IPC/HAF has now completed their final reports which were received by the Township of West Lincoln on May 2, 2012 in advance of the June 26, 2012 Open House.

On June 22, 2012 Township staff provided the final report submission binder to Jones Consulting Group Ltd. for review on our behalf. This consulting company also undertook the review of the IPC/HAF documents and the Municipal Consultation package on our behalf in 2010/2011.

REVIEW

Staff have spoken to John Andrews of IPC and have requested a meeting to discuss road use agreements and community benefits fund agreements. Mr. Andrews has agreed to do so as soon as their design plans have been prepared and finalized. Further, staff and John Andrews

of IPC jointly signed a letter, which was sent to three Provincial Ministers (Health, Environment and Energy) requesting that Provincial staff resources attend the IPC/HAF second open house. No response has been received to our letter and no Provincial staff were in attendance at the Open House event.

Staff requested Ray Duhamel of Jones Consulting Group Ltd. to undertake a review of the various studies and reports that were received on May 2, 2012 to determine and identify issues of concern for the Township of West Lincoln. The comments from the Township's consultant are found at Attachment 1 to this report. The detailed comments provided by Jones Consulting Group Ltd. identify that much of the information requested through our previous comments has not been provided in the REA submission package. The information that the Township had requested included the proposed road access, Traffic Management Plans, Emergency Management procedures, etc. The comments provided by Jones Consulting Group Ltd. further request that the information be provided to the Township prior to any REA approval, rather than after REA approval.

The second open house was held by IPC/HAF on June 26, 2012 at the Caistor Community Centre. Attachment 2 (provided under separate cover) to this report is the display board package that was available for public review at this event. Further, staff received an email response from IPC/HAF about the second Open House. This response is found at Attachment 3.

Finally, staff propose to submit the invoice for the cost of the Jones Consulting Group Ltd. to IPC/HAF for payment.

CONCLUSION

Staff recommend that the comments from Jones Consulting Group Ltd. be sent to the Province (REA approvals branch) as part of the Township's response to the Final Report submission package. Further, staff seek instruction to advise the Province that IPC/HAF and the Township of West Lincoln have not entered into required agreements (road use agreements and community benefit fund agreements etc.) with the Township of West Lincoln. To date, even detailed discussions on hereabout agreements have not occurred as they relate to the use of our roads and road allowances. Staff request authority to inform the Province that any Provincial REA approval would therefore be premature until such time as these agreements are prepared and signed to the satisfaction of the Township of West Lincoln to address and protect Township interests.

ATTACHMENTS:

1. Letter from Ray Duhamel of Jones Consulting Group Ltd.
2. Open house package (under separate cover)
3. Email from IPC/HAF

Respectfully Submitted By:



Brian Treble, RPP, MCIP
Director of Planning and Building



July 13, 2012

VIA EMAIL

Brian Treble,
Director of Planning & Building
Township of West Lincoln,
318 Canborough Street,
Smithville ON L0R 2A0

Dear Mr. Treble:

Re: HAF Wind Energy Project – Supplementary Review
Our File: WES - 11116(11)

Further to your letter of June 22nd and email of June 26th, we have undertaken our review of the Draft Renewable Energy Approval (REA) Package concerning the HAF Wind Energy Project dated April 25, 2012. We have also reviewed the Morrison Hershfield letter of April 21, 2011 responding to the comments raised in our original review letter to you dated May 31, 2011.

In accordance with our discussions, we have scoped our review to focus on key areas of local municipal interest. We have provided our analysis following the relevant sections of our previous letter dated March 31, 2011, which follows the section numbers from the Municipal Consultation Form. Please note that we have deleted the previous comments that were not considered key areas of local municipal interest.

5.1 Project Location

1. Details of the two operations and maintenance buildings referred to in Section 2.10 of the Construction Plan Report are requested as required by Table 1 in Regulation 359/09. Specifically, two maintenance buildings are listed ranging in size from 80m² to 100m². Unfortunately the Land-Use Maps in Tab 3 only identify a single maintenance building, and a Layout Plan similar to what was provided for the Switching Gear has not been provided. The Township requests that Figure No. 1 and Figure No. 3 be revised to identify the 2nd maintenance building, and that a layout plan for these two buildings be provided.

5.2 Project Roads

5.2.1 Provide comment on the proposed project's plans respecting proposed road access

1. In our March 21, 2011 review, we noted that Section 2.2 of the Construction Plan Report did not provide any details regarding the proposed construction routes, frequencies, and oversized truck dimensions for construction materials and turbine component delivery. This detail was requested by the Township to comment on road and access issues in accordance with Regulation 359/09. We also highlighted that all reduced load restrictions and timing windows should be noted and adhered to.

The Proponent provided a Transera report titled the "HAF and Wainfleet Transportation Survey" that lists the dimensions and weight of turbine components and notes that the West Lincoln delivery route will follow Caistor Centre Road and Sixteen Road. The Transera Report is now contained in the Construction Plan Report in the April 2012 REA document binder.

In the Proponents April 21, 2011 response they noted that Vestas and the Construction Contractor will prepare a Traffic Management Plan that will be submitted to the Township in advance of construction commencement for review and comment. The Proponent did advise that each turbine will require ten (10) heavy hauling trucks to transport the blades, nacelle, hub, controllers and converters and the tower.

The Township understands that the exact dimensions of transport vehicles will not be determined until the contracts are awarded; however, the Township does expect some estimated information on the type, length and weight of vehicles expected to deliver the turbine components. Without this information, the Township can only rely on the opinion of Transera that the existing road network in West Lincoln can accommodate the expected vehicle turning movements.

Of more importance to the Township are the weight, type, and quantity of concrete trucks and the route they will follow. The Township requests this information to assess the potential impact to their roads.

In addition, the Township is concerned with receiving a Traffic Management Plan (TMP) at some future date prior to the commencement of construction. In order to facilitate meaningful consultation, the Township requests that the TMP be prepared and approved prior to REA approval. The Plan should include estimates on the type, length and weight of vehicles expected to deliver the turbine components, and the weight, type, and quantity of concrete trucks and other delivery trucks and the route they will follow. Receiving this information is critical for the Township to assess the impacts on their roads and their residents.

2. In order to access Turbine 4, the Proponent will require access through the currently un-opened road allowance of Burns Road, located between Concession Road 5 and Sixteen Road. A legal agreement between the Township and Proponent will be required to permit access through this right-of-way. Accordingly, the Township requests a legal deposit in the amount of \$5,000 so that the agreement can be drafted and circulated at this time.

5.2.2 Identify any issues and provide recommendations with respect to road access

1. The documentation does not provide any detail as to the use of municipal lands for access, electrical lines or other infrastructure. The Township requires detailed information on the proposed use of their lands.

The Proponent has indicated that this information is beyond the scope of the REA consultation requirements and will be discussed in consultation with the Township during detailed design. The Proponent did commit to entering into a legal agreement with the Township and to obtain municipal permits/approvals relating to the use of Municipal road allowances/rights-of-way.

We have been unable to find any reference in the documentation that confirms the commitment to enter into agreement(s) with and obtain approvals from the Township. Furthermore, the Township does not agree with the Proponents position that detailed information relating to the use of Municipal lands etc. is outside of the REA consultation process. Detailed information is needed in order for the Township

to meaningfully comment on the use of their lands, access, upgrades, traffic management, etc.

The Township also requests that the Construction Plan Report identify that the use of Burns Road will require upgrading to current Township of West Lincoln Standards (refer to Section 4 of Municipal Engineering Standards and Subdivision Development Procedures, 2002) including the following requirements/specifications:

- Typical road allowance cross section as per Township of West Lincoln Standard Drawing WL-03.
 - Full geometric design of Sideroad Burns Road will be required to be submitted to the satisfaction of the Township prior to the Township entering into a right-of-way use agreement with the Proponent to allow access through the Burns Road right-of-way.
 - "As-Built" drawings detailing the road layout and location of any proposed infrastructure (i.e. tap lines, culverts, etc.) located within the road allowance will be required to be submitted to the Township.
2. The Township requests that all distribution infrastructure be co-located where possible and buried as a condition of the renewable energy approval.

In their April 21, 2011 response, the Proponent indicated that additional surveying and utility coordination will be undertaken during detailed design to determine if co-location is possible or required.

We have been unable to find any reference in the documentation to confirm this commitment. Please direct us to the appropriate section.

5.2.3 Provide comment on any proposed Traffic Management Plans

A Traffic Management Plan (TMP) was not provided as part of the submitted application under Regulation 359/09. The Township requests a copy of the TMP which should not only detail construction routes but also routes for concrete hauling and all works proposed within the Township rights-of-way. The TMP should also note that roads should be monitored during the construction phase and any structural damage incurred as a result of heavy vehicle traffic will be required to be remediated to the satisfaction of the Township. The Proponent will be responsible for all costs associated with this remediation. These details, as well as securities to cover the potential costs associated with any remedial works should be contained in the right-of-way use agreement and the Construction Plan Report

The Proponent has advised that a Traffic Management Plan will be prepared and submitted to the Township in advance of construction commencement. Similar to our comments under Section 5.2.2.1 of this letter, the Township disagrees with the Proponents interpretation of the REA process. As part of the Municipal Consultation Form, the Township is specifically requested to comment on any proposed Traffic Management Plans and to identify any issues and provide recommendations with respect to the proposed Traffic Management Plans. The Township maintains that the Ministry intended that the Plans be provided as part of the REA process so that meaningful consultation can occur. Appropriate comments cannot be provided if the Plans have not been prepared.

5.4 Facility Other

5.4.1 Identify any issues and recommendations with respect to the proposed landscaping design for the facility

A landscape plan was not provided with the REA package. The Township requests that a landscaping plan be prepared which identifies the landscaping design of the Switching Station and the two maintenance buildings demonstrating that views from all municipal roads will be buffered.

In addition, the Township requests that the tip ends of the blades be painted the same light grey colour as the balance of the blade and the tower/nacelle in order to minimize the visual impact of the turbines. Section 8.3 of the Wind Turbine Specifications Report indicates that the tips of the blades will be painted traffic orange, flame red or traffic red. Tom Lewis has forwarded an email to Brian Treble dated June 7, 2012 indicating that Transport Canada has assessed the project for aeronautical obstruction and has advised that painting is not required. The Township requests a note to this effect in Section 8.3.

5.4.2 Provide comment on the proposed project plans for emergency management procedures/safety protocols

1. We previously expressed concerns regarding the Township's ability to provide adequate fire protection services in the event of a wind turbine fire.

The proponent responded that they will follow the procedures outlined in Section 5.4 of the Environmental Effects Monitoring Plan. This Section states that "fire-fighting equipment, sufficient to suit on-site fire hazards, will be maintained in proper condition and to the manufacturer's standards". According to Section 5.11 of the Wind Turbine Specifications Report, a 5 kg fire extinguisher, first aid kit and a fire blanket to put out small fires will be located in each wind turbine.

The Township remains concerned that the level of fire protection proposed is inadequate. The Township does not have specialized equipment or knowledge to provide adequate fire protection services. If the Proponent is unwilling to provide adequate equipment and training, the Township requires the Proponent to acknowledge in an agreement that they will be responsible for all fire protection as well as indemnifying the Township against any actions prior to REA approval.

2. We previously recommended that the Proponent install an Ice Monitoring Sensor that would shut down the turbine during potential icing conditions. This is a precautionary rather than reactionary safety system.

The Proponent responded that "they do not feel that the installation of an additional sensor is required".

The Township remains concerned about safety of its residents and requests that the Ice Monitoring Sensor be installed.

3. The Township previously requested that the Emergency Management Plan include the requirement that detailed maintenance logs, certified by a qualified individual, be filed annually with the Ministry to ensure on-going long-term maintenance of the turbines. The purpose of filing these logs is to ensure the long-term operation of the turbines follows the manufactures specifications and requirements.

The Proponent responded that they will look into the possibility of filing such logs with the ministry, if required. There is no information in the REA package explaining this commitment.

The Township re-iterates its request that these logs be filed, even if they are not 'required' by the Ministry. The Township would accept the receipt of the logs if the Ministry does not desire or require them, in order to ensure that appropriate long-term maintenance has been performed.

5.4.3 Identify any issues and recommendations with respect to the proposed emergency management procedures/safety protocols

1. In response to the Township's March 2011 comments, the Proponent has revised the Design and Operations report by committing to the creation of a Dispute Resolution Protocol and to establish a Community Relations Committee. The Design and Operations Report does not provide a timeline for establishing the protocol and indicates that the Committee will be established once the facility is operational.

The Township appreciates these commitments but requests that the Protocol be prepared and the Committee struck at least 3 months prior to site alteration and construction. The reason being that issues can arise during construction, not just following operation of the wind turbines.

5.5 Project Construction

5.5.1 Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction

1. The Township previously commented that they expect that any disturbances resulting from construction of maintenance shall be reinstated, and that an agreement be executed and securities posted for any works on Township property. We found no reference in the REA package where the proponent acknowledges and commits to these items as part of the REA approval process.

The Proponent responded that specific details/arrangements will be discussed with the Township outside of the REA process. Further to our comments in Section 5.2.2 1 of this report, we reiterate the Township's request that the detailed design drawings be provided to the Township prior to REA approval.

5.5.2 Identify any issues and recommendations with respect to the proposed location of buried kiosks and above grade utility vaults

1. In their April 2011 correspondence, the Proponent committed to providing "As Built" drawings once construction is complete.

We found no reference of this commitment in the REA package, and accordingly, request that it be included in the Construction Plan Report.

5.5.3 Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory

1. Further to our March 2011 comments, the Township continues to request that detailed vegetation and tree removal plans be prepared for review and acceptance prior to the issuance of the REA approval. This information is required in order for the Township to comment on proposed site alteration and tree removal.

In their April 2011 letter, the Proponent committed to preparing this information during detailed design and once legal agreements between the Township and Proponent have been established for road allowances/rights-of-way use.

In response, the Township restates its position that the plans should be prepared prior to issuance of the REA approval. Furthermore, the plans should be for both private and public lands and it would be inappropriate for the Township to enter into any agreement prior to receipt and approval of all detailed designs.

Our last comment is that we could not find a reference in the REA documentation confirming the commitment to prepare the vegetation and tree removal plans.

General Comments regarding Renewable Energy Approval

The following comments are in addition to those specifically identified through the consultation form topics discussed above. The Municipality considers these comments relevant in the context of Ontario Regulation 359/09.

1. The Township previously noted that the REA documentation makes not reference to the impacts of shadow flicker on area residents.

In their April 2011 response, the Proponent stated they would "look into the possibility of modeling shadow flicker and its impact on residents in the vicinity of Sixteen Road".

The Township requests that shadow flicker be modeled on the basis of industry best practices to a maximum exposure of 30 hours per year and 30 minutes per day.

2. The Township remains concerned about decommissioning, as well as timely completion of the project and periods of non-operation.

- a) Decommissioning: According to Section 2.3 of the Decommissioning Plan Report the foundation will only be removed to 1 metre below the surface. The Township requests that the entire foundation be removed.

In addition, the Township is concerned that the scrap value of the turbines at the end of their lifecycle will be less than the cost of decommissioning. In the absence of financial securities posted by the Proponent, the Township has no certainty that the project will be decommissioned when the turbines reach the end of their life cycle.

- b) Abandonment: Section 2.10 of the Decommissioning Plan Report indicates that if the project cannot proceed due to financial or other limitations, it is expected that another developer will purchase the project.

For the same reasons listed in 2 a) above, without posting securities, the Township will not be guaranteed that the project will be finished.

An additional scenario is that due to future retrofitting costs or other maintenance issues, the repair of a non-operational turbine may not be financial viable at some point during its lifecycle. The posting of decommissioning securities is the only method available to ensure that the non-operational turbine(s) is removed. Furthermore, the Township continues to request that the Decommissioning Plan Report be amended to state that any turbine that is non-operational for a period greater than 1 year shall be decommissioned. This will ensure that timely maintenance and repair of non-operational/malfunctioning turbines occurs.

3. A number of wind turbine developers in the Province have entered into an agreement to provide monies based on nameplate generating capacity (a dollar amount per megawatt).

In their response from April 2011, the proponent indicated that they will review the Township's community contribution request; however, to date the Township has not been advised on the status of this review.

• • •

The Township appreciates the detailed response provided by the Proponent in April 2011 and the revisions to the documentation. Most notable among those revisions was the relocation of Turbine 2 so that the blades no longer extend over the wetland, and the agreement to establish a Dispute Resolution Protocol and Community Relations Committee. The Township also appreciates the commitment to provide detailed design information; however, the timing of the submission of this information, including a Traffic Management Plan needs to occur prior to the REA approval. In addition, the Township remains concerned about fire safety and guaranteeing, through the posting of securities, that the turbines will be decommissioned.

We would be pleased to discuss the contents of this letter in further detail.

Sincerely,

THE JONES CONSULTING GROUP LTD.



Ray Duhamel, M.C.P., MCIP, RPP
Partner

Brian Treble

From: Tom Lewis [Tom@ipcenergy.ca]
Sent: Friday, June 29, 2012 3:41 PM
To: Brian Treble
Cc: Britney Pringle
Subject: RE: Open House

Hi Brian,

Thank you for your interest and attending the Public meeting for the HAF Wind Energy project. I am sorry that I was not able to speak with you directly at the meeting however, I do understand that you spoke with some other members of the project team.

In short 159 attendees signed the attendance register at Tuesday's public meeting. The project team is still undertaking a thorough review of all comments submitted at the meeting. All comments received by the public on or before July 4th 2012 will be considered and included in our Consultation Report to MOE. At this time concerns regarding potential health impacts and property devaluation appear to be the forefront of concerns identified by local residents. With regards to any changes/modifications as a result of comments received will be considered once all comments have been reviewed. However, it is not anticipated that any changes to the design and layout of the facility will be made. Any changes made to project reports will be noted in the Consultation Report to MOE. The project team is working towards a final submission to MOE for the second week of July.

The project team has not received a response from the Township regarding the updated REA package provided April 25th 2012. Do you know when the township will expect to have their review complete?

As always if you have any questions please do not hesitate to contact me directly and enjoy the long weekend.

Regards,

Tom Lewis

Project Manager
IPC Energy

Office: 905 607 1016
Fax: 905 607 5995

-----Original Message-----

From: Brian Treble [mailto:btreble@westlincoln.ca]
Sent: Friday, June 29, 2012 7:27 AM
To: Tom Lewis
Subject: Open House

Tom:

Can you provide me with a brief overview of your June 26th Open House?

- number of attendants
- main issues you/your consultants heard
- any changes or modifications that are anticipated as a result
- timeline for moving forward
- etc

Thanks

Brian



MORRISON HERSHFIELD

July 22, 2010

Mr. Kevin Bain
Regional Clerk, Niagara Region
2201 St. David's Road
P.O. Box 1042
Thorold, Ontario L2V 4T7

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Mr. Bain:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

The purpose of this letter is to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House on August 25th, 2010. Please contact us if you believe that a meeting would be appropriate.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH is currently preparing studies of the environmental effects of the development and operation of the proposed project in accordance with the requirements of the Act and Regulation. Where applicable, MH will work with the appropriate federal and provincial agencies to ensure that the project meets the requirements for federal and/or provincial permits or approvals. This may include an approval under the *Canadian Environmental Assessment Act* ("CEAA").

A draft Project Description Report titled *HAF Wind Energy Project Renewable Energy Approval Project Description Report* has been prepared, which provides additional project information and details. This document is available to anyone interested. A copy will be made available for public review at the Township of West Lincoln Office (318 Canborough Street, PO Box 400,

Smithville, Ontario L0R 2A0). The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

Public Open House #1: If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. Public Open Houses provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and ask questions regarding the project. This will be the first of two Public Open Houses for this project; the next will be scheduled in the fall of 2010. We appreciate your input and welcome your attendance at our first Public Open House scheduled for:

Date: **August 25th, 2010**

Time: **3:00 pm to 7:00 pm**

Location: **Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0**

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Mr. Peter Partington
Mr. Don Campbell
Mr. Curt Benson
Ms. Maria Anderson
Mr. John Cunnane
Mr. Kyle Moate



Britney Pringle

From: Jonathan Veale
Sent: Monday, November 29, 2010 3:20 PM
To: mark.johnson@niagararegion.ca
Cc: Britney Pringle
Subject: FW: HAF Wind Energy Project
Attachments: Municipal Consultation Form_HAF_17Nov10_sm.pdf

From: Jonathan Veale
Sent: Monday, November 29, 2010 3:15 PM
To: 'mark.johnston@niagararegion.ca'
Cc: Britney Pringle
Subject: HAF Wind Energy Project

Mark,

Thank-you for your call today and for informing me about who to contact in your office. The draft site plan/reports for the **HAF Wind Energy Project** are available for your review and comment. Please let me know if you feel that a meeting would be useful. I envision that we could meet at any point after next week, where we would present the proposal and answer any questions or comments that you may have.

As required under O.Reg. 359/09 ("Renewable Energy Approval"), please find the Municipal Consultation form attached. The form indicates which Regional Officials are required to provide comments. Also, since this project is a Class 4 Wind Facility some consultation requirements are not required.

Public Open House: We have not yet determined the date of our second Public Open House. Once we have determined a date and location for Public Open House #2, we will inform you in advance, and the public by letter notification and newspaper notice. This event will likely be in February, 2011.

Consultation timelines: Municipal stakeholders will have at least 90-days and members of the public will have at least 60-days to review our draft Renewable Energy Approval (REA) package in advance of the second Public Open House. Ideally, we would like your feedback by January so that we may make revisions before the Public Open House. Following that period, comments will be incorporated into the design of the project and Vineland Power Inc. may submit a Renewable Energy Approval to the Ministry of the Environment (MOE). The REA application will then be posted on the Environmental Registry for a further 30-day public comment period. Following that, the MOE will make a determination on approving the project.

Electronic Versions of Files

I have uploaded relevant reports and maps to our FTP as follows:

Site:
<ftp://clientftp.morrisonhershfield.com/HAF%20draft%20Renewable%20Energy%20Approval%20Package/>

Login: **TOR1104037**
Password: **110four03seven**

Access Expires: **20-Dec-10**

I will courier a paper copy of the draft REA package. This will include a CD with the reports and maps. I have uploaded each report/map separately on the FTP/CD and I have also included one document with all the reports attached. The PDF bookmarks are useful in navigating these documents.

These documents are not yet public, however they are not confidential, so they may be shared with anyone who will inform your assessment. We will revise them based upon our discussions and that of other agencies. It is our intention to provide them as draft documents to the public within the next 30-days. At that time, we will provide the local township clerk and Public Library with additional copies. Our timeline on this is subject to us meeting requirements of MOE, MNR, MTC, etc.

Please let me know if you have any questions or thoughts.

Yours truly,

Jonathan Veale M.E.S. EP
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
Cell: 416 347 8766
morrisonhershfield.com

Ministry of the Environment

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY

Section 1 - Project Description

1.1 - Renewable Energy Project
Project Name (<i>Project identifier to be used as a reference in correspondence</i>) HAF Wind Energy Project (Project No. 1104037.00)

Project Location					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
Civic Address- Street information (<i>includes street number, name, type and direction</i>)					Unit Identifier (<i>i.e. apartment number</i>)
See attached Project Description (Appendix A) and Land Use Maps (Appendix B)					
Survey Address (<i>Not required if Street Information is provided</i>)					
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.		Part and Reference: used to indicate location within unorganized territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.			
Lot	Conc.	Part	Reference Plan		
Location Information (<i>includes any additional information to clarify physical location</i>)(e.g. municipality, ward/ township) Township of West Lincoln, Regional Municipality of Niagara, Ontario, Canada					
Geo Reference (<i>e.g. southwest corner of property</i>)					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing
NAD83	17N	Accurate to <1 meter	Point to radius	(SEE APPENDIX C for Coordinates)	

Project Phasing (<i>outline construction, operation and decommissioning activities</i>)
See Project Description Report (PDR) (Appendix A) - The project will be conducted in four main phases: 1) Development, 2) Construction, 3) Operations and Maintenance, and 4) Decommissioning. The attached PDR describes each of these phases. This project is presently in the development phase where the proponent seeks to obtain the required approvals. The following reports are available for your reference: Design & Operations Report, Construction Plan Report, Decommissioning Plan Report, and Wind Turbine Specification Report.

1.2 - Environmental Context
Describe any negative environmental effects that may result from engaging in the project (<i>consider construction, operation and decommissioning activities.</i>) A number of environmental effects are possible, our initial assessment is included in the draft Project Description Report. Following that, the draft REA reports describe environmental effects from the perspective of each phase and the required tasks to construct, operate, and decommission the facility.
Propose early avoidance/prevention/mitigation concepts and measures. The potential effects of constructing, operating, maintaining, and decommissioning a wind energy project can typically be mitigated through known and accepted practices. The each REA report describe how this project will reduce or mitigate these potential environmental concerns. Please see the appropriate report for each phase to learn about the proposed avoidance/prevention/mitigation measures.

--

1.3 - Renewable Energy Generation Facility

Type of Facility / Operation (select all that apply & complete all appropriate sections)

<input checked="" type="checkbox"/>	Wind Facility (Land Based) Class 4 Wind Facility	<input type="checkbox"/>	Biofuel Facility
<input type="checkbox"/>	Wind Facility (Off-Shore)	<input type="checkbox"/>	Solar Photo Voltaic Facility
<input type="checkbox"/>	Biogas Facility (Anaerobic Digesters)	<input type="checkbox"/>	Other Describe :
<input type="checkbox"/>	Biomass Facility (Thermal Treatment)	<input type="checkbox"/>	Class (if applicable) :

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site (hectares)
9.0 megawatts	26 million kWh/year	West Lincoln/Niagara	Approx. 20-25 hectares

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.

The major components of the project are as follows: 1) Meteorological Tower; 2) It is anticipated that four to five turbines will be built. The Vestas V100, 1.8 MW turbine model has been selected as the preferred model; 3) Collector systems, micelle mounted transformers and a distribution system to connect to the Hydro One distribution system; 4) Nacelle mounted 690v/27.6 kV step up transformers located in the nacelle housing of each turbine. Buried and overhead 27.6kV electrical collector system, switching station and ancillaries; 5) Turbine access roads; 6) Temporary staging areas for erection of wind turbines; 7) A small Supervision Control and Data Acquisition (SCADA)/operations building located at the switching station site.

1.4 – Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The HAF Wind Energy Project will convert the energy in the wind into electricity using wind turbine generators which will then feed into the Hydro One distribution system. This will produce enough power for approximately 2500 homes.

Section 2 – Supporting Documents

2.1 – Requirement	Name of Draft documents distributed for consultation	Date available to Municipal or Local Authority Contact
DRAFT Project Description Report	Draft Project Description Report	17-Nov-2010
DRAFT Design and Operations Report	Draft Design & Operations Report	17-Nov-2010
DRAFT Construction Plan Report	Draft Construction Plan Report	17-Nov-2010
DRAFT Decommissioning Plan Report	Draft Decommissioning Plan Report	17-Nov-2010
List of other Documents	Draft Wind Turbine Spec. Report	17-Nov-2010
	Draft Stage 1 Archaeology Report	17-Nov-2010
	Draft Stage 2 Archaeology Report	17-Nov-2010
	Draft Cultural Heritage Report	17-Nov-2010
	Draft Water Report	17-Nov-2010
	Draft Land Use Maps	17-Nov-2010
	Draft Natural Heritage Maps	17-Nov-2010

Location where written draft reports can be obtained for public inspection (physical location for viewing and the applicants project website if one is available):

1) Township of West Lincoln Clerk's Office -

2) Public Library -

3)

Draft REA Package available 60-days in advance of second public open house IAW O.Reg.359/09

Section 3 – Applicant Address and Contact Information

3.1 - Applicant Information (Owner of project/facility)				
Applicant Name (legal name of individual or organization as evidenced by legal documents) Vineland Power Inc.			Business Identification Number 1788767	
Business Name (the name under which the entity is operating or trading - also referred to as trade name)			<input checked="" type="checkbox"/> same as Applicant Name	
Civic Address- Street information (includes street number, name, type and direction) 1616 Niagara Stone Road, Box 400, Virgil, Ontario, L0S1T0			Unit Identifier (i.e. apartment number)	
Survey Address (Not required if Street Information is provided)				
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.		Part and Reference: used to indicate location within an unsubdivided township or unsurveyed territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.		
Lot	Conc.	Part	Reference Plan	
N/A				
Municipality	County/District	Province/State	Country	Postal Code
Niagara Region,	Township of West Lincoln,	Ontario,	Canada,	L0S1T0

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality <i>(include each local municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Upper Tier Municipality <i>(include each upper tier municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's name	Clerk's Phone/Fax	E-Mail Address
Local roads area <i>(include each local roads area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of local roads board	Address	Phone	Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Board Area <i>(include each board area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address

Section 5: Consultation Requirement

5.1 - Project Location
Provide comment on the project location with respect to infrastructure and servicing.
5.2 – Project Roads
Provide comment on the proposed project's plans respecting proposed road access.
Identify any issues and provide recommendations with respect to road access
Provide comment on any proposed Traffic Management Plans
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans

5.3 – Municipal or Local authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

5.4 – Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

Appendix A
Draft Project Description Report



MORRISON HERSHFIELD
Suite 600, 235 Yorkland Boulevard
Toronto, Ontario M2J 1T1
Tel: 416 499 3110
Fax: 416 499 9658
morrisonhershfield.com

Project Number: 1104037.00

Project Title: HAF WIND ENERGY PROJECT

Report: 000-R03-1104037

Title: PROJECT DESCRIPTION REPORT

Client: IPC Energy
2550 Argentia Road Suite 105
Mississauga, Ontario
L5N 5R1

Attention: Mr. Sunny Galia Project Manager

Date: September 29, 2010
(Draft for public and agency review)

Morrison Hershfield Limited

Jonathan Veale
Project Manager



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Tab 2: Site Plan

Tab 3: Land-Use Maps

Tab 4: Natural Heritage Maps

Tab 5: Ecological Land Classification Maps

Tab 6: Project Correspondence

Tab 7: Public Open House #1 Summary

Tab 8: Public Open House #2 Summary

Tab 9: Ministry of Natural Resources, Confirmation Letter

Tab 10: Ministry of Tourism and Culture, Confirmation Letter

Tab 11: Environmental Effects Monitoring Plan

PREAMBLE

The proposed HAF Wind Energy Project by **Vineland Power Inc.**, the proponent is subject to *Ontario Regulation 359/09* Renewable Energy Approvals (REA) under Part V.0.1 of the *Ontario Environmental Protection Act* and is seeking a *Renewable Energy Approval* from the Ministry of the Environment (MOE). This Project Description Report is a required document under the REA and is available from the proponent upon request. This document has been filed with the MOE in accordance with S.14 of the REA.

1.0 PROJECT DESCRIPTION REPORT

1.1 Project Proponent – Vineland Power Inc. .

IPC Energy (IPC), the developer, on behalf of the proponent, **Vineland Power Inc.**, is proposing to develop the **HAF Wind Energy Project**, located south of the Community of Tweedside, in the Township of West Lincoln, in Niagara Region, Ontario. IPC has retained Morrison Hershfield Limited (MH) to undertake the Renewable Energy Approval and the required environmental studies. Vineland Power Inc. is focused on wind energy development in the Province of Ontario. IPC Energy works closely with landowners, municipalities and other partners to develop, build and operate energy projects across Canada and internationally, not only for their own projects, but as developers for community projects and other investors. IPC believes that wind energy will provide a safe, viable and economic alternative to other forms of electrical generation as well as becoming a supplement to existing renewable energy such as hydro electric. Wind power is already an important component of energy in Europe, and is becoming a major industry in Canada. More information on IPC can be found at: www.ipcenergy.ca.

1.2 Project Developer – IPC Energy Inc.

IPC Energy is an Ontario based corporation formed in 2004 to provide wind power solutions to farmers and local business groups. It is 100% Canadian owned with its shareholders committed to delivering efficient and cost effective solutions in an environmentally and technically responsible manner. IPC Energy is a fully capable wind park developer covering all phases of the project life cycle from development, to construction and management. IPC is composed of a team of qualified engineers that provide civil, electrical and wind resource assessment to ensure projects provide maximum value with minimum impact on communities and the environment. IPC is developing nine projects that have submitted applications under the initial Feed In Tariff (FIT) program under the Green Energy and Economy Act and has a significant pipeline of projects at various stages of development in Canada and abroad.

The study team may be contacted as follows:

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jveale@morrisonhershfield.com

1.3 Purpose of the Project

The purpose of the HAF Wind Energy Project is to assist the:

- Government of Canada in fulfilling its international commitments, while promoting a sustainable development initiative

PROJECT DESCRIPTION REPORT

- Government of Ontario in achieving its Green Energy Strategy and environmental commitments, while assisting with the Government's coal-fired generation reduction program
- Government of Ontario in fulfilling its goals and principles of establishing a clean and healthy environment, economic growth, and strong communities for the long-term (Provincial Policy Statement)
- Development of stable, long-term electricity pricing for Ontario consumers
- Stimulation of economic and sustainable development in Niagara Region
- Encouragement of innovative and economically viable solutions to climate change

1.4 Energy Source, Classification and Name Plate Capacity

The HAF Wind Energy Project will convert the energy in the wind into electricity using wind turbine generators which will then feed into the Hydro One distribution system. This facility is classified as a **Class 4 Wind Facility** under the Renewable Energy Approval (REA) and is subject to the requirements of O.Reg 359/09. The proposed HAF Wind Energy Project has a name plate capacity of 9.0 megawatts (MW). The location of the Project and components are shown on **Tab 1 (Site Plan)**.

1.5 Project Location and Land Ownership

The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The Project Area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn.

More specifically, the Study Area is bound by:

- Mud Street
- S. Grimsby Road 10
- Regional Road 1
- Short Road
- Twenty Road
- Caistor Centre Road
- 5th Consession Road
- Abingdon Road
- Regional Road 65
- Westbrook Road
- Regional Road 20
- Regional Road 8



Figure 1: View of the Project Area, a Characteristic View of the Study Area

The landscape of the study area consists of an area of approximately 4808 ha and is generally agricultural in land use. Project components will be installed on privately-owned agricultural lots within the study area. Appendix A presents the project location. The land inside the project area is generally flat, with an elevation of 190 m to 197 m above mean

sea level. Within the Project Area, streams are relatively small, some only seasonal. There are some large drains in which water remains year round. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA. Most of these fields are tilled and planted seasonally with crops such as corn, oats, and soybeans. Field sizes vary considerably. The landscape is fragmented with open fields, roads, fences, planted crops and vegetation, and settlement areas. Figure 1, above, shows a characteristic view of the study area. There are few woodlots in and around the project area. The diversity of tree species is relatively low.

1.6 Project Facilities, Equipment and Technology

The major components of the project are as follows:

- Meteorological Tower
- It is anticipated that four (4) to five (5) turbines will be built. The **Vestas V100, 1.8 MW** turbine model has been selected as the preferred model.
- Collector systems, nacelle mounted transformers and a distribution system to connect to the Hydro One distribution system. Nacelle mounted 690v/27.6 kV step up transformers located in the nacelle housing of each turbine. Buried and overhead 27.6kV electrical collector system, switching station, and ancillaries.
- Turbine access roads
- Temporary staging areas for erection of wind turbines
- A small Supervision Control and Data Acquisition (SCADA)/operations building located at the switching station site

1.6.1 Meteorological Tower

A meteorological tower was installed within the study area to monitor wind speed, wind direction, temperature and humidity. The meteorological tower is approximately 60 m in height and was installed in April, 2010. The tower will remain for the duration of the Project to monitor wind turbine performance and environmental conditions. The tower is supported by guy wires.

1.6.2 Wind Turbines

The Vestas V100, 1.8 MW turbine has been selected as the preferred model for this project. It is anticipated that four (4) to five (5) turbines will be installed. Several alternative turbine locations were studied for environmental impacts and for flexibility to move turbine locations in future, if required. The Wind Turbine Specification Report provides greater detail on the model selected.

All turbines at the HAF Wind Energy Project will meet Transport Canada and NAVCanada requirements for aviation safety/lighting. Further details about the wind turbine proposed will be found in the Wind Turbine Report.

1.6.3 Access Roads and Crane Pads

Access roads, most likely made of packed gravel, will be required to access each wind turbine location. The placement of these roads will seek to minimize impacts on the environment while providing for effective maintenance access to each turbine location. The transportation of machinery, turbine components and other equipment will be done over the existing municipal roads as far as possible. During the construction phase, each wind turbine's access road will end at a crane pad where the turbine will be constructed. The crane will only be required during construction of the turbine. The crane pad will be made of the same material as the access roads. The land used for the crane pad will be restored through standard industry practices and as per applicable rules and regulations at the end of the construction phase. The access roads will be compliant with Ontario and municipal regulations and will be built to support the weight of the equipment and heavy machinery required to build each wind turbine location.

1.6.4 Collector System, Switching Station and Distribution Line

The energy from the Project will be collected via underground cabling and overhead lines and directed to a switching station. The switching station will connect directly to the local distribution system. The turbines will connect to the Hydro One distribution system. The power will be generated at approximately the 27.6 kV voltage level at the turbine step up to a local 27.6 kV collection system by nacelle-mounted transformers located in the nacelle housing of each turbine for Vestas turbines.

1.6.4.1 Collector System

The power generated at each of the wind turbine generators is transported through the collector system. The collector system consists of buried cables and overhead collector lines. In some cases, there may be some shared use with existing Hydro One lines and poles. The collector system will be built to Ontario standards.

1.6.4.2 Switching Station, Communications and SCADA

The switching station will be a chain-linked fenced area measuring approximately 1/4 acres. Within the fenced area, a switching station with a small pre fabricated building for SCADA will be equipped with full Supervision Control and Data Acquisition (SCADA) capabilities. Beside the maintenance building, there will be a switching gear. The maintenance building will have a gravel shoulder surrounding it. The overhead cables coming out of the switching station will attach onto dead-end poles from the fenced area for the switching station and will then attach to a metering pole.

1.6.4.3 Distribution System

Electricity collected at the switching station will be transferred to NPEI's distribution grid. A distribution line will be built to connect the station to the NPEI grid. An appropriate protection system, as per the best industry practices as well as utility guidelines will be provided.

1.6.5 Maintenance Building

The maintenance building will be located within the fenced area of the switching station. Aside from housing the SCADA system, the maintenance building may also be used as a spare parts warehouse. Maintenance tools used for generator alignment, tools for bolt torque and gearbox oil and tools used for oil filter change will also be stored in the maintenance building. There will be no permanent staff presence; therefore, a sanitation system will not be required. Only trained personnel will be permitted within the fenced in enclosure, including the maintenance building.

1.7 Project Activities

This project includes four main phases:

- 1) Development Phase;
- 2) Construction Phase;
- 3) Operations Phase; and,
- 4) Decommissioning Phase.

The following sections, 1.6.1 to 1.6.4, present an overview of each phase's activities. Details on these phases can be found in the Consultation Report, Construction Plan Report, Design and Operations Report and Decommissioning Plan Report.

1.7.1 Development Phase

This phase of the Project includes all of the assessments and plans required under the Renewable Energy Approvals (REA) requirements and best management practices. These generally include: the land acquisition, wind resource assessment, feasibility study, community relations, permitting, project description, public and agency consultation, natural heritage assessment, cultural heritage assessment, archaeological assessment, noise assessment, environmental impact assessment, construction plan, design and operations report, and decommissioning plan. The Development Phase is a critical step towards ensuring that the project achieves the Purpose outlined in Section 1.2. IPC is committed to deliver efficient and cost competitive energy in an environmentally responsible manner.

The Development Phase is not specifically discussed in the technical reports of the Renewable Energy Approval package, except where relevant for discussions around consultation, design, and environmental considerations for the project.

1.7.2 Construction Phase

This phase of the Project includes all activities from initial work planning, to testing of the wind energy project before commissioning. The main activities during this phase include site prospecting, transportation, new road building, installation of wind turbines including concrete foundations, crane platforms, and installation of the electrical networks and switching station. Further details on the Construction phase are found in the **Construction Plan Report**.

1.7.3 Operations Phase

The operation phase's activities mainly relate to regular maintenance, operation and examination of the Project's facilities. On average, two visits are planned each year per turbine for routine maintenance; however, additional visits may be required. More significant operations and maintenance tasks are planned at 5, 10, and 15 years intervals, as dictated by the life-cycle of the components. A major overhaul after 10 years of operation is generally required. Further details on the Operations phase are found in the **Design and Operations Report**.

1.7.4 Decommissioning Phase

The decommissioning phase of the project includes the disassembly, dismantling, and restoration of each wind turbine location. This will take place once the life cycle of the facility has expired. The decommissioning of the HAF Wind Energy Project may require the dismantling of the components making up the wind energy project, such as the turbines, their concrete foundations, the switching station and the overhead and/or underground electrical network. Decommissioning will take place in accordance with the laws and regulations in effect. Further details on the Decommissioning phase are found in the **Decommissioning Plan Report**.

1.8 Environmental Effects that May Result from the Project

1.8.1 Preliminary Records Review and Pre-Consultation

During the Development Phase of the project a Preliminary Records Review and Pre Consultation with Agencies was undertaken. The purpose of this was to obtain preliminary information about the potential environmental effects that may result from the project. This required that the proponent understand the proximity of the project to environmental components. During this period, the proponent obtained the locations of environmental features and developed an understanding of the geography of project location. This data was incorporated into the various reports and maps of this project.

Tabs 1 to 5 of the Renewable Energy Approval Package shows the proposed site plan, natural heritage maps, ecological land classification, and land use. Further environmental study has informed the proponent's understanding of the existing environmental components and thus the potential environmental effects as the REA progresses. The following reports provide additional guidance on how the project could interact with the environment:

- **Natural Heritage Assessment Report:** The Natural Heritage Assessment provides and inventory of the natural heritage features in proximity to the project. Including, herpetofauna, plants, vegetation, wildlife, bats, and birds. The report determines the significance of environmental features.
- **Water Assessment and Impacts Report:** The Water Assessment and Impacts Report describes the water resources in proximity to the project area and describes how these resources may be impacted by the proposed project. The report also provides mitigation and environmental protection measures to protect water resources and fish and aquatic habitat. The report expands on the Environmental Impact Statement (EIS)
- **Environmental Impact Statement (EIS) Report:** The EIS describes how the project will interact with the environment and describes environmental impacts. The report prescribes mitigation and protection measures for significant environmental features. The EIS is required where any aspect of the project interacts with REA setbacks and significant environmental components.
- **Environmental Effects Monitoring Plan (EEMP) Report:** The EEMP provides a monitoring plan for environmental effects. The purpose of the EEMP is to provide a framework monitoring and determining the environmental effects of the project during construction, operation and maintenance, and decommissioning.

The land use maps and natural heritage maps show known and assessed environmental components, where present, such as:

- Natural Heritage Resources
 - Waterbodies
 - Wetlands
 - Bird Nesting Sites
 - Wildlife Habitat

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- Woodlots
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas
- Conservation Reserves
- Provincial Parks
- Noise Receptors
- Provincial and Local Roads
- Areas Protected under Provincial Plans & Policies

1.8.2 General Summary of Environmental Effects

The potential effects of constructing, operating, maintaining, and decommissioning a wind energy project can typically be mitigated through known and accepted practices. Other REA documents describe how this project will reduce or mitigate these potential environmental concerns. The Project Description Report will **identify and describe** which environmental effects that may result from the project. This informed the following reports/studies and guided the proponent to addressing known and potential environmental effects.

The potential environmental impact concerns that may result from the project are typical of concerns related to wind energy facilities in agricultural areas. These concerns generally relate to three Environmental Components: **natural heritage, the socio-economic environment, cultural heritage and archaeological resources.**

In order to assess this, the proponent undertook a four season natural heritage assessment, cultural heritage assessment, archaeological Stage 1 and Stage 2 assessments, and public and agency consultation to understand the socio-economic landscape.

1.8.3 Role of Consultation in Determination of Effects

Consultations with land-owners, federal and provincial agencies, and utilities will take place to inform and describe these potential environmental effects. Consultations are an essential tool to ensuring that developers obtain environmental data that contributes to our understanding of the impacts of wind energy development. The analysis of these environmental and social effects, amongst several others, along with proposed mitigation and monitoring plans will be discussed in detail in the forthcoming reports required subject to the REA process.

1.8.4 Summary Table of Potential Environmental Effects

Table 1, found on the following pages, describes the Potential Negative Environmental Effects of the Proposed Wind Energy project. The table divides these effects into environmental components and provides additional information where applicable. The purpose of **Table 1** is to:

- provide guidance on directing future environmental assessment of the project
- identify necessary environmental studies and reporting requirements
- identify consultation avenues and provide fodder for future discussions with stakeholders
- identify potential negative environmental effects of the project and offer a lens from which to approach each environmental component
- offer a framework to organizing future environmental protection and mitigation measures.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
<p>Natural Heritage Resources</p> <p>Natural heritage resources include features such as wetlands, waterbodies, woodlots, valleylands, wildlife habitat, provincial parks, and conservation areas. Each of these features may be categorized into one or more of the environmental subcomponents of Waterbodies, Fish and Aquatic Habitat, and Wildlife and Terrestrial Habitat.</p>		
<p>Waterbodies</p> <p>This includes all water resources found within the study area, including those found on the surface, underground, or at seepage areas.</p> <p>Waterbodies include lakes, permanent streams, intermittent streams, seepage areas, and ground water.</p>	<ul style="list-style-type: none"> • The project will not impact a ground water seepage area The project is not anticipated to involve the storage of or consumption of water • The project will not require the alteration of surface water runoff patterns • Sedimentation and erosion control measures were included in the Construction Plan and Environmental Effects Monitoring Plan • Where the project interacts with watercourse and waterbodies, an environmental impact statement is required. • A Water Assessment and Impacts Report has been prepared. 	<ul style="list-style-type: none"> • The project may effect surface water quality and quantities of flow • If required, dewatering activities may impact natural heritage or water resources • The project may impact shoreline/riparian water quality and quantity • An unexpected oil or lubricant spill may impact water quality

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
<p>Fish and Aquatic Habitat This includes all fish and aquatic habitat including those of a seasonal or intermittent nature. This includes all areas where plants, animals and other aquatic organisms live or have the potential to live and find adequate amounts of food, water, shelter, and space to sustain their population, including an area where a species concentrates at a vulnerable point in its life cycle (i.e. spawning or reproduction) and an area that is important to a migratory or non-migratory species.</p>	<ul style="list-style-type: none"> • A Natural Heritage Assessment Report was prepared as part of this study. • The project must be setback from water courses and thus fish habitat • No shoreline/riparian works are anticipated as part of this project • Large quantities of toxic or hazardous materials are not typically found in the proposed facilities; small quantities are self-contained inside wind turbines or securely stored in a designated facility 	<ul style="list-style-type: none"> • Materials associated with turbines, including oils and lubricants may be spilled during construction, operation, maintenance, or decommissioning and impact water resources, fish, and aquatic habitat • Roads and electrical infrastructure crossing watercourses could impact fish and fish habitat.
<p>Wildlife and Terrestrial Habitat This includes all areas where terrestrial plants, animals and other organism live or have the potential to live and find adequate amounts of food, water, shelter, and space to sustain their population, including an area where a species concentrates at a vulnerable point in its life cycle and an area that is important to a migratory or non-migratory species.</p>	<ul style="list-style-type: none"> • Wildlife and Habitat studies were undertaken as part of the Natural Heritage Assessment; these studies conformed to MNR requirements. • The project facilities will be located away from significant wildlife habitat (including known bat hibernacula) and designated natural areas • The project will not impact potential habitat for species at risk • The project will not impact vegetation species at risk 	<ul style="list-style-type: none"> • The project could cause habitat loss or mortality to wildlife, including: <ul style="list-style-type: none"> • Birds; • Bats; • Amphibians; • Other flora and fauna
<p>Socio-Economic Environment The Socio-Economic Environment includes: land uses and resources; areas protected under provincial plans and policies; noise, air, odour and dust; provincial and local infrastructure; public health and safety; aesthetics and landscape; economy and livelihoods; and social justice.</p>		
<p>Land Use and Resources (including, Aboriginal Land Uses and Resources) Refers to land use as defined in the Planning Act (R.S.O. 1990). Includes all lands within 300 meters of the project location. Land uses and resources include: aggregate resources, landfill sites, petroleum wells, recreation areas, forest</p>	<ul style="list-style-type: none"> • Consultation with land-owners, municipalities, and any aboriginal parties has taken place during this study and will continue to do so. • The project takes place on lands that are optioned to the proponent • The existing land use for the project location is generally 	<ul style="list-style-type: none"> • The project could have a negative effect on residential commercial, or institutional land uses in proximity to the site • The project may impact aboriginal land uses; consultation with Indian and Northern Affairs Canada may be required.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
resources, aboriginal land claims, telecommunication (radio/radar), transportation, aerodromes, etc.	<p>agricultural in nature</p> <ul style="list-style-type: none"> • The project will conform to the land uses permitted under provincial and municipal requirements • Aboriginal land uses may be found in, or proximity to, the study area • The proposed project location does not possess potential for contamination • Consultation with NavCanada and Transport Canada is part of this process 	<ul style="list-style-type: none"> • The project may impact telecommunications and aerodrome facilities; consultation with NavCanada and Transport Canada will be required.
<p>Areas Protected under Provincial Plans and Policies</p> <p>Includes those areas that are defined under the Oak Ridges Moraine Conservation Plan Area, Niagara Escarpment Plan Area, Lake Simcoe Watershed Plan Area, and Green Belt Act.</p>	<ul style="list-style-type: none"> • The Niagara Escarpment Plan Area remains outside of the study area. • Consultation with the Niagara Peninsula Conservation Authority and Regional Municipality of Niagara will take place during this study. 	<ul style="list-style-type: none"> • The project is not anticipated to impact the Oak Ridges Moraine Conservation Plan Area, Niagara Escarpment Plan Area, Lake Simcoe Watershed Plan Area, and Green Belt Act regulated areas.
<p>Noise</p> <p>Refers to noise receptors as a location at which a discharged noise from a renewable energy generation facility is received.</p> <p>O.Reg 359/09 subsection (4) defines this term.</p>	<ul style="list-style-type: none"> • A Noise Assessment Study has been conducted as part of this study. • Wind turbines are known to produce noise and a noise assessment will be undertaken as part of the REA process • Setbacks from sensitive noise receptors are required as part of the REA; wind facilities may not be located in proximity to these receptors 	<ul style="list-style-type: none"> • The project may emit noise and effect sensitive noise receptors
<p>Air, Odour, Dust</p> <p>Includes emissions in to the atmosphere that include: nitrogen dioxide, sulphur dioxide, suspended particulates, emissions of green house gasses (GHGs: CO₂, Methane), and other odours and dust.</p>	<ul style="list-style-type: none"> • On a net basis the project will enhance air quality by reducing GHG emissions from alternative energy sources 	<ul style="list-style-type: none"> • During construction and decommissioning of the facility air quality will be temporarily negatively affected by emissions produced from construction machinery. These emissions include elevated levels of nitrogen dioxide, sulphur dioxide, suspended particulates, emissions of GHGs (CO₂, Methane), and other

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
		odours and dust.
Provincial and Local Infrastructure	<ul style="list-style-type: none"> • MTO and local municipalities will be contacted to ensure that provincial and local transportation infrastructure requirements are followed. 	<ul style="list-style-type: none"> • During construction and decommissioning provincial and local roads may be effected by the movement of construction equipment and turbine materials • Local water, sanitary, and stormwater facilities will not be impacted.
Public Health and Safety	<ul style="list-style-type: none"> • The project will comply with provincial health and safety laws and standards 	<ul style="list-style-type: none"> • Public health and safety will not be impacted by the proposed undertaking
Aesthetics and Landscape Refers to the visual aesthetics and landscape character of the land.	<ul style="list-style-type: none"> • While rural in nature, the landscape of the study area is largely dominated by industrial/commercial agriculture 	<ul style="list-style-type: none"> • The project may effect the aesthetics of the landscape by transforming it to a more industrial vista
Economy and Livelihoods Refers to the economic activities and employment found in the study area and includes the cultural nature of employment in shaping human identities.	<ul style="list-style-type: none"> • The project will produce economic activity in Niagara Region and in Ontario • The project is a community power project as the proponent is organized in Niagara Region 	<ul style="list-style-type: none"> • The project may effect the production of economic activity in the area or compete with local industries
Social Justice Refers to the pursuit of a fair and just society. This is characterized by a proportionate distribution of resources where no social group exploits another. Significant net imbalances may diminish the socio-economic goals of the project.	<ul style="list-style-type: none"> • The project is a community power project where the proponents live and work in close proximity to the proposed facilities • The proposal seeks to provide a net benefit to the local, regional, and provincial socio-economic environment 	<ul style="list-style-type: none"> • The project may provide a disproportionate distribution of resources to one social group or community within society
Cultural Heritage and Archaeological Resources		
Archaeology and Human History These refer to sites within the meaning of O.Reg 170/04 made under the Ontario Heritage Act. These include the historical and material remains of past human activities and inform us about past conditions	<ul style="list-style-type: none"> • A Stage 1 and Stage 2 Archaeological Assessment was undertaken to determine the archaeological potential • The study conformed to MOTC requirements. 	<ul style="list-style-type: none"> • The project may disturb archaeological remains which speak to the human history of the area during construction

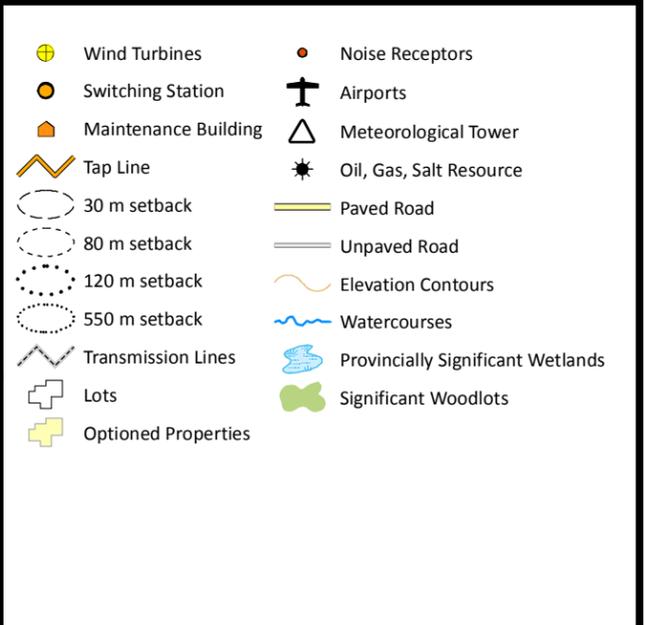
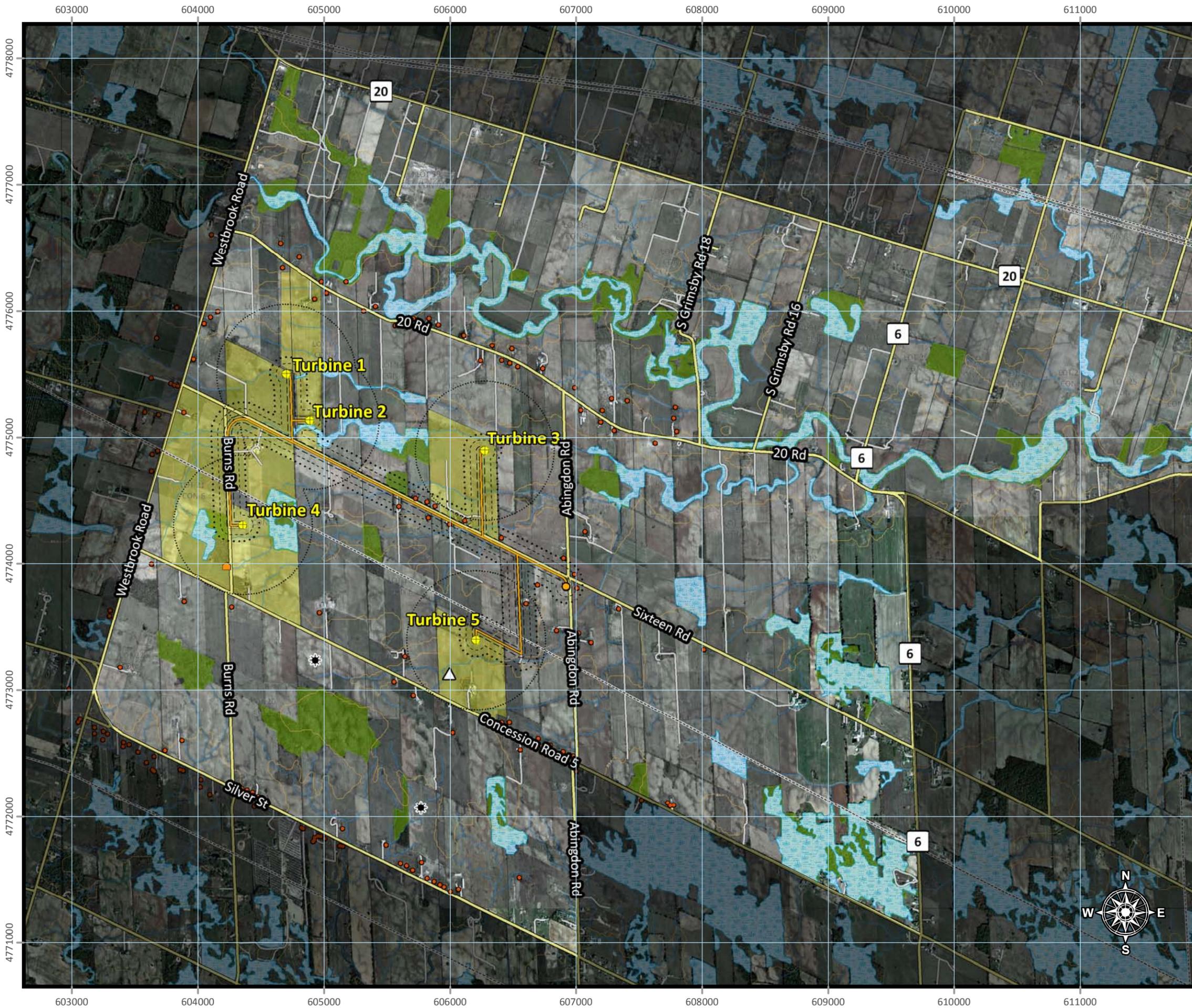
Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
<p>Heritage Resources Refers to real property that is of a cultural heritage value or interest and may include buildings, structures, landscape, or other real property.</p>	<ul style="list-style-type: none"> • Cultural Heritage Assessment was completed to determine cultural value before any facilities are constructed • The study conformed to MOTC requirements. • The proposal does not include any proposed modification or impacts to known protected properties or heritage resources 	<ul style="list-style-type: none"> • The project will not impact heritage resources.

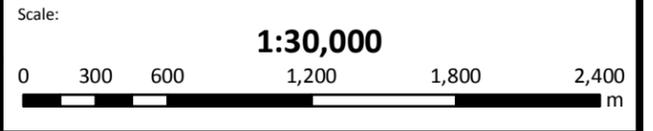
References

- Ontario Ministry of the Environment (MOE), 2010. *Technical Bulletin One. Guidance for preparing the Project Description Report, as part of an application under O.Reg.359/09*. Draft Document posted for public comment on the Environmental Registry March 1, 2010. Queen's Printer for Ontario. PIBS 7436e.
- Ontario Ministry of the Environment (MOE), 2009. *Ontario Regulation 359/09 Renewable Energy Approvals Under Part V.)1. of the Act. O.Reg.359/09*. Consolidation Period: September 24, 2009 to September 30, 2009. Filed October 1, 2009. Queen's Printer for Ontario.

Appendix B
Draft Land Use Maps



Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project: **HAF WIND ENERGY PROJECT**

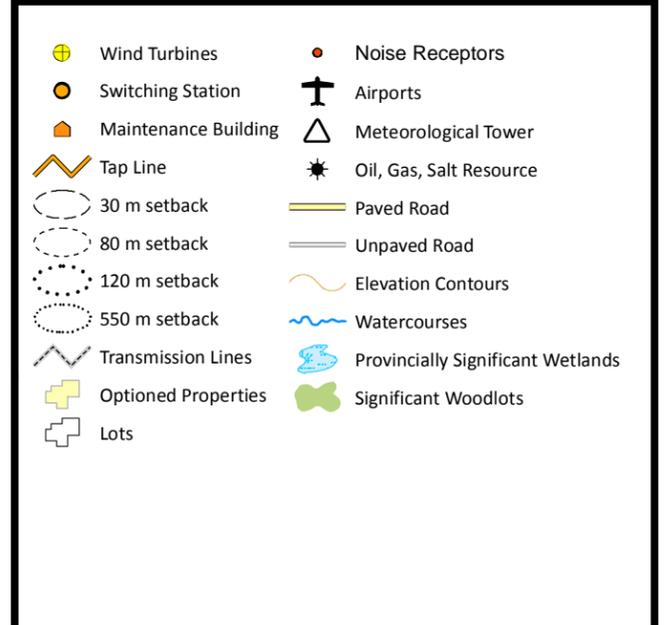
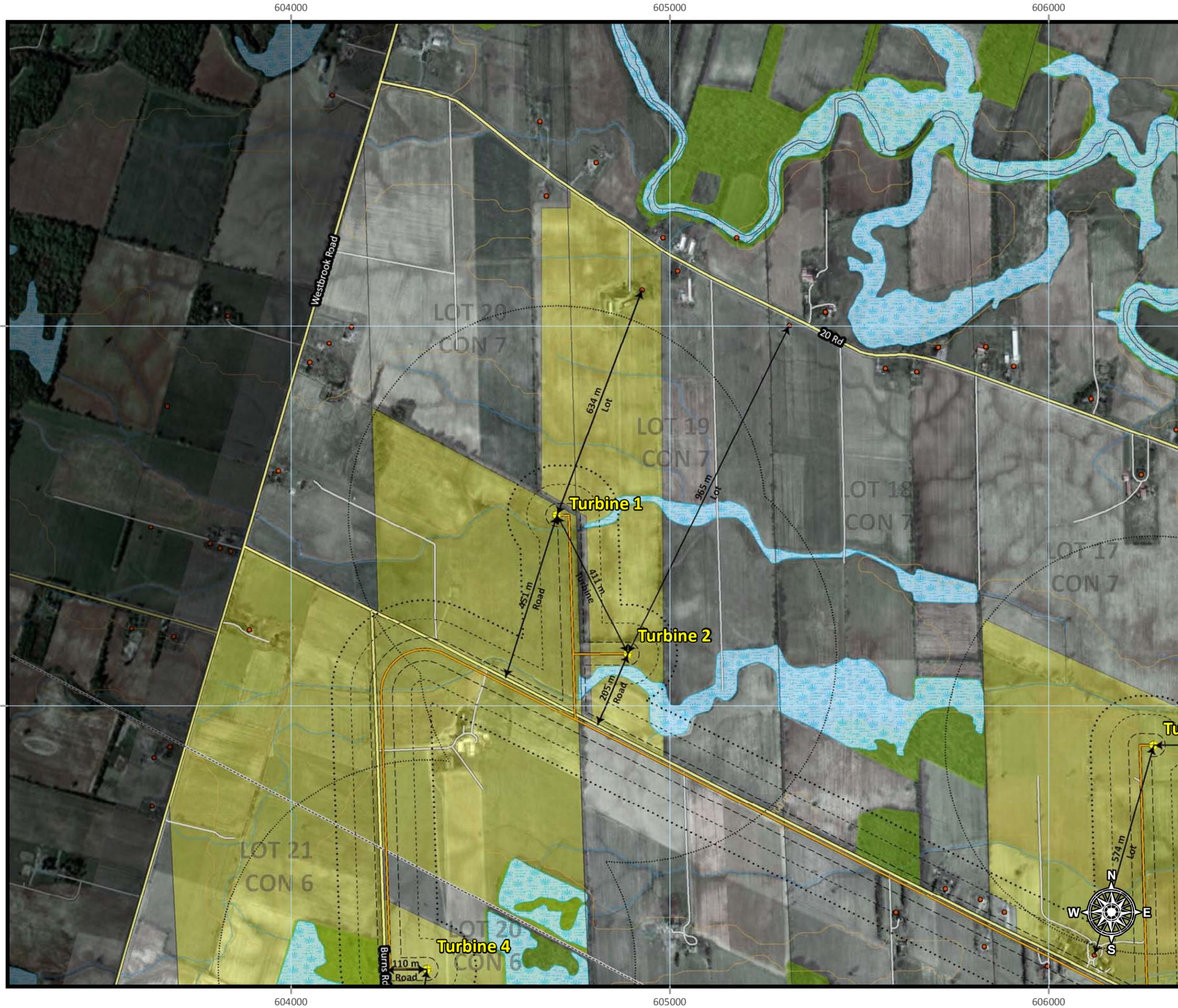
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 Landuse**

Project No.: **1104037**

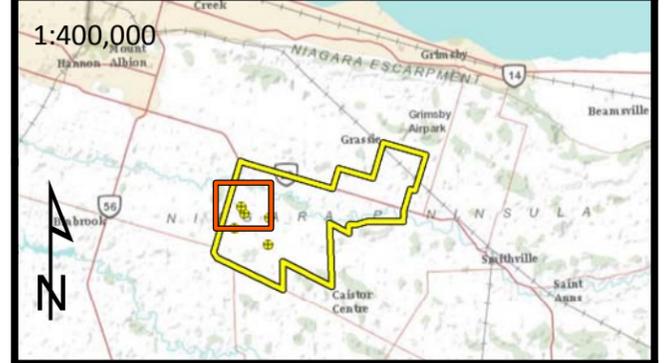
Drawing No.: **Figure No. 1**

Date: **September 9, 2010**

Date: **September 9, 2010**



Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project: **HAF WIND ENERGY PROJECT**

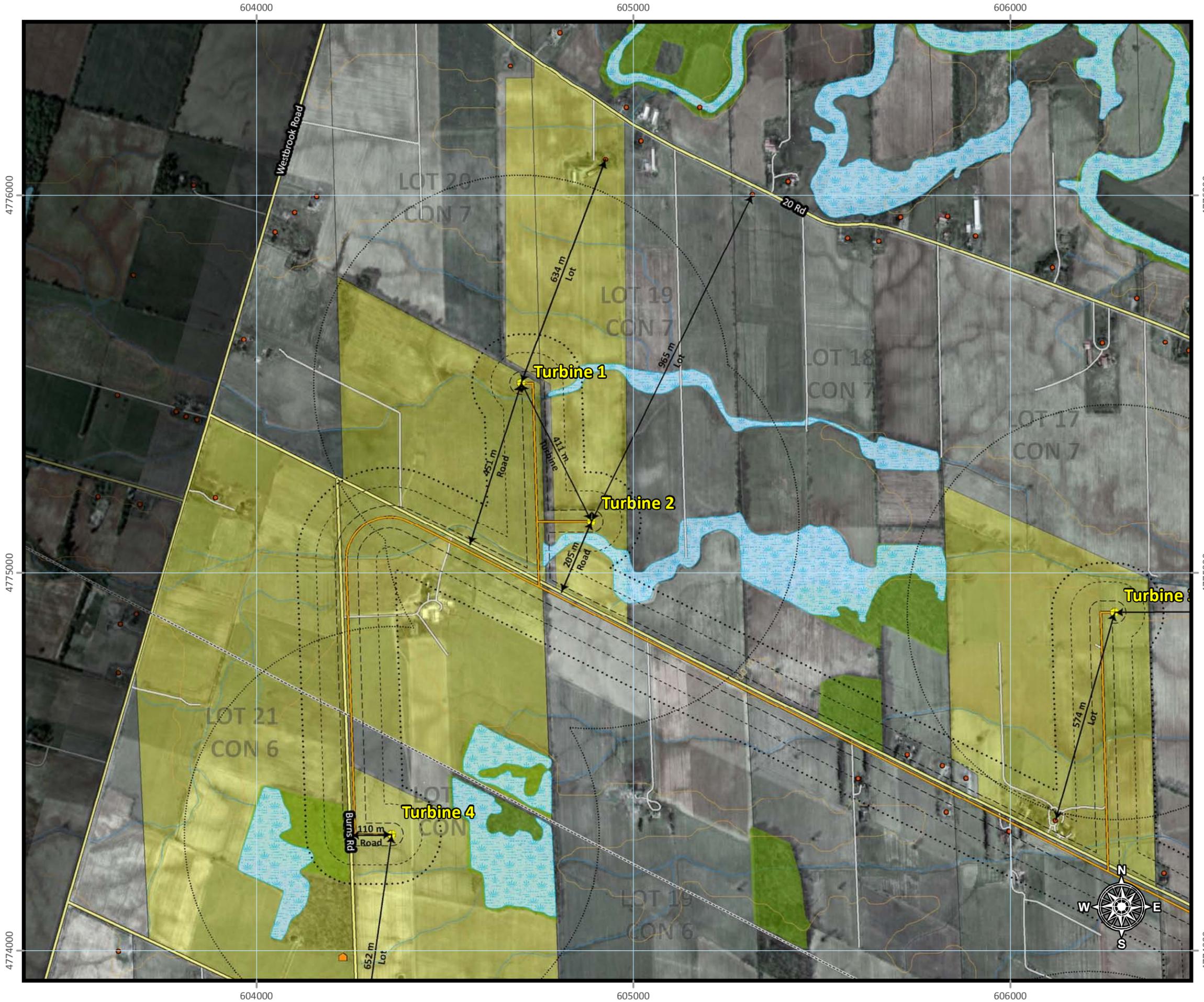
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 Landuse in Proximity to Turbine 1**

Project No.: **1104037**

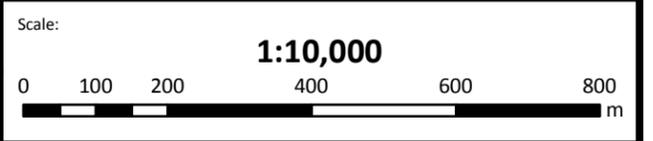
Drawing No.: **Figure No. 2**

Date: **September 9, 2010**

Date: **September 9, 2010**



Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project: **HAF WIND ENERGY PROJECT**

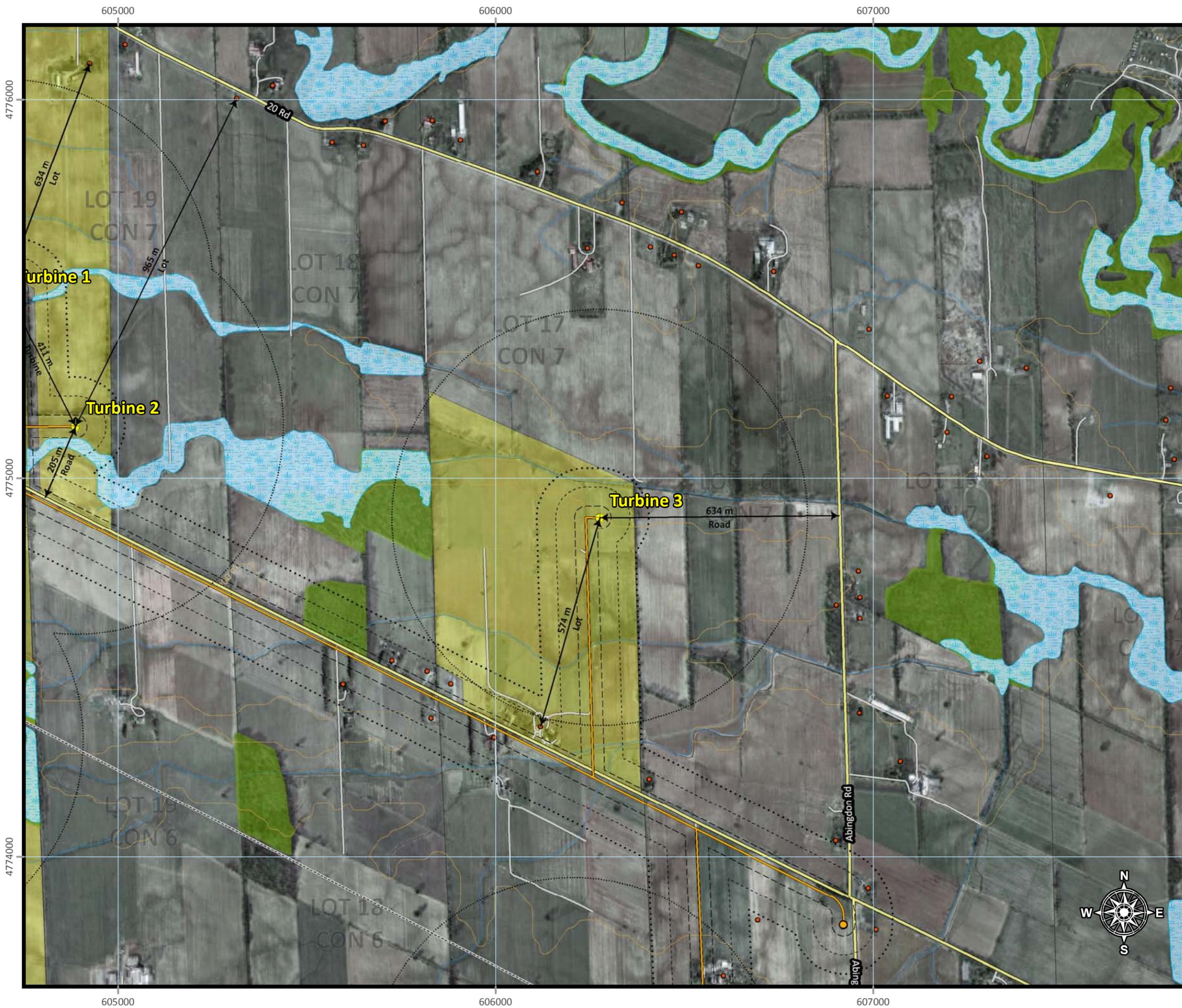
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 Landuse in Proximity to Turbine 2**

Project No.: **1104037**

Drawing No.: **Figure No. 3**

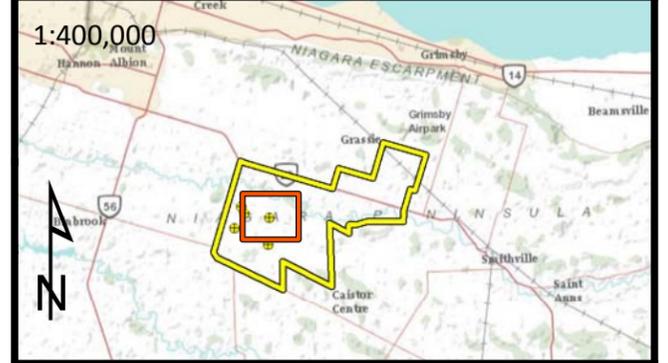
Date: **September 9, 2010**

Date: **September 9, 2010**



- Wind Turbines
- Switching Station
- Maintenance Building
- Tap Line
- 30 m setback
- 80 m setback
- 120 m setback
- 550 m setback
- Transmission Lines
- Optioned Properties
- Lots
- Noise Receptors
- Meteorological Tower
- Oil, Gas, Salt Resource
- Airports
- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Provincially Significant Wetlands
- Significant Woodlots

Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project:
HAF WIND ENERGY PROJECT

Title:
**Proposed Wind Turbines Site Plan
 Landuse in Proximity to Turbine 3**

Project No.:
1104037

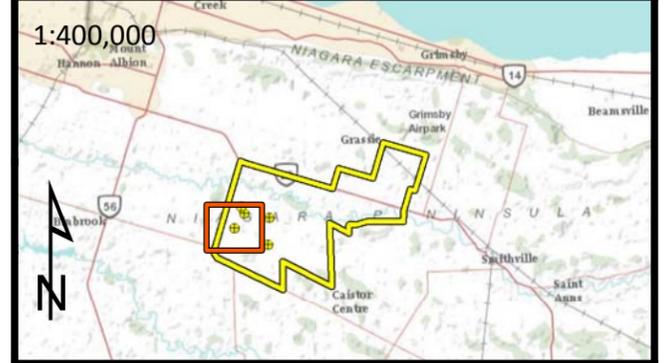
Drawing No.:
Figure No. 4

Date:
September 9, 2010

Date:
September 9, 2010



Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project: **HAF WIND ENERGY PROJECT**

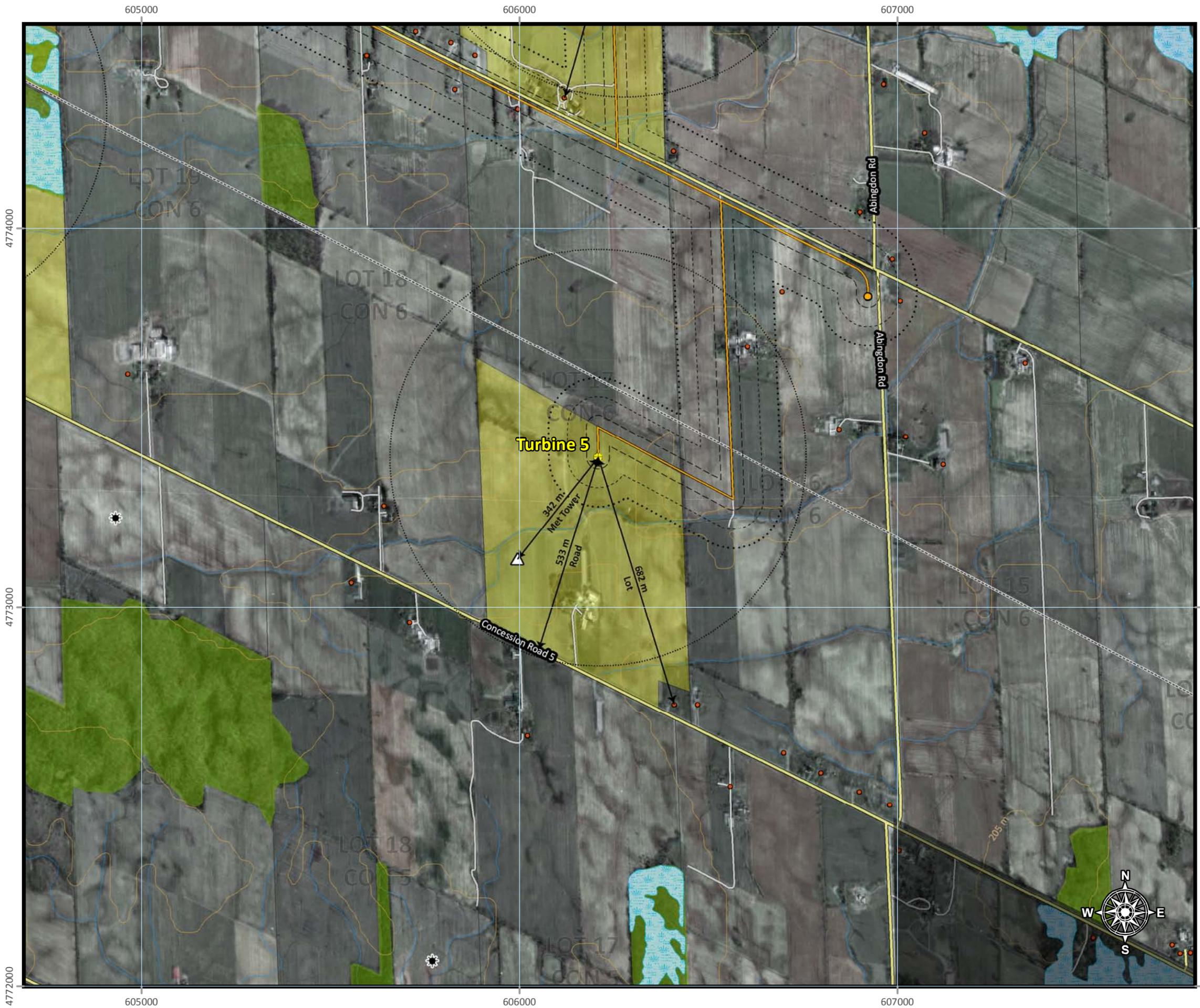
Title: **Proposed Wind Turbines Site Plan
 Landuse in Proximity to Turbine 4**

Project No.: **1104037**

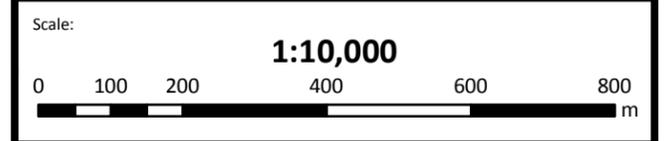
Drawing No.: **Figure No. 5**

Date: **September 9, 2010**

Date: **September 9, 2010**



Produced by Morrison Hershfield September 2010.
 All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.



Project:
HAF WIND ENERGY PROJECT

Title:
**Proposed Wind Turbines Site Plan
 Landuse in Proximity to Turbine 5**

Project No.:
1104037

Drawing No.:
Figure No. 6

Date:
September 9, 2010

Date:
September 9, 2010

Appendix C
Draft Turbine Coordinates

Table 2: Navigation and Radar Considerations

The following table provides the turbine number, location, tower height, ground elevation, rotor diameter, blade length, and navigational aid details for each. The location data is available in various GIS and Map formats.

HAF Wind Energy Project: 26-Jul-10

Model: Vestas V100-1.8 MW

Turbine #	UTM (17N, NAD83 Projection)	Lat / Long (Decimal)	Tower Height (Base to Centre of Nacelle), Meters	Ground Elevation (At Base), Meters	Rotor Diameter, Meters	Blade Length, Meters	Total Height, Meters	Navigational Aids	
								Painted	Light
01 11-Aug-10 Rev	604702, 4775503	N43 07.501 W79 42.770	95	196	100	49	340	As req.	As req.
02 11-Aug-10 Rev	604889, 4775137	N43 07.302 W79 42.637	95	196	100	49	340	As req.	As req.
03	606276, 4774896	N43 07.161 W79 41.617	95	205	100	49	349	As req.	As req.
04	604359, 4774307	N43 06.858 W79 43.037	95	199	100	49	343	As req.	As req.
05	606208, 4773395	N43 06.350 W79 41.684	95	200	100	49	344	As req.	As req.

April 1, 2011

File: D.20.10.OTH-01510

Mr. Jonathan Veale
Environmental Planner
Morrison Hershfield
235 Yorkland Boulevard
Suite 600
Toronto, ON M2J 1T1

Dear Mr. Veale:

**Re: Review of Renewable Energy Package
HAF Wind Energy Project
Township of West Lincoln**

Thank you for providing a copy of the draft Renewable Energy Approval (REA) Package for the HAF Wind Energy Project. Regional staff has reviewed the above noted proposal as it relates to the use of the Regional infrastructure and servicing for the proposed construction of the turbines and installation of the transmission lines, emergency management procedures/safety protocols, and significant natural heritage features and water resources within the study area. Regional staff offers the following comments to assist the study team in completing the REA Package.

Regional Infrastructure and Servicing

The study area for the proposed renewable energy project encompasses a section of Highway 20 (Regional Road 20). However, the direct road access for the proposed locations of the wind turbines is under local jurisdiction. We note that during the construction phase the turbines may be transported along Regional roads. For our comments in regard to the proposal and Regional permits that may be required, please refer to the attached copy of the Municipal Consultation Form. The developer is advised to contact Mr. Paul Zelenak, Permits, Municipal Law Enforcement Officer at 905-685-4225, extension 3267, to discuss permit requirements. With respect to infrastructure and servicing, Regional staff advise that there are no watermains or sanitary sewers in this area of the Township.

Emergency Management Procedures/Safety Protocols

With respect to emergency management procedures and safety protocols, Regional staff has no concerns with the proposed development

Significant Natural Heritage Features and Water Bodies

Regional staff has reviewed the reports that were prepared in order to identify any significant natural heritage features and water resources, assess potential environmental effects from the proposed development, and any mitigation measures to protect significant environmental features. Regional staff note that the Township of West Lincoln's mapping was used in the natural heritage review. Mapping in the Township's existing Official Plan does not reflect current Regional and Provincial mapping. For up to date information on natural heritage features in the study area, please refer to mapping found within the Regional Policy Plan and Provincial Plans or in Township's new Official Plan. In addition, it should be noted that the mapping of Provincially Significant Wetlands provided by the Ministry of Natural Resources is more up to date than Regional mapping. However, the other natural heritage features identified by the Region's Core Natural Heritage Map should still be referred to during the review of natural heritage features for the study area.

Section 3.0 of the Environmental Impact Statement Report provides an overview of the natural heritage features that were evaluated in the study area. Regional staff note that section 3.2.1 and 3.2.2 acknowledge that there are several Provincially Significant Wetlands and forested areas designated as Significant within the study area. However, Regional staff note that turbine 1 and 2 and the associated tap line are proposed to be located within 120 metres of Lower Twenty Mile Creek Provincially Significant Wetland Complex, which is designated Environmental Protection Area (EPA) in the Regional Policy Plan. Tap line for turbine 4 is within 120 metres of a Provincially Significant Wetland and of a significant woodland, which is designated Environmental Conservation Area (ECA) in the Regional Policy Plan.

Section 3.0 of the Water Assessment and Impacts Report outlines the watersheds found in the study area and provides an assessment of the fish habitat. The Regional Policy Plan identifies a number of watercourses in the study area as Fish Habitat. Regional mapping is based on Fish Habitat typing of watercourses provided by MNR. Section 3.2 indicates that there are several watercourses within 120 metres of the proposed project works. However, Regional staff note that turbine 1 is within 120 metres of a watercourse, which is designated Fish Habitat in the Regional Policy Plan.

Niagara Peninsula Conservation Authority (NPCA), through its work on Source Protection Planning, has identified the study area as being located within Highly Vulnerable Aquifer areas. Based on our review, we note that turbine 1 and 2 are proposed to be located within a Highly Vulnerable Aquifer area.

Regional staff note that that the study area is located within the Township of West Lincoln. As such, comments may be provided by the Township.

The Niagara Peninsula Conservation Authority also may provide comments related to natural heritage and water resources in the study area.

Conclusion

In summary, Regional staff request that the above noted comments are addressed during the completion of the REA Package. If you have any questions or wish to discuss these comments, please contact Mark Johnson, Planner, or Don Campbell, Manager, Development Initiatives.

Yours truly,



Mark Johnson
Planner

MJ/

- c: Mr. B. Treble, Director of Planning and Building Services,
Township of West Lincoln
- Mr. P. Zelenak, Permits, Municipal Law Enforcement Officer
- Ms. L. Earl, Watershed Planner, NPCA

Part B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4: Municipal or Local Authority Contact Information

Local Municipality (include each local municipality in which project is situated)					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone	E-Mail Address
-	-	-	-	-	-
Upper Tier Municipality (include each upper tier municipality in which project is situated)					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone	E-Mail Address
Niagara Region	2201 St. David's Road P.O. Box 1042 Thorold, ON	905-685-4225	Kevin Bain	905-685-1571	kevin.bain@niagararegion.ca

Section 5: Consultation Requirement

5.1 Project Location
Provide comment on the project location with respect to infrastructure and servicing. There are no watermains or sanitary sewers in the project area.
5.2 Project Roads
Provide comment on the proposed project's plans respecting proposed road access. All direct access appears to be from roads under local jurisdiction.
Identify any issues and provide recommendations with respect to road access. N/A
Provide comment on any proposed Traffic Management Plans A Traffic Management Plan was not provided with the proposal. If any Traffic Management Plan is required, it will have to be reviewed by Regional for approval. If Regional Roads are to be used to transport the turbines to the project locations a Regional Oversized Load Permit will be required.
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans To be provided at time of any Traffic Management Plan.
5.3 Municipal or Local authority Service Connections
Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads. N/A
Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads. N/A

5.4 Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility.

N/A

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

No concerns

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

No concerns

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location.

N/A

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

N/A

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers.

N/A

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults.

N/A

Identify any issues and recommendation with respect to the proposed location of existing and proposed gas and electricity lines and connections.

N/A

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

N/A

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Refer to letter for Regional comments.

Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource.

Information to be provided by the Ministry of Culture.

Table 1: Proponent Response to Region of Niagara Comments

April 5, 2011

HAF Wind Energy Project- Region of Niagara Draft REA Review Summary		
Item No.	Region Comment	Proponent Response
5.1 Project Location		
1.	There are no watermains or sanitary sewers in the project area.	Comment noted.
5.2 Project Roads		
5.2.1 Provide comment on the proposed project's plans respecting proposed road access		
2.	All direct access appears to be from roads under local jurisdiction.	Comment noted. Consultation with the Township of West Lincoln with respect to proposed road access is being undertaken.
5.2.2 Identify any issues and provide recommendations with respect to road access		
3.	N/A	
5.2.3 Provide comment on any proposed Traffic Management Plans		
4.	A Traffic Management Plan was not provided with the proposal. If any Traffic Management Plan is required, it will have to be reviewed by Regional staff for approval. If Regional Roads are to be used to transport the turbines to the project locations a Regional Oversized Load Permit will be required.	<p>Vestas, as the selected turbine manufacturer will be responsible for delivering the turbine components to each turbine site and acquiring the necessary traffic permits required in consultation with the Township, Niagara Region, and MTO where applicable. These permits will be obtained separately from the REA process.</p> <p>The Construction Contractor/ turbine manufacturer will be responsible for the creation and implementation of a Traffic Management Plan during construction, which includes obtaining the required permits to carry out construction activities and the safe delivery of turbine components/construction equipment.</p> <p>The exact dimensions of construction and turbine delivery vehicles will be determined once the respective contracts have been awarded during detailed design.</p> <p>The Traffic Management plan will be submitted to the Region in advance of construction commencement for review and comment. The plan will outline specific strategies for controlling the delivery/movement of materials and personnel to and from each construction site; oversized loads; management of any required upgrading and/or modification of roadwork. The plan will also include dust and emission control measures.</p>
5.2.4 Identify any issues and provide recommendation with respect to the proposed Traffic Management Plans		
5.	To be provided at time of any Traffic Management Plan	Comment noted. As stated above a Traffic Management Plan will be prepared and submitted to the Region for review and comment by the Construction Contractor/Turbine Manufacturer prior to the commencement of construction.

HAF Wind Energy Project- Region of Niagara Draft REA Review Summary		
Item No.	Region Comment	Proponent Response
5.3 Municipal or Local Authority Connections		
5.3.1 Provide Comment on the proposed project plans related to the location of and type of municipal service connections, other than roads		
6.	N/A	
5.3.2 Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads		
7.	N/A	
5.4 Facility Other		
5.4.1 Identify any issues and recommendations with respect to the proposed landscaping design for the facility		
8.	N/A	
5.4.2 Provide comment on the proposed project plans for emergency management procedures/safety protocols		
9.	No concerns	Comment noted.
5.4.3 Identify any issues and recommendations with respect to the proposed emergency management procedures/safety protocols		
10.	No concerns	Comment noted.
5.4.4 Identify any issues and recommendations with respect to any Easement or Restrictive Covenants associated with the Project Location		
11.	N/A	
5.5 Project Construction		
5.5.1 Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction		
12.	N/A	
5.5.2 Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers		
13.	N/A	
5.5.3 Identify any issues and recommendations with respect to the proposed location of buried kiosks and above grade utility vaults		
14.	N/A	
5.5.4 Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections.		
15.	N/A	
5.5.5 Provide comment on the proposed project plans with respect to Building Code permits and licenses		
16.	N/A	

Table 1: Proponent Response to Region of Niagara Comments

April 5, 2011

HAF Wind Energy Project- Region of Niagara Draft REA Review Summary		
Item No.	Region Comment	Proponent Response
5.5.6	Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory	
17.	<p>Regional staff has reviewed the reports that were prepared in order to identify any significant natural heritage features and water resources, assess potential environmental effects from the proposed development, and any mitigation measures to protect significant environmental features. Regional staff note that the Township of West Lincoln's mapping was used in the natural heritage review. Mapping in the Township's existing Official Plan does not reflect current Regional and Provincial mapping. For up to date information on natural heritage features in the study area, please refer to mapping found within the Regional Policy Plan and Provincial Plans or in Township's new Official Plan. In addition, it should be noted that the mapping of Provincially Significant Wetlands provided by the Ministry of Natural Resources is more up to date than Regional mapping. However, the other natural heritage features identified by the Region's Core Natural Heritage Map should still be referred to during the review of natural heritage features for the study area.</p>	<p>In addition to mapping obtained from the Township of Wainfleet for the identification of natural heritage features and waterbodies within the study area, data was also obtained by various other sources as required by the records review process prescribed under O. Reg. 359/09.</p> <p>MNR provided the study team with up-to-date mapping showing the boundaries of evaluated wetlands within the project area.</p> <p>Niagara Peninsula Conservation Authority provided data on vegetation communities in the project area and provided us with a Natural Areas Inventory Study they conducted in 2006-2009.</p> <p>Niagara Region provided mapping of significant woodlots, evaluated wetlands, fish habitat, municipal drainage, potential natural heritage corridors, and Areas of Natural and Scientific Interest (ANSIs).</p> <p>Project mapping will be reviewed for accuracy and revised, where required. Data sources will also be provided on revised project mapping for greater clarification of resources consulted.</p>
18.	<p>Section 3.0 of the Environmental Impact Statement Report provided an overview of the natural heritage features that were evaluated in the study area. Regional staff note that section 3.2.1 and 3.2.2 acknowledge that there are several Provincially Significant Wetlands and forested areas designated as Significant within the study area. However, Regional staff note that turbines 1 and 2 and the associated tap line are proposed to be located within 120 metres of Lower Twenty Mile Creek Provincially Significant Wetland Complex, which is designated Environmental Protection Area (EPA) in the Regional Policy Plan. Tap line for turbine 4 is within 120 metres of a Provincially Significant Wetland and of a significant woodland, which is designated Environmental Conservation Area (ECA) in the Regional Policy Plan.</p>	<p>In addition to identifying the Significance or Provincial Significance of natural heritage features within 120 metres of the project location and associated infrastructure, the EIS will be revised to include mention of features that are also located within a designated Environmental Protection Area (EPA) and Environmental conservation Area (ECA) as identified within the Regional Policy Plan. Additional mitigation will be provided, where required.</p>
19.	<p>Section 3.0 of the Water Assessment and Impacts Report outlines the watersheds found in the study area and provides an assessment of the fish habitat. The Regional Policy Plan identifies a number of watercourses in the study area as Fish Habitat. Regional mapping is based on Fish Habitat typing of watercourses provided by MNR. Section 3.2 indicates that there are several watercourses within 120 metres of the proposed project works. However, Regional staff note that turbine 1 is within 120 metres of a watercourse, which is designated Fish Habitat in the Regional Policy Plan.</p>	<p>Comment noted. Revisions will be made to Section 3.2.1 within the Water Assessment and Impact Report to provide a more detailed description of the watercourse within 120 metres of the base of turbine 1.</p> <p>Please also refer to Section 3.2.2 of the same report, which does provide a description of the same watercourse and characteristics of fish habitat.</p>

Table 1: Proponent Response to Region of Niagara Comments

April 5, 2011

HAF Wind Energy Project- Region of Niagara Draft REA Review Summary		
Item No.	Region Comment	Proponent Response
20.	Niagara Peninsula Conservation Authority (NPCA), through its work on Source Protection Planning, has identified the study area as being located within Highly Vulnerable Aquifer areas. Based on our review, we note that turbines 1 and 2 are proposed to be located within a Highly Vulnerable Aquifer Area.	<p>NPCA is being consulted with respect to water crossings and areas of high water vulnerability that might interact with the project's design. Their comments and additional mitigation will be incorporated into project reports once received.</p> <p>The design and operation of the HAF Wind Energy Project will not have any effects on ground water resources as there is no significant pollutant loading associated with the facility's operations.</p> <p>The storage and use of hazardous liquids will be maintained in accordance with the regulations and guidelines established by the Ministry of Environment.</p> <p>Should any spills of Petroleum, Oils or Lubricants (POL) occur at the project site the procedures identified in Section 5.2 of the Environmental Effects Monitoring Plan (EEMP) will be adhered to and the appropriate authorities will be immediately notified.</p>
21.	Regional staff note that the study area is located within the Township of West Lincoln. As such, comments may be provided by the Township. The Niagara Peninsula Conservation Authority also may provide comments related to the natural heritage and water resources in the study area.	Comment noted. The Proponent is actively engaged in consultation with the Township of West Lincoln and the Niagara Peninsula Conservation Authority with regards to the identification and characteristics of natural heritage features and water resources within the study area. Their comments will be incorporated into the project's mapping and associated reports were required.
5.5.7 Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource		
22.	Information to be provided by the Ministry of Culture	Comment noted. Proponent is in agreement.



MORRISON HERSHFIELD

April 23, 2012

Mr. Kevin Bain
Regional Clerk
Niagara Region
2201 St. David's Road, P.O. Box 1042
Thorold, Ontario L2V 4T7

Dear Mr. Bain:

Re: Notice of Public Meeting #2 for the HAF Wind Energy Project

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total of five (5) turbines with a maximum name plate capacity of 9 MW. The project location is described in the map in the attached notice.

The purpose of this letter and attached notice is to inform you that Vineland Power Inc. proposes to engage in this wind energy project, how you can obtain further information on the project, and to invite you to attend the Project's Second Public Open House.

If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. The Public Open House will provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and questions regarding the project. We appreciate your input and welcome your attendance at the Public Open House scheduled for:

Date: **June 26, 2012**
Time: **3:00 pm to 8:00 pm**
Location: **Township of West Lincoln, Caistor Community Centre**
9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0

We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House. The Project team has designated an additional hour from **2:00 pm- 3:00 pm** to meet with Agency and Municipal Stakeholders prior to

the start of the Public Meeting on June 26, 2012. Please contact us if you believe that a meeting would be appropriate.

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meeting, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: tom@ipcenergy.ca

Ms. Britney Pringle

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com



MORRISON HERSHFIELD

April 25, 2012

Mr. Mark Johnson
Planner, Public Works Department
Niagara Region
2100 St. David's Road, PO Box 1042
Thorold, Ontario
L2V 4T7

**Re: Proposed HAF Wind Energy Project
Draft Renewable Energy Approval Package**

Dear Mr. Johnson:

On behalf of the Proponent, Vineland Power Inc. and the project team please find enclosed one paper copy and a CD set of the draft Renewable Energy Approval (REA) Package for the HAF Wind Energy Project. These updated documents were filed for public viewing as of Wednesday April 25th, 2012 in advance of the project's second public meeting scheduled for:

Date: **June 26, 2012**
Time: **3:00 pm to 8:00 pm**
Location: **Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0**

Draft documents were originally provided to the Region for review and comment on November 29th, 2010. Niagara Region provided a completed Municipal Consultation Form for the HAF wind Energy Project on April 1st, 2011.

Recently there has been a design modification concerning access and interconnection to Turbine 4. A summary of design modifications is provided below:

- Access road for Turbine 4 will now enter from Concession Road. 5 to avoid Burns Road.
- Underground collector line will travel in a northeast direction across the Turbine 4 property up to Sixteen Rd.

These design modifications are reflected in updated project reports and mapping (refer to attached mapping). As a result of these design modifications the Proponent has undertaken additional Stage 2 Archaeology Assessments. These reports have been reviewed by the Ministry of Tourism, Culture, and Sport and their findings have been confirmed. The Proponent has also revised the previously submitted Natural Heritage Assessment (NHA) and Environmental Impact Study (EIS). The Ministry of Natural Resources has provided their written confirmation of the Report's findings and results.

At this time, the Proponent would like to provide Niagara Region with an additional opportunity to review and provide comment on updated Draft REA package materials to be finalized prior to submission to MOE. Should the Region wish to update the previously submitted Municipal

Consultation Form dated April 1st, 2011, please use the updated form included in this correspondence.

It is anticipated that the Proponent's final application will be submitted to MOE at the end of June, 2012 after the Second Public Meeting has been held and stakeholder comments have been addressed.

Copies of all draft reports and materials are also available for public viewing on the project's website at: www.hafwindenergy.ca

As always, the project team remains available to meet with Region Staff and/or Council to discuss the project, provided materials, and to address any outstanding questions or concerns. Please contact us should you have any questions regarding this submission.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
Wainfleet Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: tom@ipcenergy.ca

Ms. Britney Pringle

Environmental Planner, MH
Wainfleet Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com

Encls. Notice of Public Meeting #2
Draft REA Documents for the HAF Wind Energy Project
Updated Municipal Consultation Form



TRANSMITTAL FORM



TO: **Mr. Mark Johnson**
Planner, Public Works Department
Niagara Region
2201 St. David's Road, P.O Box 1042
Thorold, Ontario L2V 4T7

DATE: April 25, 2012
VIA: Courier
YOUR REFERENCE:

PROJECT: HAF Wind Energy Project – Draft REA Package PROJECT No.: 1104037.00

K:\PROJ\1104037\PROJECT MANAGEMENT\TRANSMITTALS\1104037_MUNICIPAL CONSULTATION_NIAGARA REGION_25APRIL12.DOC

Enclosed herewith are:

No. of Copies	Item	Description
1	Draft Renewable Energy Approval Package Reports: <ul style="list-style-type: none">• Project Description• Wind Turbine Specification• Construction Plan Report• Design and Operations Report• Decommissioning Plan Report• Cultural Heritage Assessment Report• Archaeological Assessment Reports (Stage 1 and 2)• Noise Assessment Report• Natural Heritage Assessment Report• Environmental Impact Study Report• Environmental Effects Monitoring Plan for Birds and Bats• Water Assessment and Impacts Report• Study Area Map• Site Plan• Land-use Maps	These documents are provided for your review and comment under O.Reg 359/09.
1	CD containing electronic versions of REA reports	
1	Municipal Consultation Form (Proponent Completed)	

Yours truly,

A handwritten signature in blue ink that reads 'B Pringle'.

Britney Pringle
MH Environmental Planner

Ministry of the Environment

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY

Section 1 - Project Description

1.1 - Renewable Energy Project
Project Name <i>(Project identifier to be used as a reference in correspondence)</i> HAF Wind Energy Project (Project No. 1104037.00)

Project Location					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
Civic Address- Street information <i>(includes street number, name, type and direction)</i>					Unit Identifier <i>(i.e. apartment number)</i>
See attached Project Description (Appendix A) and Land Use Maps (Appendix B)					
Survey Address <i>(Not required if Street Information is provided)</i>					
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.		Part and Reference: used to indicate location within unorganized territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.			
Lot	Conc.	Part		Reference Plan	
Location Information <i>(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)</i> Township of West Lincoln, Regional Municipality of Niagara, Ontario, Canada					
Geo Reference <i>(e.g. southwest corner of property)</i>					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing
NAD83	17N	Accurate to <1 meter	Point to radius	(SEE APPENDIX C for Coordinates)	

Project Phasing <i>(outline construction, operation and decommissioning activities)</i>
See Project Description Report (PDR) (Appendix A) - The project will be conducted in four main phases: 1) Development, 2) Construction, 3) Operations and Maintenance, and 4) Decommissioning. The attached PDR describes each of these phases. This project is presently in the development phase where the proponent seeks to obtain the required approvals. The following reports are available for your reference: Design & Operations Report, Construction Plan Report, Decommissioning Plan Report, and Wind Turbine Specification Report.

1.2 - Environmental Context
Describe any negative environmental effects that may result from engaging in the project <i>(consider construction, operation and decommissioning activities.)</i> A number of environmental effects are possible, our initial assessment is included in the draft Project Description Report. Following that, the draft REA reports describe environmental effects from the perspective of each phase and the required tasks to construct, operate, and decommission the facility.
Propose early avoidance/prevention/mitigation concepts and measures. The potential effects of constructing, operating, maintaining, and decommissioning a wind energy project can typically be mitigated through known and accepted practices. The each REA report describe how this project will reduce or mitigate these potential environmental concerns. Please see the appropriate report for each phase to learn about the proposed avoidance/prevention/mitigation measures.

--

1.3 - Renewable Energy Generation Facility

Type of Facility / Operation (select all that apply & complete all appropriate sections)

<input checked="" type="checkbox"/>	Wind Facility (Land Based) Class 4 Wind Facility	<input type="checkbox"/>	Biofuel Facility
<input type="checkbox"/>	Wind Facility (Off-Shore)	<input type="checkbox"/>	Solar Photo Voltaic Facility
<input type="checkbox"/>	Biogas Facility (Anaerobic Digesters)	<input type="checkbox"/>	Other Describe :
<input type="checkbox"/>	Biomass Facility (Thermal Treatment)	<input type="checkbox"/>	Class (if applicable) :

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site (hectares)
9.0 megawatts	26 million kWh/year	West Lincoln/Niagara	Approx. 20-25 hectares

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.

The major components of the project are as follows: 1) Meteorological Tower; 2) It five turbines are proposed. The Vestas V100, 1.8 MW turbine model has been selected as the preferred model; 3) Underground collector systems to connect to the Hydro One distribution system; 4) Nacelle mounted 690v/27.6 kV step up transformers located in the nacelle housing of each turbine. Buried 27.6kV electrical collector system, switching station and ancillaries; 5) Turbine access roads; 6) Temporary staging and laydown areas for erection of wind turbines; 7) A small Supervision Control and Data Acquisition (SCADA)/operations building located at the switching station site.

1.4 – Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The HAF Wind Energy Project will convert the energy in the wind into electricity using wind turbine generators which will then feed into the Hydro One distribution system. This will produce enough power for approximately 2500 homes.

Section 2 – Supporting Documents

2.1 – Requirement	Name of Draft documents distributed for consultation	Date available to Municipal or Local Authority Contact
DRAFT Project Description Report	Draft Project Description Report	25-April-2012
DRAFT Design and Operations Report	Draft Design & Operations Report	25-April-2012
DRAFT Construction Plan Report	Draft Construction Plan Report	25-April-2012
DRAFT Decommissioning Plan Report	Draft Decommissioning Plan Report	25-April-2012
List of other Documents	Draft Wind Turbine Spec. Report	25-April-2012
	Stage 1 and 2 Archaeology Report	25-April-2012
	Cultural Heritage Report	25-April-2012
	Noise Assessment Report	25-April-2012
	Natural Heritage Assessment and EIS Reports	25-April-2012
	Environmental Effects Monitoring Plan For Birds and Bats	25-April-2012
	Water Assessment Report	25-April-2012
	Project Mapping	25-April-2012

*Documents originally provided 17-Nov-10

Location where written draft reports can be obtained for public inspection (physical location for viewing and the applicants project website if one is available):

1) Township of West Lincoln Clerk's Office -

2) Public Library -

3)

Draft REA Package available 60-days in advance of second public open house IAW O.Reg.359/09

Section 3 – Applicant Address and Contact Information

3.1 - Applicant Information (Owner of project/facility)				
Applicant Name (legal name of individual or organization as evidenced by legal documents) Vineland Power Inc.			Business Identification Number 1788767	
Business Name (the name under which the entity is operating or trading - also referred to as trade name)			<input checked="" type="checkbox"/> same as Applicant Name	
Civic Address- Street information (includes street number, name, type and direction) 1616 Niagara Stone Road, Box 400, Virgil, Ontario, L0S1T0				Unit Identifier (i.e. apartment number)
Survey Address (Not required if Street Information is provided)				
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.		Part and Reference: used to indicate location within an unsubdivided township or unsurveyed territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.		
Lot	Conc.	Part	Reference Plan	
N/A				
Municipality	County/District	Province/State	Country	Postal Code
Niagara Region,	Township of West Lincoln,	Ontario,	Canada,	L0S1T0

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality <i>(include each local municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Upper Tier Municipality <i>(include each upper tier municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's name	Clerk's Phone/Fax	E-Mail Address
Local roads area <i>(include each local roads area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of local roads board	Address	Phone	Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Board Area <i>(include each board area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address

Section 5: Consultation Requirement

5.1 - Project Location
Provide comment on the project location with respect to infrastructure and servicing.
5.2 – Project Roads
Provide comment on the proposed project's plans respecting proposed road access.
Identify any issues and provide recommendations with respect to road access
Provide comment on any proposed Traffic Management Plans
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans

5.3 – Municipal or Local authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

5.4 – Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

Appendix A
Draft Project Description Report



MORRISON HERSHFIELD
Suite 600, 235 Yorkland Boulevard
Toronto, Ontario M2J 1T1
Tel: 416 499 3110
Fax: 416 499 9658
morrisonhershfield.com

Project Number: 1104037.00

Project Title: HAF WIND ENERGY PROJECT

Report: 000-R03-1104037

Title: PROJECT DESCRIPTION REPORT

Client: IPC Energy
2550 Argentia Road Suite 105
Mississauga, Ontario
L5N 5R1

Date: April, 2012
(Draft for public and agency review)

Prepared By Morrison Hershfield Limited



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PREAMBLE

The proposed HAF Wind Energy Project by **Vineland Power Inc.**, the proponent is subject to *Ontario Regulation 359/09* Renewable Energy Approvals (REA) under Part V.0.1 of the *Ontario Environmental Protection Act* and is seeking a *Renewable Energy Approval* from the Ministry of the Environment (MOE). This Project Description Report is a required document under the REA and is available from the proponent upon request. This document has been filed with the MOE in accordance with S.14 of the REA.

1.0 PROJECT DESCRIPTION REPORT

1.1 Project Proponent – Vineland Power Inc.

IPC Energy (IPC), the developer, on behalf of the proponent, **Vineland Power Inc.**, is proposing to develop the **HAF Wind Energy Project**, located south of the Community of Tweedside, in the Township of West Lincoln, in Niagara Region, Ontario. IPC has retained Morrison Hershfield Limited (MH) to undertake the Renewable Energy Approval and the required environmental studies. Vineland Power Inc. is focused on wind energy development in the Province of Ontario. More information on the HAF Wind Energy Project can be found at: www.hafwindenergy.ca

1.2 Project Developer – IPC Energy Inc.

IPC Energy is an Ontario based corporation formed in 2004 to provide wind power solutions to farmers and local business groups. It is 100% Canadian owned with its shareholders committed to delivering efficient and cost effective solutions in an environmentally and technically responsible manner. IPC Energy is a fully capable wind park developer covering all phases of the project life cycle from development, to construction and management. IPC is composed of a team of qualified engineers that provide civil, electrical and wind resource assessment to ensure projects provide maximum value with minimum impact on communities and the environment. IPC is developing nine projects that have submitted applications under the initial Feed In Tariff (FIT) program under the Green Energy and Economy Act and has a significant pipeline of projects at various stages of development in Canada and abroad. More information on IPC can be found at: www.ipcenergy.ca.

The study team may be contacted as follows:

Mr. Tom Lewis
Project Manager
IPC Energy
2550 Argentia Road, Suite 105
Mississauga, ON L5N 5R1
905 607-1016 (office)
905 607-5995 (fax)
tom@ipcenergy.ca

Ms. Britney Pringle
Environmental Planner
Morrison Hershfield Limited
Suite 600, 235 Yorkland Blvd.
Toronto, Ontario M2J 1T1
416 499-3110 (office)
416 499-9658 (fax)
bpringle@morrisonhershfield.com

1.3 Purpose of the Project

The purpose of the HAF Wind Energy Project is to assist the:

- Government of Canada in fulfilling its international commitments, while promoting a sustainable development initiative
- Government of Ontario in achieving its Green Energy Strategy and environmental commitments, while assisting with the Government's coal-fired generation reduction program
- Government of Ontario in fulfilling its goals and principles of establishing a clean and healthy environment, economic growth, and strong communities for the long-term (Provincial Policy Statement)
- Development of stable, long-term electricity pricing for Ontario consumers
- Stimulation of economic and sustainable development in Niagara Region
- Encouragement of innovative and economically viable solutions to climate change

1.4 Energy Source, Classification and Name Plate Capacity

The HAF Wind Energy Project will convert the energy in the wind into electricity using wind turbine generators which will then feed into the Hydro One distribution system. This facility is classified as a **Class 4 Wind Facility** under the Renewable Energy Approval (REA) and is subject to the requirements of O.Reg 359/09. The proposed HAF Wind Energy Project has a name plate capacity of 9.0 megawatts (MW). The location of the Project and components are shown on project mapping provided in **Tabs 1-3 (Study Area, Site Plan, Land Use)**.

1.5 Project Location and Land Ownership

The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The Project Area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn.

More specifically, the Study Area is bound by:

- Mud Street
- S. Grimsby Road 10
- Regional Road 1
- Short Road
- Twenty Road
- Caistor Centre Road
- Consession Road 5
- Abingdon Road
- Regional Road 65
- Westbrook Road



Figure 1: View of the Project Area, a Characteristic View of the Study Area

PROJECT DESCRIPTION REPORT

- Regional Road 20
- Regional Road 8

The landscape of the study area consists of an area of approximately 4808 ha and is generally agricultural in land use. Project components will be installed on privately-owned agricultural lots within the study area. **Tabs 2-3 (Site Plan)** presents the project location and boundaries. The land inside the project area is generally flat, with an elevation of 190 m to 197 m above mean sea level. Within the Project Area, streams are relatively small, some only seasonal. All wind turbines are to be placed in open agricultural fields adhering to the required setbacks from residences, natural heritage, water, and other features required under the REA. Most of these fields are tilled and planted seasonally with crops such as corn, oats, and soybeans. Field sizes vary considerably. The landscape is fragmented with open fields, roads, fences, planted crops and vegetation, and settlement areas. Figure 1, above, shows a characteristic view of the study area.

1.6 Project Facilities, Equipment and Technology

The major components of the project are as follows:

- Meteorological Tower
- It is anticipated that five (5) turbines will be built. The **Vestas V100, 1.8 MW** turbine model has been selected as the preferred model.
- Collector systems, nacelle mounted transformers and a collection system to connect to the Hydro One distribution system. Nacelle mounted 690v/27.6 kV step up transformers located in the nacelle housing of each turbine. Buried 27.6kV electrical collector system, switching station, and ancillaries.
- Turbine access roads
- Temporary staging areas for erection of wind turbines
- A small Supervision Control and Data Acquisition (SCADA)/operations building located at the switching station site
- Maintenance Building

1.6.1 Meteorological Tower

A meteorological tower was installed within the study area to monitor wind speed, wind direction, temperature and humidity. The meteorological tower is approximately 60 m in height and was installed in April, 2010. The tower will remain for the duration of the Project to monitor wind turbine performance and environmental conditions. The tower is supported by guy wires.

1.6.2 Wind Turbines

The Vestas V100, 1.8 MW turbine has been selected as the preferred model for this project. It is anticipated that five (5) turbines will be installed. The Wind Turbine Specification Report provides greater detail on the model selected.

All turbines at the HAF Wind Energy Project will meet Transport Canada and NAVCanada requirements for aviation safety/lighting. Further details about the wind turbine model proposed can be found in the Wind Turbine Specifications Report.

1.6.3 Access Roads and Crane Pads

Access roads, most likely made of packed gravel, will be required to access each wind turbine location. The placement of these roads will seek to minimize impacts on the environment while providing for effective maintenance access to each turbine location. The transportation of machinery, turbine components and other equipment will be done over the existing municipal roads as far as possible. During the construction phase, each wind turbine's access road will end at a crane pad where the turbine will be constructed. The crane will only be required during construction of the turbine. The crane pad will be made of the same material as the access roads. The land used for the crane pad will be restored through standard industry practices and as per applicable rules and regulations at the end of the construction phase. The access roads will be compliant with Ontario and municipal regulations and will be built to support the weight of the equipment and heavy machinery required to build each wind turbine location.

1.6.4 Collector System, Switching Station and Distribution Line

The energy from the Project will be collected via underground cabling and directed to a switching station. The switching station will connect directly to the local distribution system. The turbines will connect to the Hydro One distribution system. The power will be generated at approximately the 27.6 kV voltage level at the turbine, then stepped up to a local 27.6 kV collection system level by nacelle-mounted transformers located in the nacelle housing of each turbine.

1.6.4.1 Collector System

The power generated at each of the wind turbine generators is transported through the collector system. The collector system consists of buried cables. In some cases, there may be some shared use with existing Hydro One lines and poles. The collector system will be built to Ontario standards.

1.6.4.2 Switching Station, Communications and SCADA

The switching station will be a chain-linked fenced area measuring approximately 1/4 acres. Within the fenced area, a switching station with a small pre fabricated building for SCADA will be equipped with full Supervision Control and Data Acquisition (SCADA) capabilities. Beside the maintenance building, there will be a switching gear. The maintenance building will have a gravel shoulder surrounding it. The overhead cables coming out of the switching station will attach onto dead-end poles from the fenced area for the switching station and will then attach to a metering pole. Only trained personnel will be permitted within the fenced in enclosure of the switching station.

1.6.4.3 Distribution System

Electricity collected at the switching station will be transferred to NPEI's distribution grid. A distribution line will be built to connect the station to the NPEI grid. An appropriate

protection system, as per the best industry practices as well as utility guidelines will be provided.

1.6.5 Operations and Maintenance Building

An operations building will be located within the fenced area of the switching station for the purpose of housing switches, DVAR, metering, and Supervision, Control and Data Acquisition (SCADA). There will be no permanent staff presence; therefore, a sanitation system will not be required. Only trained personnel will be permitted within the fenced in enclosure, including the maintenance building. An additional storage building will be located to the southwest of Turbine 4 and will be used to store spare parts and maintenance tools.

1.7 Project Activities

This project includes four main phases:

- 1) Development Phase;
- 2) Construction Phase;
- 3) Operations Phase; and,
- 4) Decommissioning Phase.

The following sections, 1.6.1 to 1.6.4, present an overview of each phase's activities. Details on these phases can be found in the Consultation Report, Construction Plan Report, Design and Operations Report and Decommissioning Plan Report.

1.7.1 Development Phase

This phase of the Project includes all of the assessments and plans required under the Renewable Energy Approvals (REA) requirements and best management practices. These generally include: the land acquisition, wind resource assessment, feasibility study, community relations, permitting, project description, public and agency consultation, natural heritage assessment, cultural heritage assessment, archaeological assessment, noise assessment, environmental impact assessment, construction plan, design and operations report, and decommissioning plan. The Development Phase is a critical step towards ensuring that the project achieves the Purpose outlined in Section 1.2. IPC is committed to deliver efficient and cost competitive energy in an environmentally responsible manner.

The Development Phase is not specifically discussed in the technical reports of the Renewable Energy Approval package, except where relevant for discussions around consultation, design, and environmental considerations for the project.

1.7.2 Construction Phase

This phase of the Project includes all activities from initial work planning, to testing of the wind energy project before commissioning. The main activities during this phase includes site prospecting, transportation, new road building, installation of wind turbines including concrete foundations, crane pads, and installation of the electrical networks and switching

station. Further details on the Construction phase are found in the **Construction Plan Report**.

1.7.3 Operations Phase

The operation phase's activities mainly relate to regular maintenance, operation and examination of the Project's facilities. On average, two visits are planned each year per turbine for routine maintenance; however, additional visits may be required. More significant operations and maintenance tasks are planned at 5, 10, and 15 years intervals, as dictated by the life-cycle of the components. A major overhaul after 10 years of operation is generally required. Further details on the Operations phase are found in the **Design and Operations Report**.

1.7.4 Decommissioning Phase

The decommissioning phase of the project includes the disassembly, dismantling, and restoration of each wind turbine location. This will take place once the life cycle of the facility has expired. The decommissioning of the HAF Wind Energy Project may require the dismantling of the components making up the wind energy project, such as the turbines, their concrete foundations, the switching station and the underground electrical network. Decommissioning will take place in accordance with the laws and regulations in effect. Further details on the Decommissioning phase are found in the **Decommissioning Plan Report**.

1.8 Environmental Effects that May Result from the Project

1.8.1 Preliminary Records Review and Pre-Consultation

During the Development Phase of the project a Preliminary Records Review and Pre Consultation with Agencies was undertaken. The purpose of this was to obtain preliminary information about the potential environmental effects that may result from the project. This required that the proponent understand the proximity of the project to environmental components. During this period, the proponent obtained the locations of environmental features and developed an understanding of the geography of project location. This data was incorporated into the various reports and maps of this project.

Tabs 1 to 3 of the Renewable Energy Approval Package shows the proposed study area, site plan, and land use. Further environmental studies have informed the proponent's understanding of the existing environmental components and thus the potential environmental effects as the REA progresses. The following reports provide additional guidance and illustrative mapping of the project location in proximity to identified significant natural features and water bodies:

- **Natural Heritage Assessment Report:** The Natural Heritage Assessment provides and inventory of the natural heritage features in proximity to the project location. Including, herpetofauna, plants, vegetation, wildlife, bats, and birds. The report determines the significance of environmental features.
- **Environmental Impact Study (EIS) Report:** The EIS describes how the project may interact with the environment and describes environmental impacts. The report prescribes mitigation and protection measures for significant natural features. The EIS is required where any part of the project location is located in or within 120 metres of a significant natural feature.
- **Water Assessment and Impacts Report:** The Water Assessment and Impacts Report describes the water resources in proximity to the project location and describes how these resources may be impacted by the proposed project. The report also provides mitigation and environmental protection measures to protect water resources and fish and aquatic habitat.
- **Environmental Effects Monitoring Plan (EEMP) Report:** The EEMP provides a monitoring plan for environmental effects. The purpose of the EEMP is to provide a framework monitoring and determining the environmental effects of the project during construction, operation and maintenance, and decommissioning.

The land use maps and natural heritage maps show known and assessed environmental components, such as:

- Natural Heritage Resources
 - Waterbodies
 - Wetlands
 - Bird Nesting Sites
 - Wildlife Habitat

PROJECT DESCRIPTION REPORT

- Woodlands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas
- Conservation Reserves
- Provincial Parks
- Noise Receptors
- Provincial and Local Roads
- Areas Protected under Provincial Plans & Policies

1.8.2 General Summary of Environmental Effects

The potential effects of constructing, operating, maintaining, and decommissioning a wind energy project can typically be mitigated through known and accepted practices. Other REA documents describe how this project will reduce or mitigate these potential environmental concerns. The Project Description Report will **identify and describe** which environmental effects that may result from the project. This informed the following reports/studies and guided the proponent to addressing known and potential environmental effects.

The potential environmental impact concerns that may result from the project are typical of concerns related to wind energy facilities in agricultural areas. These concerns generally relate to three Environmental Components: **natural heritage**, the **socio-economic environment**, **cultural heritage and archaeological resources**.

In order to assess this, the proponent undertook a four season natural heritage assessment, cultural heritage assessment, archaeological Stage 1 and Stage 2 assessments, and public and agency consultation to understand the socio-economic landscape.

1.8.3 Role of Consultation in Determination of Effects

Consultations with land-owners, federal and provincial agencies, and utilities will take place to inform and describe these potential environmental effects. Consultations are an essential tool to ensuring that developers obtain environmental data that contributes to our understanding of the impacts of wind energy development. The analysis of these environmental and social effects, amongst several others, along with proposed mitigation and monitoring plans will be discussed in detail in the forthcoming reports required subject to the REA process.

1.8.4 Summary Table of Potential Environmental Effects

Table 1, found on the following pages, describes the Potential Negative Environmental Effects of the Proposed Wind Energy project. The table divides these effects into environmental components and provides additional information where applicable. The purpose of **Table 1** is to:

- provide guidance on directing future environmental assessment of the project
- identify necessary environmental studies and reporting requirements
- identify consultation avenues and provide fodder for future discussions with stakeholders
- identify potential negative environmental effects of the project and offer a lens from which to approach each environmental component
- offer a framework to organizing future environmental protection and mitigation measures.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
Natural Heritage Resources		
Natural heritage resources include features such as wetlands, waterbodies, woodlands, valleylands, wildlife habitat, provincial parks, and conservation areas. Each of these features may be categorized into one or more of the environmental subcomponents of Waterbodies, Fish and Aquatic Habitat, and Wildlife and Terrestrial Habitat.		
<p>Waterbodies</p> <p>This includes all water resources found within the study area, including those found on the surface, underground, or at seepage areas.</p> <p>Waterbodies include lakes, permanent streams, intermittent streams, seepage areas, and ground water.</p>	<ul style="list-style-type: none"> • The project will not impact a ground water seepage area. The project is not anticipated to involve the storage of or consumption of water. • The project will not require the alteration of surface water runoff patterns. • Sedimentation and erosion control measures were included in the Construction Plan and Environmental Effects Monitoring Plan. • Where the project interacts with watercourses and waterbodies, a Water Assessment is required. • A Water Assessment and Impacts Report has been prepared. 	<ul style="list-style-type: none"> • The project may effect surface water quality and quantities of flow. • If required, dewatering activities may impact natural heritage or water resources. • The project may impact shoreline/riparian water quality and quantity. • An unexpected oil or lubricant spill may impact water quality.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
<p>Fish and Aquatic Habitat</p> <p>This includes all fish and aquatic habitat including those of a seasonal or intermittent nature. This includes all areas where plants, animals and other aquatic organisms live or have the potential to live and find adequate amounts of food, water, shelter, and space to sustain their population, including an area where a species concentrates at a vulnerable point in its life cycle (i.e. spawning or reproduction) and an area that is important to a migratory or non-migratory species.</p>	<ul style="list-style-type: none"> • A Water Assessment and Impacts Report was prepared as part of this study. • The project must be setback from water courses and thus fish habitat • No shoreline/riparian works are anticipated as part of this project • Large quantities of toxic or hazardous materials are not typically found in the proposed facilities; small quantities are self-contained inside wind turbines or securely stored in a designated facility 	<ul style="list-style-type: none"> • Materials associated with turbines, including oils and lubricants may be spilled during construction, operation, maintenance, or decommissioning and impact water resources, fish, and aquatic habitat • Roads and electrical infrastructure crossing watercourses could impact fish and fish habitat.
<p>Wildlife and Terrestrial Habitat</p> <p>This includes all areas where terrestrial plants, animals and other organism live or have the potential to live and find adequate amounts of food, water, shelter, and space to sustain their population, including an area where a species concentrates at a vulnerable point in its life cycle and an area that is important to a migratory or non-migratory species.</p>	<ul style="list-style-type: none"> • Wildlife and Habitat studies were undertaken as part of the Natural Heritage Assessment; these studies conformed to MNR requirements. • The project facilities will not be located in significant wildlife habitat (including known bat hibernacula) and designated natural areas 	<ul style="list-style-type: none"> • The project could cause temporary disturbance to wildlife due to noise and dust • Impact to wildlife from entering the construction area • Erosion/Siltation • Accidental Spills • Establishment of invasive and disturbance tolerant non-native species near the natural feature • Behavioral avoidance or mortality to wildlife, including: <ul style="list-style-type: none"> • Birds; • Bats;
<p>Socio-Economic Environment</p> <p>The Socio-Economic Environment includes: land uses and resources; areas protected under provincial plans and policies; noise, air, odour and dust; provincial and local infrastructure; public health and safety; aesthetics and landscape; economy and livelihoods; and social justice.</p>		
<p>Land Use and Resources (including, Aboriginal Land Uses and Resources)</p> <p>Refers to land use as defined in the Planning Act (R.S.O. 1990). Includes all lands within 300 meters of the project location. Land uses and resources include: aggregate</p>	<ul style="list-style-type: none"> • Consultation with land-owners, municipalities, and any aboriginal parties has taken place during this study and will continue to do so. • The project takes place on lands that are optioned to the proponent 	<ul style="list-style-type: none"> • The project could have a negative effect on residential commercial, or institutional land uses in proximity to the site • The project may impact aboriginal land uses; consultation with Indian and

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
resources, landfill sites, petroleum wells, recreation areas, forest resources, aboriginal land claims, telecommunication (radio/radar), transportation, aerodromes, etc.	<ul style="list-style-type: none"> • The existing land use for the project location is generally agricultural in nature • Aboriginal land uses may be found in, or proximity to, the study area • The proposed project location does not possess potential for contamination • Consultation with NavCanada and Transport Canada is part of this process 	<p>Northern Affairs Canada may be required.</p> <ul style="list-style-type: none"> • The project may impact telecommunications and aerodrome facilities; consultation with NavCanada and Transport Canada will be required.
<p>Areas Protected under Provincial Plans and Policies</p> <p>Includes those areas that are defined under the Oak Ridges Moraine Conservation Plan Area, Niagara Escarpment Plan Area, Lake Simcoe Watershed Plan Area, and Green Belt Act.</p>	<ul style="list-style-type: none"> • The Niagara Escarpment Plan Area remains outside of the study area. • Consultation with the Niagara Peninsula Conservation Authority and Regional Municipality of Niagara will take place during this study. 	<ul style="list-style-type: none"> • The project is not anticipated to impact the Oak Ridges Moraine Conservation Plan Area, Niagara Escarpment Plan Area, Lake Simcoe Watershed Plan Area, and Green Belt Act regulated areas.
<p>Noise</p> <p>Refers to noise receptors as a location at which a discharged noise from a renewable energy generation facility is received.</p> <p>O.Reg 359/09 subsection (4) defines this term.</p>	<ul style="list-style-type: none"> • A Noise Assessment Study has been conducted as part of this study. • Wind turbines are known to produce noise and a noise assessment will be undertaken as part of the REA process • Setbacks from sensitive noise receptors are required as part of the REA; wind facilities may not be located in proximity to these receptors 	<ul style="list-style-type: none"> • The project may emit noise and effect sensitive noise receptors
<p>Air, Odour, Dust</p> <p>Includes emissions in to the atmosphere that include: nitrogen dioxide, sulphur dioxide, suspended particulates, emissions of green house gasses (GHGs: CO₂, Methane), and other odours and dust.</p>	<ul style="list-style-type: none"> • On a net basis the project will enhance air quality by reducing GHG emissions from alternative energy sources 	<ul style="list-style-type: none"> • During construction and decommissioning of the facility air quality will be temporarily affected by emissions produced from construction machinery. These emissions include elevated levels of nitrogen dioxide, sulphur dioxide, suspended particulates, emissions of GHGs (CO₂, Methane), and other odours and dust.

Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
Provincial and Local Infrastructure	<ul style="list-style-type: none"> • MTO and local municipalities will be contacted to ensure that provincial and local transportation infrastructure requirements are followed. 	<ul style="list-style-type: none"> • During construction and decommissioning provincial and local roads may be effected by the movement of construction equipment and turbine materials • Local water, sanitary, and stormwater facilities will not be impacted.
Public Health and Safety	<ul style="list-style-type: none"> • The project will comply with provincial health and safety laws and standards 	<ul style="list-style-type: none"> • Public health and safety will not be impacted by the proposed undertaking
Aesthetics and Landscape Refers to the visual aesthetics and landscape character of the land.	<ul style="list-style-type: none"> • While rural in nature, the landscape of the study area is largely dominated by industrial/commercial agriculture 	<ul style="list-style-type: none"> • The project may effect the aesthetics of the landscape by transforming it to a more industrial vista
Economy and Livelihoods Refers to the economic activities and employment found in the study area and includes the cultural nature of employment in shaping human identities.	<ul style="list-style-type: none"> • The project will produce economic activity in Niagara Region and in Ontario • The project is a community power project as the proponent is organized in Niagara Region 	<ul style="list-style-type: none"> • The project may effect the production of economic activity in the area or compete with local industries
Social Justice Refers to the pursuit of a fair and just society. This is characterized by a proportionate distribution of resources where no social group exploits another. Significant net imbalances may diminish the socio-economic goals of the project.	<ul style="list-style-type: none"> • The project is a community power project where the proponents live and work in close proximity to the proposed facilities • The proposal seeks to provide a net benefit to the local, regional, and provincial socio-economic environment 	<ul style="list-style-type: none"> • The project may provide a disproportionate distribution of resources to one social group or community within society
Cultural Heritage and Archaeological Resources		
Archaeology and Human History These refer to sites within the meaning of O.Reg 170/04 made under the Ontario Heritage Act. These include the historical and material remains of past human activities and inform us about past conditions	<ul style="list-style-type: none"> • A Stage 1 and Stage 2 Archaeological Assessment was undertaken to determine the archaeological potential • The study conformed to MTC requirements. 	<ul style="list-style-type: none"> • The project may disturb archaeological remains which speak to the human history of the area during construction

PROJECT DESCRIPTION REPORT

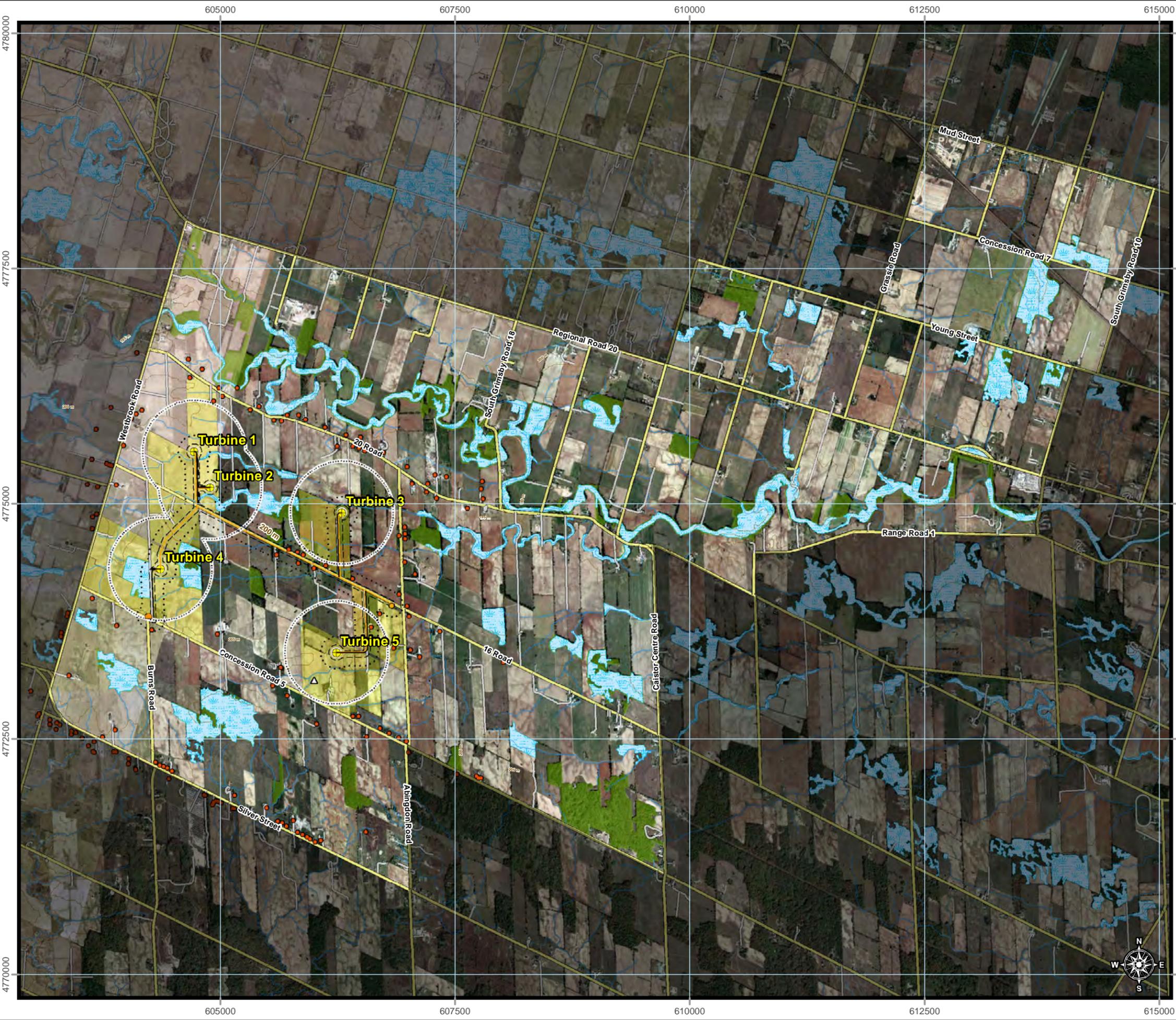
Table 1 – Potential Negative Environmental Effects of the Proposed Wind Energy Project

Environmental Component	Additional Information	Potential Effects
<p>Heritage Resources Refers to real property that is of a cultural heritage value or interest and may include buildings, structures, landscape, or other real property.</p>	<ul style="list-style-type: none"> • A Cultural Heritage Assessment was completed to determine cultural value before any facilities are constructed • The study conformed to MTC requirements. • The proposal does not include any proposed modification or impacts to known protected properties or heritage resources 	<ul style="list-style-type: none"> • The project will not impact heritage resources.

References

- Ontario Ministry of the Environment (MOE), 2010. *Technical Bulletin One. Guidance for preparing the Project Description Report, as part of an application under O.Reg.359/09*. Draft Document posted for public comment on the Environmental Registry March 1, 2010. Queen's Printer for Ontario. PIBS 7436e.
- Ontario Ministry of the Environment (MOE), 2009. *Ontario Regulation 359/09 Renewable Energy Approvals Under Part V.)1. of the Act. O.Reg.359/09*. Consolidation Period: September 24, 2009 to September 30, 2009. Filed October 1, 2009. Queen's Printer for Ontario.

Appendix B
Draft Land Use Maps



Legend

Project Infrastructure

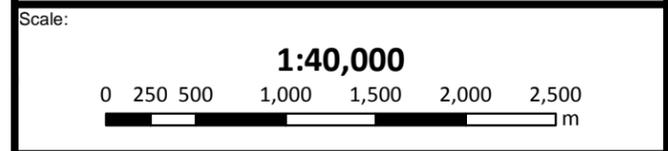
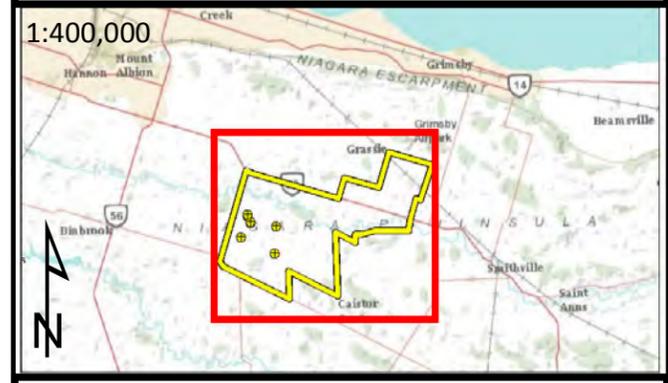
- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.
 ESRI Aerial Photography (Bing 2010)
 Project location data provided by IPC Energy and AMEC.



Project:

HAF WIND ENERGY PROJECT

Title:

**Proposed Wind Turbine Site Plan
 Landuse (Overview)**

Project No.:

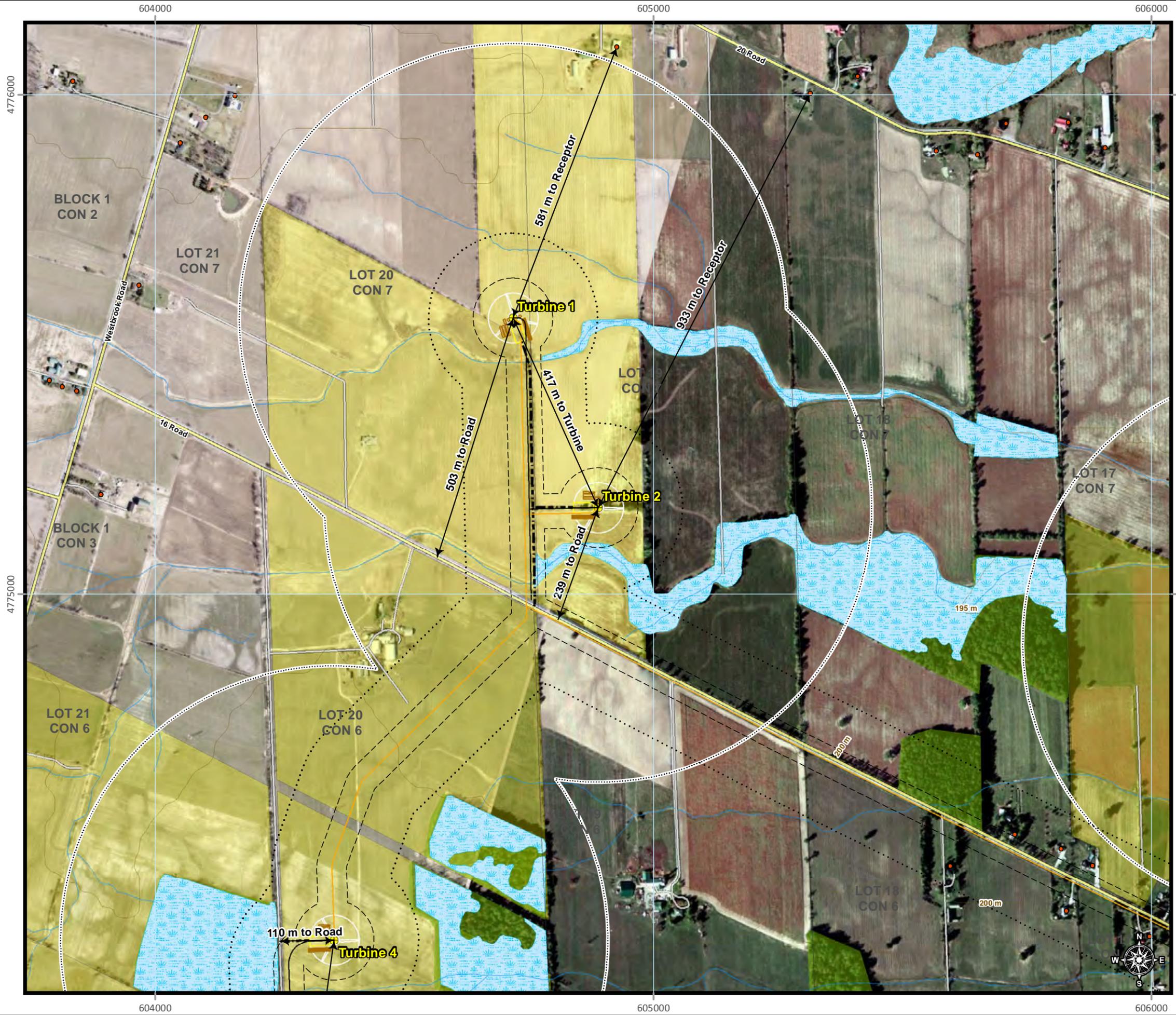
1104037

Drawing No.:

Figure No. 1

Date:

20 Apr 2012



Legend

Project Infrastructure

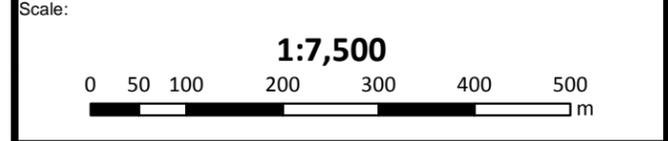
- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983, Universal Transverse Mercator Projection, Zone 17N. ESRI Aerial Photography (Bing 2010) Project location data provided by IPC Energy and AMEC.



Project: **HAF WIND ENERGY PROJECT**

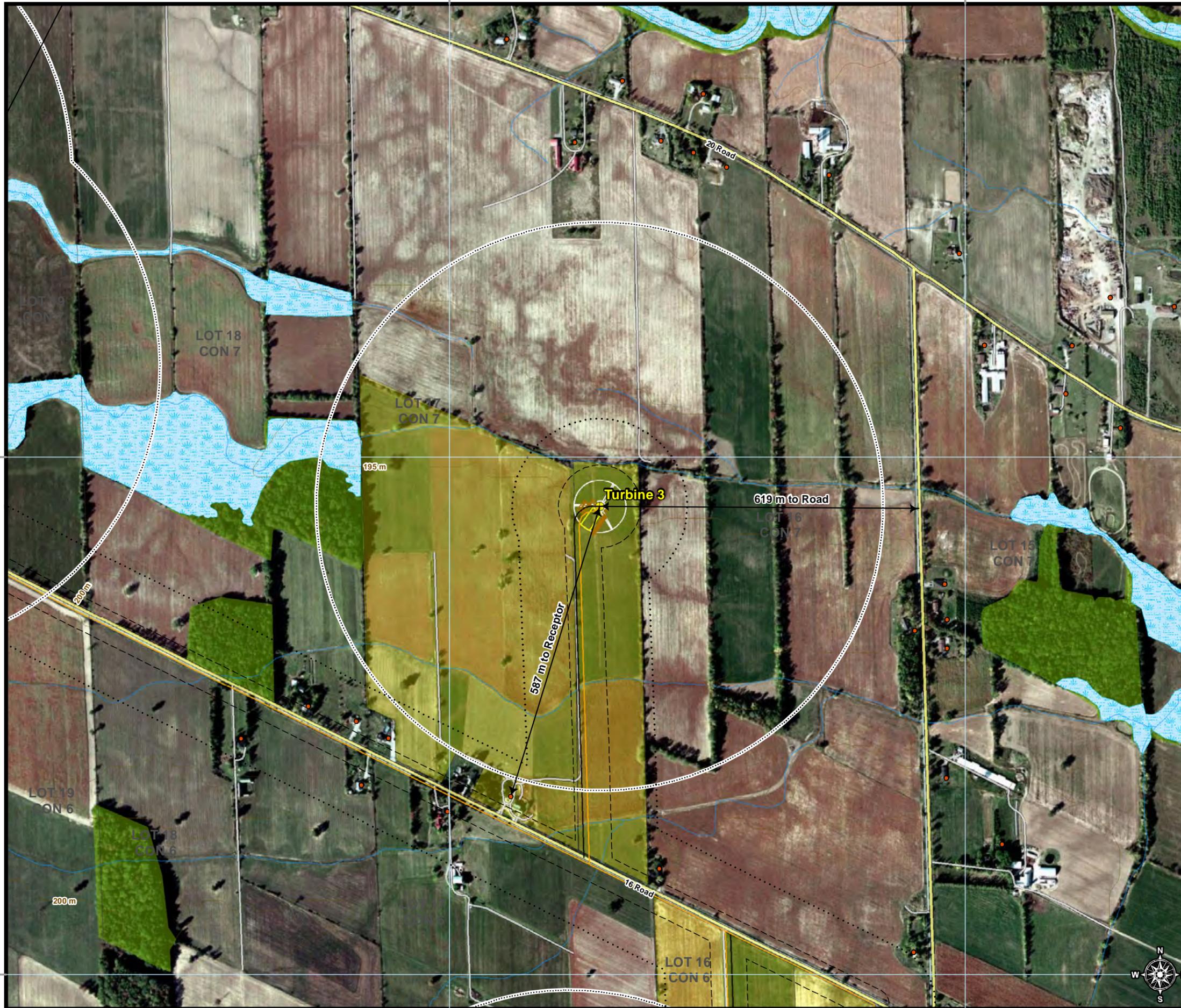
Title: **Proposed Wind Turbine Site Plan Landuse in Proximity to Turbine 2**

Project No.: **1104037**

Drawing No.: **Figure No. 3**

Date: **20 Apr 2012**

Date: **20 Apr 2012**



Legend

Project Infrastructure

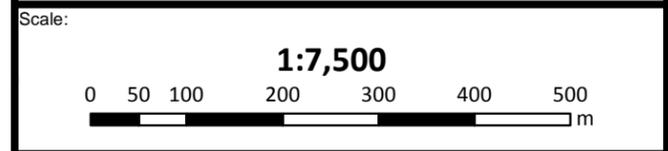
- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983,
 Universal Transverse Mercator Projection, Zone 17N.
 ESRI Aerial Photography (Bing 2010)
 Project location data provided by IPC Energy and AMEC.



Project:

HAF WIND ENERGY PROJECT

Title:

**Proposed Wind Turbine Site Plan
 Landuse in Proximity to Turbine 3**

Project No.:

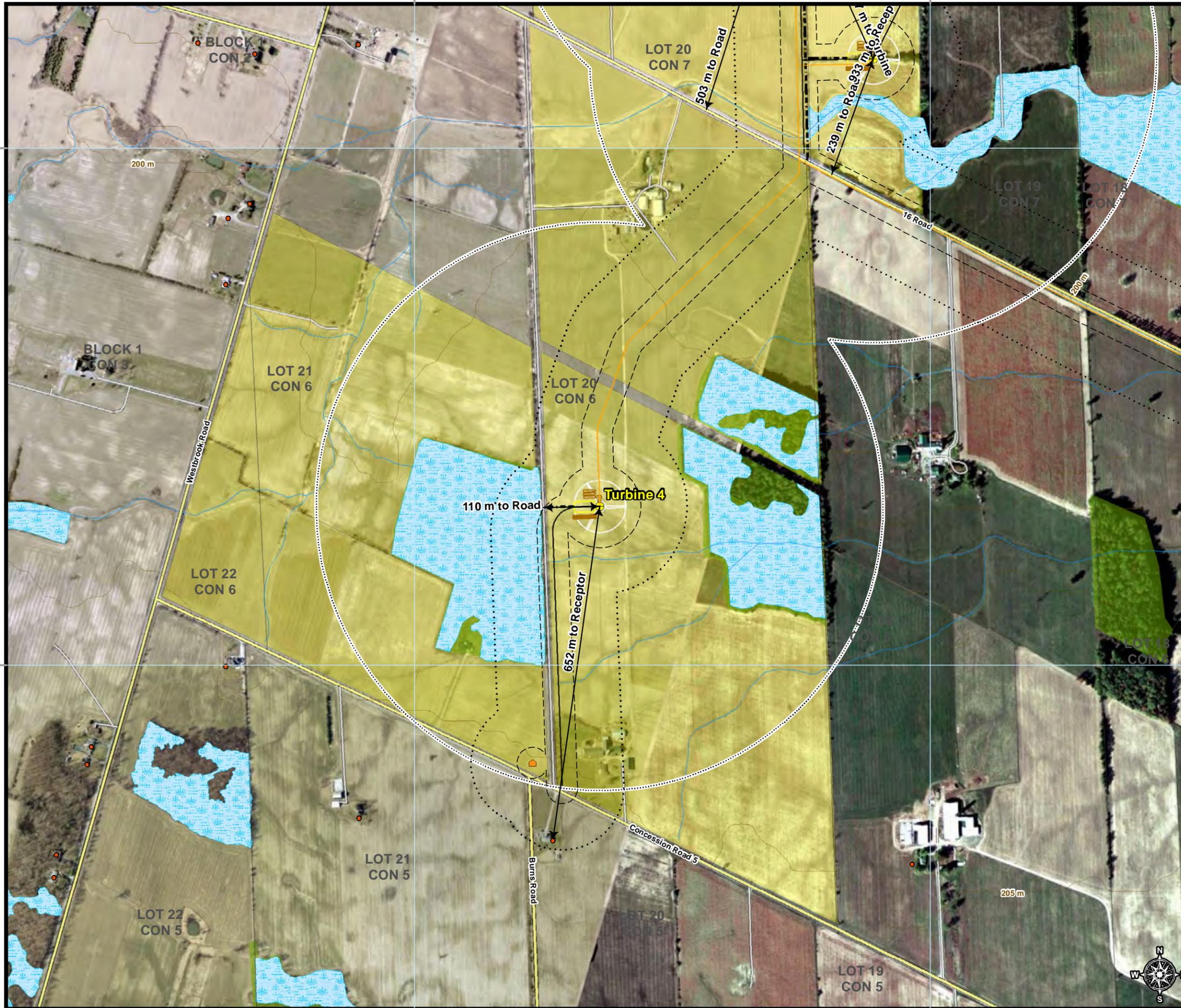
1104037

Drawing No.:

Figure No. 4

Date:

20 Apr 2012



Legend

Project Infrastructure

- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

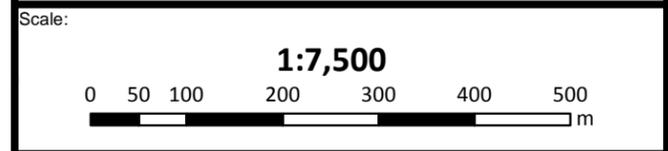
- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983, Universal Transverse Mercator Projection, Zone 17N. ESRI Aerial Photography (Bing 2010) Project location data provided by IPC Energy and AMEC.



MH MORRISON HERSHFIELD



Project:
HAF WIND ENERGY PROJECT

Title:
**Proposed Wind Turbine Site Plan
Landuse in Proximity to Turbine 4**

Project No.:
1104037

Drawing No.:
Figure No. 5

Date:
20 Apr 2012



Legend

Project Infrastructure

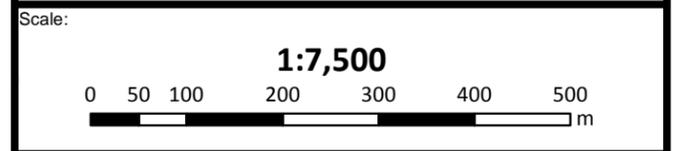
- Wind Turbines
- Maintenance Building
- Switching Station
- Noise Receptors
- Underground Collector Line
- Turbine Access Roads (New)
- Crane Pad (Temporary)
- Crane Path (Temporary)
- Turbine Laydown Area (Temporary)
- Substation Fence
- 30 m setback
- 120 m setback
- 550 m setback
- Provincially Significant Wetlands
- Significant Woodlands
- Optioned Properties

Existing Road Network

- Paved Road
- Unpaved Road
- Elevation Contours
- Watercourses
- Meteorological Tower

Note: Underground collector lines following Sixteen Rd. will be contained within the existing road network right-of-ways.

All frames: North American Datum 1983, Universal Transverse Mercator Projection, Zone 17N. ESRI Aerial Photography (Bing 2010) Project location data provided by IPC Energy and AMEC.



Project: **HAF WIND ENERGY PROJECT**

Title: **Proposed Wind Turbine Site Plan Landuse in Proximity to Turbine 5**

Project No.: **1104037**

Drawing No.: **Figure No. 6**

Date: **20 Apr 2012**

Appendix C
Draft Turbine Coordinates

HAF Wind Energy Project: 25-April-2012

Turbine Model: Vestas V-100 1.8 MW

Turbine #	UTM (17N, NAD83 Projection)	Tower Height (Base to Centre of Nacelle), Meters	Ground Elevation (At Base), Meters	Rotor Diameter, Meters	Blade Length, Meters	Navigational Aids	
						Painted	Light
01	604718, 4775553	95	196	100	49	As req.	As req.
02	604889, 4775173	95	196	100	49	As req.	As req.
03	606291, 4774905	95	205	100	49	As req.	As req.
04	604359, 4774307	95	199	100	49	As req.	As req.
05	606233, 4773420	95	200	100	49	As req.	As req.

VIA E-MAIL ONLY

July 6, 2012

File: E.11.05.10.EN-11-004

Mr. Tom Lewis
Project Manager, IPC Energy
Wainfleet Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1

Dear Mr. Lewis:

Re: HAF Wind Energy Project
Draft Renewable Energy Approval Package
Township of West Lincoln

Regional staff has reviewed the above proposal as it relates to Niagara Region's interests. A completed copy of the Municipal Consultation Form is enclosed.

In April 2011 Niagara Region staff provided comments on an earlier draft of the Renewable Energy Approval Package for this project. The comments contained in the enclosed Consultation Form respond to the revised Approval Package received in April 2012. They focus on matters of Regional interest relating to Niagara Region's infrastructure, emergency management, and significant natural heritage features and water resources within the study area.

If you have any questions or wish to discuss these comments, please contact me.

Yours truly,



Don Campbell, MCIP, RPP
Development Initiatives Coordinator

Enclosures

C: Brian Treble, Township of West Lincoln
Curt Benson, Manager of Policy Planning, Niagara Region
Peter Colosimo, Director, Development Services
Marilyn Radman, Manager, Development Planning
Janet Pilon, Regional Clerk

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Files\Content.Outlook\0LC8IO05\Regional Response Ltr - July 2012.docx

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality (include each local municipality in which project location is situated) <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Upper Tier Municipality (include each upper tier municipality in which project location is situated) <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's name	Clerk's Phone/Fax	E-Mail Address
Regional Municipality of Niagara	P.O. Box 1042 Thorold, ON L2V 4T7	905-685-1751	Janet Pilon	685-4225, ext. 3220	janet.pilon@niagararegion.ca
Local roads area (include each local roads area in which project location is situated) <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of local roads board	Address	Phone	Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Board Area (include each board area in which project location is situated) <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address

Section 5: Consultation Requirement

5.1 - Project Location
Provide comment on the project location with respect to infrastructure and servicing.
<p>Regional Roads</p> <p><i>The Transportation Survey prepared by Transera indicates that a number of Regional roads will be used in transporting the turbine components to the proposed turbine locations. It indicates that modifications to the intersection with Regional Road 27 will be required to provide the necessary turning radius.</i></p> <p><i>N.B.: The roads referred to as County Roads are Regional Roads.</i></p> <p>Regional Water and Wastewater Systems</p> <p><i>There are no watermains or sanitary sewers within the project area.</i></p> <p>Waste Management</p> <p><i>There are no Niagara Region waste management facilities within the project area.</i></p>
5.2 – Project Roads
Provide comment on the proposed project's plans respecting proposed road access.
Identify any issues and provide recommendations with respect to road access

Provide comment on any proposed Traffic Management Plans
<i>The Construction Plan Report (Section 2.12) indicates that a Traffic Management Plan will be prepared and implemented. This Plan should be submitted to Niagara Region Public Works for review and approval.</i>
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans
<i>Appendix B to the Construction Plan Report indicates that the routes used to transport turbine components to the sites where the turbines are to be installed will involve a number of Regional roads. A Regional Oversized Load Permit will be required. Appendix B also indicates that temporary modifications to some intersections may be required. A Regional Construction Encroachment Permit would be required for such modifications.</i>
5.3 – Municipal or Local authority Service Connections
Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.
N/A.
Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.
N/A
5.4 – Facility Other
Identify any issues and recommendations with respect to the proposed landscaping design for the facility
Provide comment on the proposed project plans for emergency management procedures / safety protocols.
Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.
Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location
N/A
5.5 Project Construction
Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.
<i>If temporary modifications to Regional intersections are made, the intersections must be restored to their original condition after transportation of the turbine components is complete.</i>
Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

N/A

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

N/A

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

N/A

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

N/A

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

The enclosed map entitled “Core Natural Heritage System” identifies the natural heritage features in the area that are designated for conservation and enhancement in the Niagara Region Policy Plan. The relevant natural resource and environmental policies may be found in Section 7 of the Plan, which can be accessed at <http://www.niagararegion.ca/living/icp/policy-plan.aspx>.

As the map indicates, the Regional Policy Plan identifies a number of Environmental Conservation Areas (significant woodlands) and Environmental Protection Areas (Provincially Significant Wetlands) within the study area. The Ministry of Natural Resources recently classified additional lands within the study area as Provincially Significant Wetland (PSW0 as shown on the enclosed map. The Environmental Protection Area (EPA) policies in the Regional Plan would apply to these wetlands.

The Plan (Policy 7.B.1.11) states that development and site alteration may be permitted:

- a) In Environmental Conservation Areas; and*
- b) On adjacent lands to Environmental Protection and Environmental Conservation Areas*

If it has been demonstrated through an Environmental Impact Study that, over the long term, there will be no significant negative impact on the Core Natural Heritage System component or adjacent lands and the proposed development or site alteration is not prohibited by other Policies in the Plan.

Turbines 1, 2 and 4 and the associated underground collector lines and access roads are proposed to be located within 120 metres of Lower Twenty Mile Creek Provincially Significant Wetland Complex (i.e., within the adjacent lands asset out in the Regional Policy Plan). Turbine 2 will be within less than 25 metres of the wetland. Regional staff also notes that candidate Significant Wildlife Habitats have been identified in the Environmental Impact Study prepared for this proposal. Policy 7.B.1.11 would apply to development within 50 metres of a Significant Wildlife Habitat.

Section 2.0 of the Water Assessment and Impacts Report outlines the watersheds found in the study area and provides an assessment of the fish habitat. Numerous watercourses designated as Fish Habitat in the Region’s Policy Plan are proposed to be crossed by underground collector lines and/or access roads. The Policy Plan contains policies stating that::

- Development and site alteration shall only be permitted if it will not have negative impacts on water resources (Policy 7.A.2.1).*
- Development and site alteration may be permitted if it will result in no net loss of the productive capacity of fish habitat as determined by the Department of Fisheries and Oceans or its designate (Policy 7.B.1.15).*

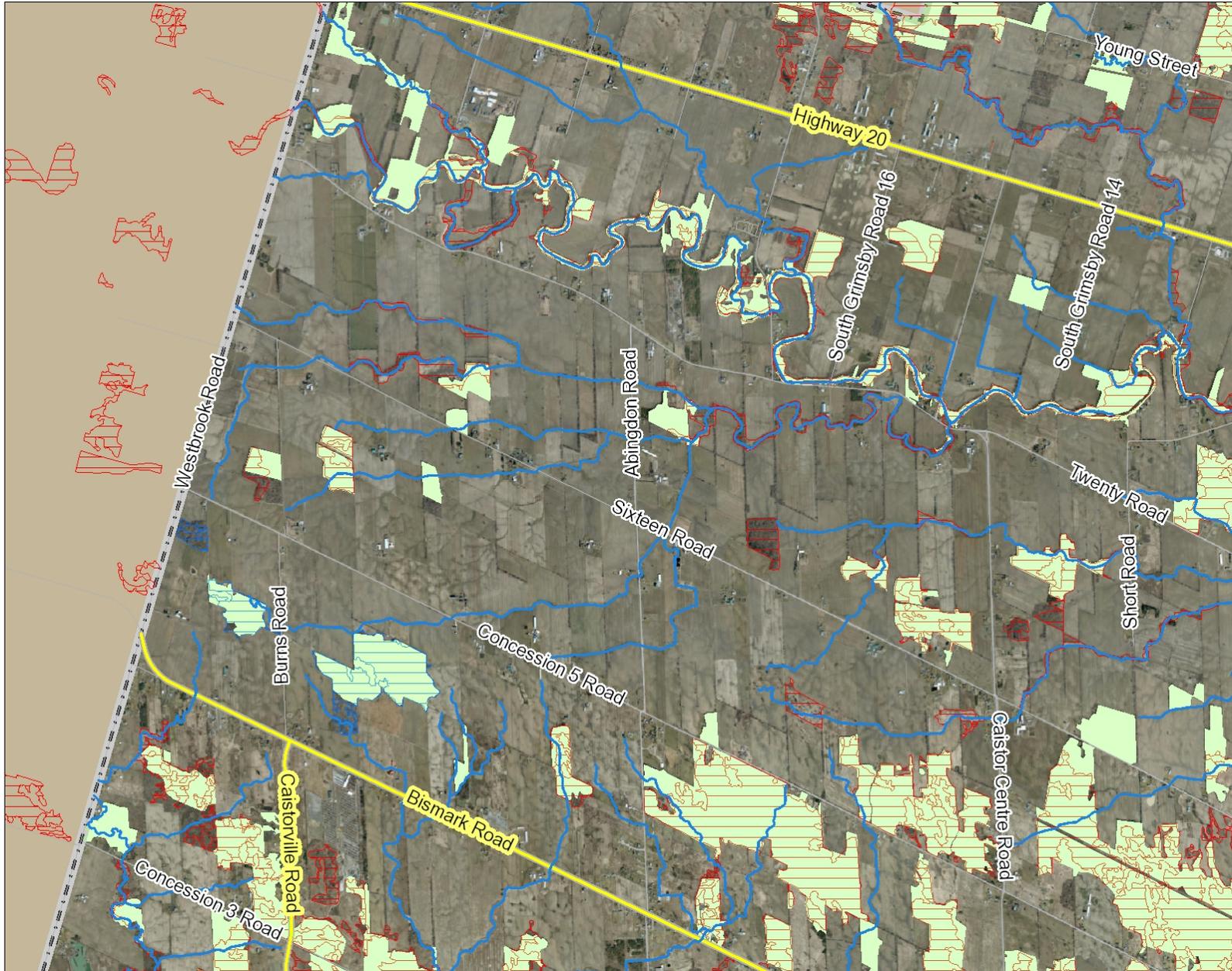
Niagara Peninsula Conservation Authority (NPCA), through its work on Source Protection Planning, has identified the study area as being located within Highly Vulnerable Aquifer areas. Based on our review, we note that turbine 1 and 2 are proposed to be located within a Highly Vulnerable Aquifer area. The Highly Vulnerable Aquifers within the study area are shown on the enclosed map. Regional Policy 7.A.2.9 states that development and site alteration shall not have significant adverse impacts on ground water quality or quantity. In areas where development and site alteration could significantly affect ground water quality or quantity the Region shall require further review of potential impacts. The project should have regard for the comments of the Niagara Peninsula Conservation Authority regarding groundwater protection.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

No concerns.

L:\Campbell-Don\West Lincoln\Renewable Energy\HAF Wind Energy\Municipal Consultation Form 2012 - West Lincoln.docx

Natural Heritage Features



Legend

- CNH Fish Habitat
- ECA Significant Woodlands
- Streets**
 - Provincial
 - Regional
 - Municipal & Other
- MNR Evaluated Wetlands**
 - Provincial
 - Other
- Municipal Boundaries
- Surround**
 - Outside Niagara
 - Lake Erie; Lake Ontario; Niagara R
- Hillshade**
 - High : 254
 - Hillshade
 - Low : 0
- 2010 Air Photos
- NIAGRA_RASTER.GIS_ADMI**
 - Red:Band_1
 - Green:Band_2
 - Blue:Band_3

1 : 44,229



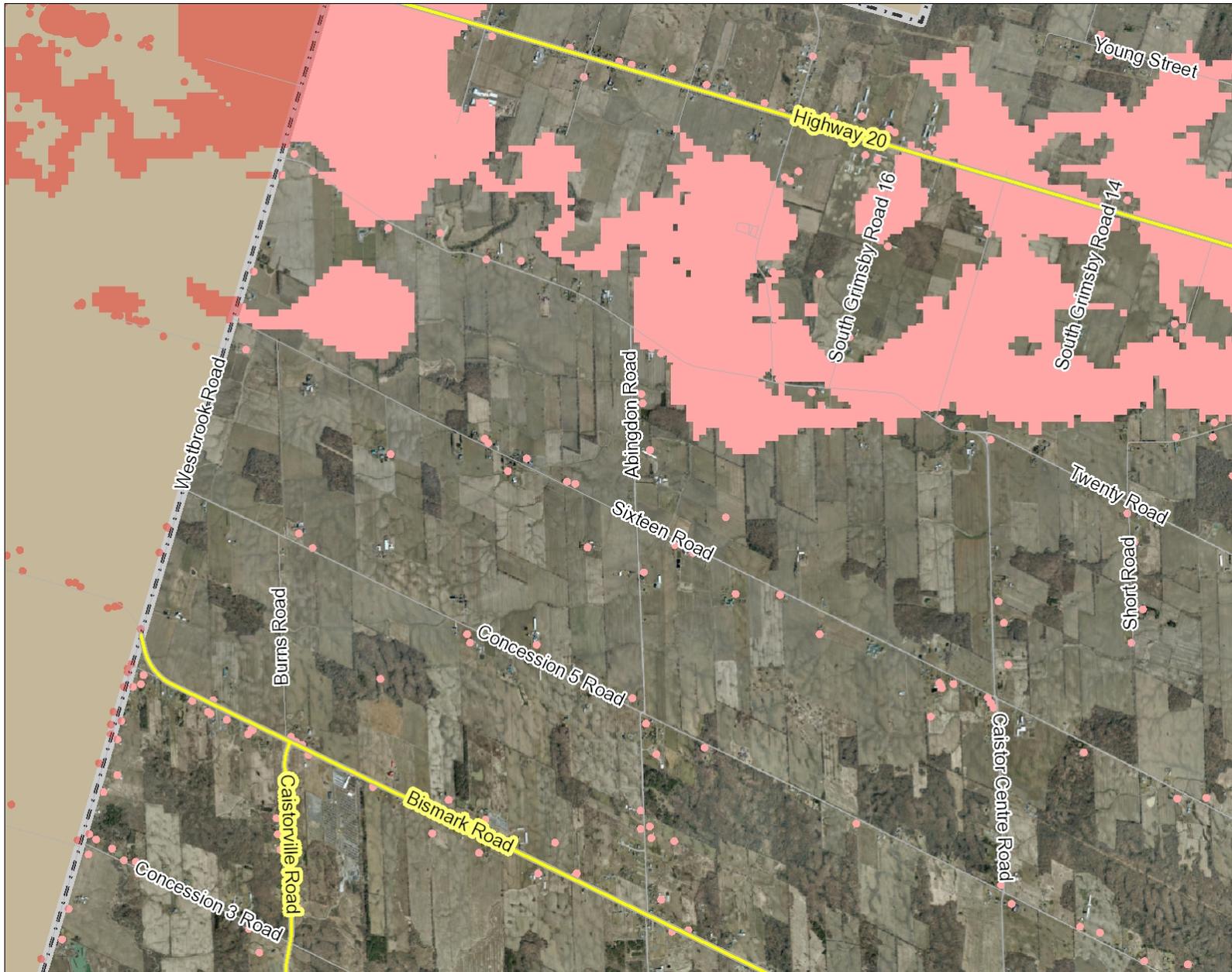
2.2 0 1.12 2.2 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Groundwater Protection Highly Vulnerable Aquifers



Legend

- Streets**
 - Provincial
 - Regional
 - Municipal & Other
- Groundwater Protection - Qual
- Niagara River
- Municipal Boundaries
- Surround**
 - Outside Niagara
 - Lake Erie; Lake Ontario; Niagara R
- Hillshade**
 - High : 254
 - Hillshade
 - Low : 0
- 2010 Air Photos
- NIAGRA_RASTER.GIS_ADMI**
 - Red:Band_1
 - Green:Band_2
 - Blue:Band_3

1: 44,229



2.2 0 1.12 2.2 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Areas identified as Groundwater Protection are areas identified as Highly Vulnerable Aquifer by the Niagara Peninsula Conservation Authority.

Appendix G: Aboriginal Consultation

Ministry of the Environment

Environmental Assessment and
Approvals Branch

2 St. Clair Avenue West
Floor 12A
Toronto ON M4V 1L5
Tel.: 416 314-8001
Fax: 416 314-8452

Ministère de l'Environnement

Direction des évaluations et des
autorisations environnementales

2, avenue St. Clair Ouest
Étage 12A
Toronto ON M4V 1L5
Tél. : 416 314-8001
Télééc. : 416 314-8452



July 9, 2010

MOE File #: WC-10-WF-0038

Mr. Sunny Galia
Project Manager
Vineland Power Inc. and IPC Energy
2550 Argentia Road, Suite 105
Mississauga ON L5N 5R1

Dear Mr. Galia:

RE: Director's Aboriginal Communities List – HAF Wind Energy Project

The Ontario Ministry of Environment has reviewed the information provided in the draft of the Project Description Report (PDR) received for the HAF Wind Energy Project. We have reviewed the anticipated negative environmental effects of the project (as described in the PDR) relative to our current understanding of the interests of aboriginal communities in the area.

In accordance with section 14 of the *Renewable Energy Approval Regulation* (O.Reg. 359/09), please find below the list of Aboriginal Communities that:

i) have or may have constitutionally protected aboriginal or treaty rights that may be adversely impacted by the project; or

ii) otherwise may be interested in any negative environmental effects of the project. (O. Reg 359/09 s14(b)(i) and (ii))

Aboriginal Community
Common Name:
Reserve Name:
Contact Information:
Mississaugas of the Credit First Nation New Credit (Part) 40A RR 6 Hagersville ON N0A 1H0 Phone (905) 768-1133 Fax (905) 768-1225
Six Nations of the Grand River Six Nations (Part) 40 PO Box 5000 Oshweken ON N0A 1M0 Phone (519) 445-2201 Fax (519) 445-4208

Six Nations of the Grand River Haudenosaunee Confederacy Council RR2 Oshwken ON NOA 1M0 Phone (519) 755-2769
--

Niagara Region Métis Council 46 King Street Welland ON L3B 3H9 Phone (905) 714-9756 or 1-866-826-2116 Fax (905) 735-1161
--

Métis Nation of Ontario Consultation Unit 500 Old St. Patrick St, Unit 3 Ottawa, ON K1N 9G4
--

NOTE: None of the foregoing should be taken to imply approval of this project or the contents of the draft of the *Project Description Report*. This response only addresses the requirement of the Director to provide a list of aboriginal communities to you as required in s. 14 of *O. Reg. 359/09*. You should also be aware that information upon which the above comments are based is subject to change. Aboriginal communities can make assertions at any time, and other developments, for example the discovery of Aboriginal archaeological resources, can occur that might require additional communities to be notified. Should this happen, the ministry will contact you. Similarly, if you receive any feedback from any aboriginal communities not included in this list as part of your public consultation, we would appreciate being notified.

Please contact Darren Santos at (416) 314-8442 should you have any questions or require additional information.

Sincerely,



 Denis Dumais
Director
Environmental Assessment Approvals Branch
Ministry of Environment

cc: Mansoor Mahmood, Renewable Energy Team, Ministry of the Environment
Joe de Laronde, Aboriginal Affairs Branch, Ministry of the Environment



MORRISON HERSHFIELD

July 22, 2010

Métis Nation of Ontario
Métis Consultation Unit
500 Old St. Patrick Street, Unit D
Ottawa, Ontario K1N 9G4

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Sir/Madame:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

The Ontario Ministry of the Environment has provided us with your contact information and indicated that you may be interested in this project. The purpose of this letter is to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House on August 25th, 2010. Please contact us if you believe that a meeting would be appropriate.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

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A draft Project Description Report titled *HAF Wind Energy Project Renewable Energy Approval Project Description Report* has been prepared, which provides additional project information and details. This document is available to anyone interested. A copy will be made available for public review at the Township of West Lincoln Office (318 Canborough Street, PO Box 400,

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Date: **August 25th, 2010**

Time: **3:00 pm to 7:00 pm**

Location: **Township of West Lincoln, Caistor Community Centre**

1918 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
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Mr. Jonathan Veale

Environmental Planner, MH
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235 Yorkland Boulevard, Suite 600
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Office: (416) 499-3110
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MORRISON HERSHFIELD

July 22, 2010

Mr. Bryan LaForme
Chief, Mississaugas of the New Credit First Nation
8545 Townline Road, RR 1
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
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MORRISON HERSHFIELD

July 22, 2010

Mr. Clynten King
Councillor, Mississaugas of the New Credit First Nation
2978 Mississauga Road, RR 6
Hagersville, Ontario N0A 1H0

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Dear Mr. King:

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MORRISON HERSHFIELD

July 22, 2010

Ms. Kerri L. King
Councillor, Mississaugas of the New Credit First Nation
314 Tuscarora Road, RR 6
Hagersville, Ontario N0A 1H0

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MORRISON HERSHFIELD

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Mr. Arland LaForme
Councillor, Mississaugas of the New Credit First Nation
243 New Credit Road, RR 1
Hagersville, Ontario N0A 1H0

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19184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Mr. Bryan LaForme
Mr. Clynten King
Ms. Kerri L. King
Mr. Arland LaForme
Mr. Ralph Stacey LaForme
Ms. Georgina Sault
Mr. Cecil Sault
Mr. Daniel S. LaForme
Ms. Maureen LaForme





MORRISON HERSHFIELD

July 22, 2010

Ms. Georgina Sault
Councillor, Mississaugas of the New Credit First Nation
8867 Townline Road, RR 1
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Sault:

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MORRISON HERSHFIELD

July 22, 2010

Mr. Cecil Sault
Councillor, Mississaugas of the New Credit First Nation
185 Ojibway Road, RR 1
Hagersville, Ontario N0A 1H0

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Notice of a Proposal to Engage in a Project and Notice of Public Open House**

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MORRISON HERSHFIELD

July 22, 2010

Mr. Daniel S. LaForme
Councillor, Mississaugas of the New Credit First Nation
2789 Mississauga Road, RR 6
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
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MORRISON HERSHFIELD

July 22, 2010

Ms. Maureen LaForme
Councillor, Mississaugas of the New Credit First Nation
2789 Mississauga Road, RR 6
Hagersville, Ontario N0A 1H0

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MORRISON HERSHFIELD

July 22, 2010

Mr. William K. Montour
Chief, Six Nations of the Grand River Territory
P.O. Box 5000
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
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CC: Mr. David Hill
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Ms. Gail Ava Hill
Mr. Carl Hill
Ms. Ramona Joanne Johnson
Mr. Levi White
Ms. Helen Miller
Mr. Wray Maracle
Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris
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MORRISON HERSHFIELD

July 22, 2010

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Councillor, District One
Six Nations of the Grand River Territory
RR 1
Scotland, Ontario N0E 1R0

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July 22, 2010

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Councillor, District One
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RR 6
Hagersville, Ontario N0A 1H0

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Date: **August 25th, 2010**

Time: **3:00 pm to 7:00 pm**

Location: **Township of West Lincoln, Caistor Community Centre**

9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Mr. William Montour

Mr. David Hill

Ms. Gail Ava Hill

Mr. Carl Hill

Ms. Ramona Joanne Johnson

Mr. Levi White

Ms. Helen Miller

Mr. Wray Maracle

Mr. George Montour

Mr. Christopher Martin

Ms. Barbara Harris

Ms. Melva Thomas





MORRISON HERSHFIELD

July 22, 2010

Ms. Gail Ava Hill
Councillor, District Two
Six Nations of the Grand River Territory
RR 1
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Hill:

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HAF Wind Energy Project
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MORRISON HERSHFIELD

July 22, 2010

Mr. Carl Hill
Councillor, District Two
Six Nations of the Grand River Territory
RR 1
Ohsweken, Ontario N0A 1H0

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MORRISON HERSHFIELD

July 22, 2010

Ms. Ramona Joanne Johnson
Councillor, District Three
Six Nations of the Grand River Territory
RR 1
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
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MORRISON HERSHFIELD

July 22, 2010

Mr. Levi White
Councillor, District Three
Six Nations of the Grand River Territory
RR 1
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
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Dear Mr. White:

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MORRISON HERSHFIELD

July 22, 2010

Ms. Helen Miller
Councillor, District Four
Six Nations of the Grand River Territory
RR 1
Ohsweken, Ontario N0A 1M0

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Dear Ms. Miller:

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MORRISON HERSHFIELD

July 22, 2010

Mr. Wray Maracle
Councillor, District Four
Six Nations of the Grand River Territory
P.O. Box 365
Ohsweken, Ontario N0A 1M0

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Dear Mr. Maracle:

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Location: **Township of West Lincoln, Caistor Community Centre**

9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Mr. William Montour
Mr. David Hill
Ms. Claudine VanEvery-Albert
Ms. Gail Ava Hill
Mr. Carl Hill
Ms. Ramona Joanne Johnson
Mr. Levi White
Ms. Helen Miller
Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

July 22, 2010

Mr. George Montour
Councillor, District Five
Six Nations of the Grand River Territory
RR 1
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Mr. Montour:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

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About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

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Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

July 22, 2010

Mr. Christopher Martin
Councillor, District Five
Six Nations of the Grand River Territory
RR 6
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Mr. Martin:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

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Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

July 22, 2010

Ms. Barbara Harris
Councillor, District Six
Six Nations of the Grand River Territory
RR 2
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Harris:

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MORRISON HERSHFIELD

July 22, 2010

Ms. Melva Thomas
Councillor, District Six
Six Nations of the Grand River Territory
RR 2
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
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Dear Ms. Thomas:

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MORRISON HERSHFIELD

July 22, 2010

Six Nations of the Grand River
Haudenosaunee Confederacy Council
RR 2
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

To Whom It May Concern:

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MORRISON HERSHFIELD

July 22, 2010

Mr. Richard Paquette
President, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
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Dear Mr. Paquette:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

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Smithville, Ontario L0R 2A0). The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

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CC: Mr. Reg Bernier
Ms. Valerie Bose
Ms. Amanda Pont-Shanks
Mr. Pierre Carré
Mr. Derrick Pont
Ms. Suzanne Matte
Ms. Sarah Macdonald
Ms. Barbaranne Wright
Ms. Andrea Paquette





MORRISON HERSHFIELD

July 22, 2010

Mr. Reg Bernier
Councillor, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

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Dear Mr. Bernier:

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Location: **Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0**

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Mr. Richard Paquette
Ms. Valerie Bose
Ms. Amanda Pont-Shanks
Mr. Pierre Carré
Mr. Derrick Pont
Ms. Suzanne Matte
Ms. Sarah Macdonald
Ms. Barbaranne Wright
Ms. Andrea Paquette





MORRISON HERSHFIELD

July 22, 2010

Ms. Valerie Bose
Councillor, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Bose:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

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Mr. Jonathan Veale

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Mr. Pierre Carré
Mr. Derrick Pont
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Ms. Andrea Paquette





MORRISON HERSHFIELD

July 22, 2010

Ms. Amanda Pont-Shanks
Councillor, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Pont-Shanks:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

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MORRISON HERSHFIELD

July 22, 2010

Mr. Pierre Carré
Councillor, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Mr. Carré:

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MORRISON HERSHFIELD

July 22, 2010

Mr. Derrick Pont
Chair, Niagara Region Métis Council
46 King Street, Suite 201-203

Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
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Dear Mr. Pont:

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MORRISON HERSHFIELD

July 22, 2010

Ms. Suzanne Matte
Treasurer, Niagara Region Métis Council
46 King Street, Suite 201-203

Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
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Dear Ms. Matte:

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MORRISON HERSHFIELD

July 22, 2010

Ms. Sarah Macdonald
Secretary, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
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Dear Ms. Macdonald:

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Ms. Suzanne Matte
Ms. Barbaranne Wright
Ms. Andrea Paquette





MORRISON HERSHFIELD

July 22, 2010

Ms. Barbaranne Wright
Women's Representative & Genealogist
Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Wright:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

The Ontario Ministry of the Environment has provided us with your contact information and indicated that you may be interested in this project. The purpose of this letter is to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House on August 25th, 2010. Please contact us if you believe that a meeting would be appropriate.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH is currently preparing studies of the environmental effects of the development and operation of the proposed project in accordance with the requirements of the Act and Regulation. Where applicable, MH will work with the appropriate federal and provincial agencies to ensure that the project meets the requirements for federal and/or provincial permits or approvals. This may include an approval under the *Canadian Environmental Assessment Act* ("CEAA").

A draft Project Description Report titled *HAF Wind Energy Project Renewable Energy Approval Project Description Report* has been prepared, which provides additional project information and details. This document is available to anyone interested. A copy will be made available for

public review at the Township of West Lincoln Office (318 Canborough Street, PO Box 400, Smithville, Ontario L0R 2A0). The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

Public Open House #1: If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. Public Open Houses provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and ask questions regarding the project. This will be the first of two Public Open Houses for this project; the next will be scheduled in the fall of 2010. We appreciate your input and welcome your attendance at our first Public Open House scheduled for:

Date: **August 25th, 2010**

Time: **3:00 pm to 7:00 pm**

Location: **Township of West Lincoln, Caistor Community Centre**

9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Mr. Richard Paquette
Mr. Reg Bernier
Ms. Valerie Bose
Ms. Amanda Pont-Shanks
Mr. Pierre Carré
Mr. Derrick Pont
Ms. Suzanne Matte
Ms. Sarah Macdonald
Ms. Andrea Paquette





MORRISON HERSHFIELD

July 22, 2010

Ms. Andrea Paquette
Youth Representative
Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Paquette:

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
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Office: (416) 499-3110
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CC: Mr. Richard Paquette
Mr. Reg Bernier
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Ms. Amanda Pont-Shanks
Mr. Pierre Carré
Mr. Derrick Pont
Ms. Suzanne Matte
Ms. Sarah Macdonald
Ms. Barbaranne Wright





MORRISON HERSHFIELD

November 24, 2010

Métis Nation of Ontario, Métis Consultation Unit
500 Old St. Patrick Street, Unit D
Ottawa, Ontario K1N 9G4

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

To whom it may concern:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within any comprehensive land claim and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

For your assessment, we have included the following attachments for your review and comment:

- A Notice of Proposal originally sent to you July 22, 2010.
- A compact disc (CD) containing the following draft reports:
 - Project Description
 - Wind Turbine Specification
 - Design and Operations Report
 - Construction Plan Report
 - Decommissioning Plan Report
 - Natural Heritage Assessment Report
 - Water Report
 - Archaeological Stage 1 and Stage 2 Reports
 - Cultural Heritage Report
 - Environmental Impact Statement
 - Environmental Effects Monitoring Plan
 - Land-use, Natural Heritage, and Ecological Land Classification Maps

The draft reports contained on the CD are subject to change based upon public, agency, municipal, and Aboriginal consultations. If you should have any comments about these documents or wish to obtain paper copies, please contact us.

Notice of Proposal and Notice of Public Open House (From July 22, 2010)

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develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). We are notifying you in accordance with sections 14 and 15 of the Regulation.

The Ontario Ministry of the Environment has provided us with your contact information and indicated that you may be interested in this project. We would like the opportunity to present this project to you and to obtain your input on how we may improve the design or any aspect of the project. Also as provided on July 22, 2010, and as required under the Act and Regulation, we wish to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are available to meet with you and your representatives at our next Public Open House, tentatively scheduled in late February, 2011 or at another convenient occasion. As soon as we have determined a date for the next Public Open House we will inform you by letter and public notice. We are also examining other approaches to reach out to the Aboriginal community. Please contact us if you believe that a meeting would be appropriate or if you have any suggestions about how we may consult with you.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 9.0 megawatts (MW) of renewable energy. Environmental studies have been conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

In the near future, you will receive correspondence from us regarding the next consultation events and how you may participate. Following that, we anticipate that this proposal will be eligible for submission to the Ontario Ministry of the Environment for a Renewable Energy Approval as early as February 26, 2011.



For More Information: If you wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us. The project website is regularly updated and can be accessed at the following address: www.hafwindenergy.ca

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
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Mr. Jonathan Veale

Environmental Planner, MH
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235 Yorkland Boulevard, Suite 600
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Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com





MORRISON HERSHFIELD

November 24, 2010

Mr. Bryan LaForme
Chief, Mississaugas of the New Credit First Nation
8545 Townline Road, RR 1
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. LaForme:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
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Mr. Jonathan Veale

Environmental Planner, MH
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MORRISON HERSHFIELD

November 24, 2010

Mr. Clynten King
Councillor, Mississaugas of the New Credit First Nation
2978 Mississauga Road, RR 6
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. King:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

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Project Manager, IPC Energy
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MORRISON HERSHFIELD

November 24, 2010

Ms. Kerri L. King
Councillor, Mississaugas of the New Credit First Nation
314 Tuscarora Road, RR 6
Hagersville, Ontario N0A 1H0

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Mr. Sunny Galia

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MORRISON HERSHFIELD

November 24, 2010

Mr. Arland LaForme
Councillor, Mississaugas of the New Credit First Nation
243 New Credit Road, RR 1
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
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Mr. Jonathan Veale

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Fax: (416) 499-9658
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MORRISON HERSHFIELD

November 24, 2010

Mr. Ralph Stacey LaForme
Councillor, Mississaugas of the New Credit First Nation
2789 Mississauga Road, RR 6
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. LaForme:

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MORRISON HERSHFIELD

November 24, 2010

Mr. Adam Sault
Councillor, Mississaugas of the New Credit First Nation
2789 Mississauga Road, RR 6
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

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MORRISON HERSHFIELD

November 24, 2010

Ms. Georgina Sault
Councillor, Mississaugas of the New Credit First Nation
8867 Townline Road, RR 1
Hagersville, Ontario N0A 1H0

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MORRISON HERSHFIELD

November 24, 2010

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Councillor, Mississaugas of the New Credit First Nation
2789 Mississauga Road, RR 6
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About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 9.0 megawatts (MW) of renewable energy. Environmental studies have been conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com





MORRISON HERSHFIELD

November 24, 2010

Mr. Richard Paquette
President, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Paquette:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within any comprehensive land claim and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
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Mr. Jonathan Veale

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MORRISON HERSHFIELD

November 24, 2010

Mr. Reg Bernier
Councillor, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Bernier:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within any comprehensive land claim and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

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Yours truly,

Mr. Sunny Galia

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MORRISON HERSHFIELD

November 24, 2010

Ms. Valerie Bose
Councillor, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Bose:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

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MORRISON HERSHFIELD

November 24, 2010

Ms. Amanda Pont-Shanks
Councillor, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Pont-Shanks:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

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MORRISON HERSHFIELD

November 24, 2010

Mr. Pierre Carré
Councillor, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Carré:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

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MORRISON HERSHFIELD

November 24, 2010

Mr. Derrick Pont
Chair, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Pont:

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About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 9.0 megawatts (MW) of renewable energy. Environmental studies have been conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

In the near future, you will receive correspondence from us regarding the next consultation events and how you may participate. Following that, we anticipate that this proposal will be eligible for submission to the Ontario Ministry of the Environment for a Renewable Energy Approval as early as February 26, 2011.



For More Information: If you wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us. The project website is regularly updated and can be accessed at the following address: www.hafwindenergy.ca

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com





MORRISON HERSHFIELD

November 24, 2010

Ms. Suzanne Matte
Treasurer, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Matte:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within any comprehensive land claim and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

For your assessment, we have included the following attachments for your review and comment:

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The draft reports contained on the CD are subject to change based upon public, agency, municipal, and Aboriginal consultations. If you should have any comments about these documents or wish to obtain paper copies, please contact us.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
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Mr. Jonathan Veale

Environmental Planner, MH
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MORRISON HERSHFIELD

November 24, 2010

Ms. Sarah Macdonald
Secretary, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Macdonald:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within any comprehensive land claim and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
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Mr. Jonathan Veale

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MORRISON HERSHFIELD

November 24, 2010

Ms. Barbaranne Wright
Women's Representative & Genealogist, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Wright:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within any comprehensive land claim and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
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Mr. Jonathan Veale

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MORRISON HERSHFIELD

November 24, 2010

Ms. Andrea Paquette
Youth Representative, Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario L3B 3H9

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Paquette:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within any comprehensive land claim and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

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MORRISON HERSHFIELD

November 24, 2010

Mr. William K. Montour
Chief, Six Nations of the Grand River Territory
P.O. Box 5000
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Montour:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within your comprehensive land claim (i.e. the Haldimand Tract) and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

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The Ontario Ministry of the Environment has provided us with your contact information and indicated that you may be interested in this project as it is located outside, but in proximity to your comprehensive land claim. We would like the opportunity to present this project to you and to obtain your input on how we may improve the design or any aspect of the project. Also as provided on July 22, 2010, and as required under the Act and Regulation, we wish to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are available to meet with you and your representatives at our next Public Open House, tentatively scheduled in late February, 2011 or at another convenient occasion. As soon as we have determined a date for the next Public Open House we will inform you by letter and public notice. We are also examining other approaches to reach out to the Aboriginal community. Please contact us if you believe that a meeting would be appropriate or if you have any suggestions about how we may consult with you.

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Mr. Jonathan Veale

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CC: Mr. David Hill
Ms. Claudine VanEvery-Albert
Ms. Gail Ava Hill
Mr. Carl Hill
Ms. Ramona Joanne Johnson
Mr. Levi White
Ms. Helen Miller
Mr. Wray Maracle
Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Mr. David Hill
Councillor, District One
Six Nations of the Grand River Territory
RR 1, Scotland, Ontario N0E 1R0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Hill:

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The Ontario Ministry of the Environment has provided us with your contact information and indicated that you may be interested in this project as it is located outside, but in proximity to your comprehensive land claim. We would like the opportunity to present this project to you and to obtain your input on how we may improve the design or any aspect of the project. Also as provided on July 22, 2010, and as required under the Act and Regulation, we wish to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are available to meet with you and your representatives at our next Public Open House, tentatively scheduled in late February, 2011 or at another convenient occasion. As soon as we have determined a date for the next Public Open House we will inform you by letter and public notice. We are also examining other approaches to reach out to the Aboriginal community. Please contact us if you believe that a meeting would be appropriate or if you have any suggestions about how we may consult with you.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 9.0 megawatts (MW) of renewable energy. Environmental studies have been conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

In the near future, you will receive correspondence from us regarding the next consultation events and how you may participate. Following that, we anticipate that this proposal will be eligible for submission to the Ontario Ministry of the Environment for a Renewable Energy Approval as early as February 26, 2011.

For More Information: If you wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us. The project website is regularly updated and can be accessed at the following address: www.hafwindenergy.ca

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Chief William Montour
Ms. Claudine VanEvery-Albert
Ms. Gail Ava Hill
Mr. Carl Hill
Ms. Ramona Joanne Johnson
Mr. Levi White
Ms. Helen Miller
Mr. Wray Maracle
Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Ms. Claudine VanEvery-Albert
Councillor, District One, Six Nations of the Grand River Territory
RR 6
Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. VanEvery-Albert:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within your comprehensive land claim (i.e. the Haldimand Tract) and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

For your assessment, we have included the following attachments for your review and comment:

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MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
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Office: (905) 607-1016
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CC: Chief William Montour
Mr. David Hill
Ms. Gail Ava Hill
Mr. Carl Hill
Ms. Ramona Joanne Johnson
Mr. Levi White
Ms. Helen Miller
Mr. Wray Maracle
Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Ms. Gail Ava Hill
Councillor, District Two, Six Nations of the Grand River Territory
RR 1
Ohswéken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Hill:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within your comprehensive land claim (i.e. the Haldimand Tract) and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
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Mr. David Hill
Ms. Claudine VanEvery-Albert
Mr. Carl Hill
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Mr. Christopher Martin
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Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Mr. Carl Hill
Councillor, District Two
Six Nations of the Grand River Territory
RR 1, Ohsweken, Ontario N0A 1H0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Hill:

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
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Mr. Jonathan Veale

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CC: Chief William Montour
Mr. David Hill
Ms. Claudine VanEvery-Albert
Ms. Gail Ava Hill
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Mr. Levi White
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Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Ms. Ramona Joanne Johnson
Councillor, District Three
Six Nations of the Grand River Territory
RR 1, Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Johnson:

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Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Mr. Levi White
Councillor, District Three
Six Nations of the Grand River Territory
RR 1, Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. White:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

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Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Ms. Helen Miller
Councillor, District Four
Six Nations of the Grand River Territory
RR 2, Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
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Dear Ms. Miller:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within your comprehensive land claim (i.e. the Haldimand Tract) and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

For your assessment, we have included the following attachments for your review and comment:

- A Notice of Proposal originally sent to you July 22, 2010.
- A compact disc (CD) containing the following draft reports:
 - Project Description
 - Wind Turbine Specification
 - Design and Operations Report
 - Construction Plan Report
 - Decommissioning Plan Report
 - Natural Heritage Assessment Report
 - Water Report
 - Archaeological Stage 1 and Stage 2 Reports
 - Cultural Heritage Report
 - Environmental Impact Statement
 - Environmental Effects Monitoring Plan
 - Land-use, Natural Heritage, and Ecological Land Classification Maps

The draft reports contained on the CD are subject to change based upon public, agency, municipal, and Aboriginal consultations. If you should have any comments about these documents or wish to obtain paper copies, please contact us.

[Notice of Proposal and Notice of Public Open House \(From July 22, 2010\)](#)

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). We are notifying you in accordance with sections 14 and 15 of the Regulation.

The Ontario Ministry of the Environment has provided us with your contact information and indicated that you may be interested in this project as it is located outside, but in proximity to your comprehensive land claim. We would like the opportunity to present this project to you and to obtain your input on how we may improve the design or any aspect of the project. Also as provided on July 22, 2010, and as required under the Act and Regulation, we wish to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are available to meet with you and your representatives at our next Public Open House, tentatively scheduled in late February, 2011 or at another convenient occasion. As soon as we have determined a date for the next Public Open House we will inform you by letter and public notice. We are also examining other approaches to reach out to the Aboriginal community. Please contact us if you believe that a meeting would be appropriate or if you have any suggestions about how we may consult with you.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 9.0 megawatts (MW) of renewable energy. Environmental studies have been conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

In the near future, you will receive correspondence from us regarding the next consultation events and how you may participate. Following that, we anticipate that this proposal will be eligible for submission to the Ontario Ministry of the Environment for a Renewable Energy Approval as early as February 26, 2011.

For More Information: If you wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us. The project website is regularly updated and can be accessed at the following address: www.hafwindenergy.ca

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Chief William Montour
Mr. David Hill
Ms. Claudine VanEvery-Albert
Ms. Gail Ava Hill
Mr. Carl Hill
Ms. Ramona Joanne Johnson
Mr. Levi White
Mr. Wray Maracle
Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Mr. Wray Maracle
Councillor, District Four, Six Nations of the Grand River Territory
P.O. Box 365
Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Maracle:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within your comprehensive land claim (i.e. the Haldimand Tract) and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

For your assessment, we have included the following attachments for your review and comment:

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About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 9.0 megawatts (MW) of renewable energy. Environmental studies have been conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
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Mr. Jonathan Veale

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CC: Chief William Montour
Mr. David Hill
Ms. Claudine VanEvery-Albert
Ms. Gail Ava Hill
Mr. Carl Hill
Ms. Ramona Joanne Johnson
Mr. Levi White
Ms. Helen Miller
Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Mr. George Montour
Councillor, District Five
Six Nations of the Grand River Territory
RR 1, Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Montour:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

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About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 9.0 megawatts (MW) of renewable energy. Environmental studies have been conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
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Mr. Jonathan Veale

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CC: Chief William Montour
Mr. David Hill
Ms. Claudine VanEvery-Albert
Ms. Gail Ava Hill
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Mr. Wray Maracle
Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Mr. Christopher Martin
Councillor, District Five
Six Nations of the Grand River Territory
RR 6, Hagersville, Ontario N0A 1H0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Mr. Martin:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within your comprehensive land claim (i.e. the Haldimand Tract) and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

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About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 9.0 megawatts (MW) of renewable energy. Environmental studies have been conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
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Mr. Jonathan Veale

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CC: Chief William Montour
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Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Ms. Barbara Harris
Councillor, District Six
Six Nations of the Grand River Territory
RR 2, Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Harris:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within your comprehensive land claim (i.e. the Haldimand Tract) and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
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Mr. Jonathan Veale

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Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Ms. Melva Thomas
Councillor, District Six
Six Nations of the Grand River Territory
RR 2, Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

Dear Ms. Thomas:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

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Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Chief William Montour
Mr. David Hill
Ms. Claudine VanEvery-Albert
Ms. Gail Ava Hill
Mr. Carl Hill
Ms. Ramona Joanne Johnson
Mr. Levi White
Ms. Helen Miller
Mr. Wray Maracle
Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris





MORRISON HERSHFIELD

November 24, 2010

Six Nations of the Grand River
Haudenosaunee Confederacy Council
RR 2, Ohsweken, Ontario N0A 1M0

**Re: HAF Wind Energy Project
Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

To whom it may concern:

On July 22, 2010 we sent you a letter containing a *Notice of a Proposal to Engage in a Project and Notice of a Public Open House* for the HAF Wind Energy Project. To date, we have not received any correspondence from you in regards to this project.

This proposal is not located within your comprehensive land claim (i.e. the Haldimand Tract) and we do not reasonably believe that the proposal will affect your rights and interests. Nevertheless, we wish to provide you with additional information about the project and to solicit your thoughts so that you may make such an assessment yourself. If you believe that this proposal will affect your rights and interests, please notify us soon as possible.

For your assessment, we have included the following attachments for your review and comment:

- A Notice of Proposal originally sent to you July 22, 2010.
- A compact disc (CD) containing the following draft reports:
 - Project Description
 - Wind Turbine Specification
 - Design and Operations Report
 - Construction Plan Report
 - Decommissioning Plan Report
 - Natural Heritage Assessment Report
 - Water Report
 - Archaeological Stage 1 and Stage 2 Reports
 - Cultural Heritage Report
 - Environmental Impact Statement
 - Environmental Effects Monitoring Plan
 - Land-use, Natural Heritage, and Ecological Land Classification Maps

The draft reports contained on the CD are subject to change based upon public, agency, municipal, and Aboriginal consultations. If you should have any comments about these documents or wish to obtain paper copies, please contact us.

[Notice of Proposal and Notice of Public Open House \(From July 22, 2010\)](#)

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to

develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* (“the Act”) Part V.0.1. and Ontario Regulation 359/09 (“the Regulation”) which addresses Renewable Energy Approvals (“REA”). We are notifying you in accordance with sections 14 and 15 of the Regulation.

The Ontario Ministry of the Environment has provided us with your contact information and indicated that you may be interested in this project as it is located outside, but in proximity to your comprehensive land claim. We would like the opportunity to present this project to you and to obtain your input on how we may improve the design or any aspect of the project. Also as provided on July 22, 2010, and as required under the Act and Regulation, we wish to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are available to meet with you and your representatives at our next Public Open House, tentatively scheduled in late February, 2011 or at another convenient occasion. As soon as we have determined a date for the next Public Open House we will inform you by letter and public notice. We are also examining other approaches to reach out to the Aboriginal community. Please contact us if you believe that a meeting would be appropriate or if you have any suggestions about how we may consult with you.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 9.0 megawatts (MW) of renewable energy. Environmental studies have been conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH has submitted the Natural Heritage Assessment, Cultural Heritage Assessment, and Archaeological Assessments for Ministry review and comment, as required under the Act and Regulation. Once these have been deemed complete, these documents will also be available to you.

In the near future, you will receive correspondence from us regarding the next consultation events and how you may participate. Following that, we anticipate that this proposal will be eligible for submission to the Ontario Ministry of the Environment for a Renewable Energy Approval as early as February 26, 2011.

For More Information: If you wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us. The project website is regularly updated and can be accessed at the following address: www.hafwindenergy.ca

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
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Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

November 24, 2010

Six Nations of the Grand River Elected Council
1695 Chiefswood Rd.
P. O. Box 5000
Ohsweken ON, N0A 1M0

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Follow-up Letter Regarding a Proposal to Engage in a Wind Energy Project**

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
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Mississauga, Ontario, L5N 5R1
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Mr. Jonathan Veale

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Mr. George Montour
Mr. Christopher Martin
Ms. Barbara Harris
Ms. Melva Thomas





MORRISON HERSHFIELD

April 30, 2012

Chief William K. Montour
Six Nations of the Grand River
1696 Chiefswood Road
PO Box 5000
Ohsweken, Ontario
N0A 1M0

Re: Proposed HAF Wind Energy Project

Dear Chief Montour:

The purpose of this letter is to provide you with an update regarding the HAF Wind Energy Project and to again solicit your feedback. In correspondence dated July 22, 2010 the project team sent you a letter containing a Notice of a Proposal to Engage in a Project and Notice of a Public Open House. On November 24th 2010, a letter was sent to you and your elected council, along with draft copies of project reports and materials for review and comment. To date, we have yet to receive any correspondence from you in regards to this project.

Under Ontario Regulation 359/09 (Renewable Energy Approvals), Vineland Power Inc. must request a written response to the project proposal from your community. At this time, we respectfully request that you provide us with your written response regarding the HAF Wind Energy project proposal. We ask that your response include any information that you and/or your community feel should be considered as part of the final reports to be submitted to the Ministry of the Environment for the project's Renewable Energy Application. Please advise us of your views on:

1. Any anticipated adverse impacts you feel that the project may have on your constitutionally protected Aboriginal or Treaty Rights;
2. Any other concerns over potential negative impacts to the environment that you anticipate and may have an interest in; and
3. Any suggestions you have for mitigating potential impacts identified in the above mentioned items.

Please find enclosed one paper copy and a CD set of updated draft reports that are required to be finalized and submitted for the HAF Wind Energy Project's renewable energy application to the Ministry of the Environment.

We have also enclosed a summary of the draft reports. The summary explains the purpose, methods and results for each report. The summary is provided to assist you in review of this project proposal and the supporting studies and information. Please see the draft reports for complete data and information.

Copies of all draft reports and materials are also available on the project's website at:
www.hafwindenergy.ca

Also, if you wish to make a copy of the documents available to your community for review in a public location, please let us know the appropriate contact and we will gladly provide a copy of materials to them.

The date of the HAF Wind Energy Project's second public meeting will be held:

Date: **June 26, 2012**
Time: **3:00 pm to 8:00 pm**
Location: **Township of West Lincoln, Caistor Community Centre
9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0**

A copy of the notice has been included as an attachment to this letter.

Currently, our plan is to submit the Renewable Energy Application to the Ministry of the Environment in early July, 2012. With this in mind, we kindly request that you provide in writing to us any information available to your community that you feel should be considered by the project team as part of finalizing the project studies and reports.

If you are interested, the project team is available to meet with you to discuss this project, share information, and address any questions. To learn more about the proposed project, public meeting, or to communicate questions or comments please contact me.

Yours truly,



Ms. Britney Pringle
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com

CC: Mr. Tom Lewis, Project Manager, IPC Energy

Encls. Notice of Public Meeting #2
Draft REA Documents for the HAF Wind Energy Project





MORRISON HERSHFIELD

April 30, 2012

Chief Brian LaForme
Mississauguas of the New Credit First Nation
2789 Mississauga Road, R.R. #6
Hagersville, Ontario
N0A 1H0

Re: Proposed HAF Wind Energy Project

Dear Chief LaForme:

The purpose of this letter is to provide you with an update regarding the HAF Wind Energy Project and to again solicit your feedback. In correspondence dated July 22, 2010 the project team sent you a letter containing a Notice of a Proposal to Engage in a Project and Notice of a Public Open House. On November 24th 2010, a letter was sent to you and your elected council, along with draft copies of project reports and materials for review and comment. To date, we have yet to receive any correspondence from you in regards to this project.

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Currently, our plan is to submit the Renewable Energy Application to the Ministry of the Environment in early July, 2012. With this in mind, we kindly request that you provide in writing to us any information available to your community that you feel should be considered by the project team in finalizing the project studies and reports.

If you are interested, the project team is available to meet with you to discuss this project, share information, and address any questions. To learn more about the proposed project, public meeting, or to communicate questions or comments please contact me.

Yours truly,



Ms. Britney Pringle
Environmental Planner, MH
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com

CC: Mr. Tom Lewis, Project Manager, IPC Energy

Encls. Notice of Public Meeting #2
Draft REA Documents for the HAF Wind Energy Project



MORRISON HERSHFIELD

April 30, 2012

Ms. Hazel Hill
Interim Director, Haudenosaunee Development Institute
c/o Six Nations of the Grand River Haudenosaunee Confederacy Council
16 Sunrise Court, Suite 407
PO Box 714
Ohsweken, Ontario
N0A 1M0

Re: Proposed HAF Wind Energy Project

Dear Ms. Hazel Hill:

We are writing to you in connection with the proposed HAF Wind Energy Project, located in the Township of West Lincoln, Ontario. Based on telephone correspondence with the Six Nations Haudenosaunee Confederacy Council we were advised that future correspondence relating to this project should be directed to the Haudenosaunee Development Institute.

In previous correspondence dated July 22, 2010 the project team sent a letter to the Six Nations of the Grand River Haudenosaunee Confederacy Council containing a Notice of a Proposal to Engage in a Project and Notice of a Public Open House. On November 24th 2010, a follow up letter was sent, along with draft copies of project reports and materials for review and comment. To date, we have yet to receive any correspondence in regards to this project.

Under Ontario Regulation 359/09 (Renewable Energy Approvals), Vineland Power Inc. must request a written response to the project proposal from your community. At this time, we respectfully request that you provide us with your written response regarding the HAF Wind Energy project proposal. We ask that your response include any information that you and/or your community feel should be considered as part of the final reports to be submitted to the Ministry of the Environment for the project's Renewable Energy Application. Please advise us of your views on:

1. Any anticipated adverse impacts you feel that the project may have on your constitutionally protected Aboriginal or Treaty Rights;
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Please find enclosed one paper copy and a CD set of updated draft reports that are required to be finalized and submitted for the HAF Wind Energy Project's renewable energy application to the Ministry of the Environment.

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Copies of all draft reports and materials are also available on the project's website at:
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Also, if you wish to make a copy of the documents available to your community for review in a public location, please let us know the appropriate contact and we will gladly provide a copy of materials to them.

The date of the HAF Wind Energy Project's second public meeting will be held:

Date: **June 26, 2012**
Time: **3:00 pm to 8:00 pm**
Location: **Township of West Lincoln, Caistor Community Centre**
9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0

A copy of the notice has been included as an attachment to this letter.

Currently, our plan is to submit the Renewable Energy Application to the Ministry of the Environment in early July, 2012. With this in mind, we kindly request that you provide in writing to us any information available to your community that you feel should be considered by the project team in finalizing the project studies and reports.

If you are interested, the project team is available to meet with you to discuss this project, share information, and address any questions. To learn more about the proposed project, public meeting, or to communicate questions or comments please contact me.

Yours truly,



Ms. Britney Pringle
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235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
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CC: Six Nations of the Grand River Haudenosaunee Confederacy Council
Mr. Tom Lewis, Project Manager, IPC Energy

Encls. Notice of Public Meeting #2
Draft REA Documents for the HAF Wind Energy Project





MORRISON HERSHFIELD

April 30, 2012

Mr. Stephen Quesnelle
President
Niagara Region Métis Council
46 King Street, Suite 201-203
Welland, Ontario
L3B 3H9

Re: Proposed HAF Wind Energy Project

Dear Mr. Quesnelle:

The purpose of this letter is to provide the Niagara Region Métis Council with an update regarding the HAF Wind Energy Project and to again solicit feedback. In correspondence dated July 22nd, 2010 the project team sent a letter containing a Notice of a Proposal to Engage in a Project and Notice of a Public Open House. On November 24th 2010, a letter was sent to former President Richard Paquette and council members with draft copies of project reports and materials for review and comment. To date, we have yet to receive any correspondence from the Niagara Region Métis Council in regards to this project.

Under Ontario Regulation 359/09 (Renewable Energy Approvals), Vineland Power Inc. must request a written response to the project proposal from your community. Should the Niagara Region Métis Council have an interest in this project, we respectfully request that you provide us with your written response regarding the HAF Wind Energy project proposal. We ask that your response include any information that you and/or your community feel should be considered as part of the final reports to be submitted to the Ministry of the Environment for the project's Renewable Energy Application. Please advise us of your views on:

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CC: Mr. Tom Lewis, Project Manager, IPC Energy

Encls. Notice of Public Meeting #2
Draft REA Documents for the HAF Wind Energy Project





MORRISON HERSHFIELD

April 30, 2012

Métis Consultation Unit
c/o Métis Nation of Ontario
500 Old St. Patrick St, Unit 3
Ottawa, Ontario
K1N 9G4

Re: Proposed HAF Wind Energy Project

The purpose of this letter is to provide an update regarding the HAF Wind Energy Project and to again solicit your feedback. In correspondence dated July 22nd, 2010 the project team sent a letter containing a Notice of a Proposal to Engage in a Project and Notice of a Public Open House. On November 24th 2010, a letter was sent along with draft copies of project reports and materials for review and comment. To date, we have yet to receive any correspondence in regards to this project.

Under Ontario Regulation 359/09 (Renewable Energy Approvals), HAF Wind Energy Inc. must request a written response to the project proposal from the Métis Nation of Ontario. Should the Métis Nation of Ontario and the members of the regional rights-bearing community have an interest in this project, we respectfully request that you provide us with a written response regarding the HAF Wind Energy project proposal. We ask that your response include any information that you and/or your community feel should be considered as part of the final reports to be submitted to the Ministry of the Environment for the project's Renewable Energy Application. Please advise us of your views on:

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E-mail: bpringle@morrisonhershfield.com

CC: Mr. Tom Lewis, Project Manager, IPC Energy

Encls. Notice of Public Meeting #2
Draft REA Documents for the HAF Wind Energy Project



Haudenosaunee Development Institute

June 19, 2012



Mr. Tom Lewis
Project Manager, IPC Energy
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1

Dear Mr. Lewis:

Re: HAF Wind Energy Project
Our File No. : 030-102

Thank you for your letter dated April 25, 2012 and attachments.

The Haudenosaunee Confederacy Chiefs ('HCCC') has legislated the Haudenosaunee Development Institute ('HDI') to represent HCCC interests in the development of lands within areas of Haudenosaunee jurisdiction, including but not limited to the land prescribed by the Haldimand Proclamation and the 1701 Treaty Area.

We can confirm that the Haudenosaunee have treaty rights, in particular in the area contemplated by your Project, including but not limited to, the right to free and undisturbed harvesting. As the proposed Project will have a negative impact upon those treaty rights, the nature and scope of engagement required is significantly above and beyond what is commonly referred to as "consultation".

The HDI has established and administers a regulatory framework, which identifies, registers and regulates development in compliance with the regulatory obligations outlined in our Lands Rights Statement, the Haudenosaunee Green Plan and Haudenosaunee Development Protocol.

Part of the process requires an application for Engagement to be submitted to the HDI which I have attached for your ease of reference. The Application for Engagement provides proponents a structured engagement process which allows the HDI to set up and clarify the nature of what will be impacted by the Project and to determine if those infringements are justified and whether or not they can be accommodated.

OUR LAND, OUR LAW, OUR PEOPLE, OUR FUTURE

I look forward to receipt of your application at which time we can arrange a convenient time to meet to discuss your Project.

Yours truly

~ ~

Hazel E. Hill Interim Director

Attach. -1

lbm

cc: Ms. Britney Pringle Environmental Planner, MH 235 Yorkland Boulevard, Suite 600 Toronto, Ontario, M2J 1
T1 2



July 03, 2012

Ms. Hazel Hill
Interim Director -
Haudenosaunee Development Institute
P.O. BOX 714
#417- 16 Sunrise Court
Ohsweken, Ontario
N0A 1M0

**Re: HAF Wind Energy Project HDI File Number 030-102
& Wainfleet Wind Energy Project HDI File Number 030-103**

Dear Ms. Hill,

This letter is to confirm that IPC Energy has received your letters dated June 19, 2012 with respect to the HAF Wind Energy and Wainfleet Wind Energy projects.

IPC Energy has made several unsuccessful attempts to reach you via telephone intending to set up a meeting with you to discuss our two projects and address your letters, as referenced above. We ask, therefore, that you provide two possible dates and times that would be convenient for us to meet with you.

I look forward to hearing from you and would like to thank you in advance for your cooperation in this matter.

Regards,

A handwritten signature in black ink, appearing to read "Tom Lewis". The signature is stylized and cursive.

Tom Lewis
Project Manager

CC: Ms. Britney Pringle, Morrison Hershfield



Haudenosaunee Development Institute

July 9, 2012

Mr. Tom Lewis
Project Manager, IPC Manager
2550 Argentia Road, Suite 105
Mississauga, Ontario
L5N 5R1

Dear Mr Lewis:

**Re: HAF Wind Energy Project – Our File No. 030-102 &
Wainfleet Wind Energy Project – Our File No. 030-103**

Thank you for yours of July 3, 2012. Should you wish contact with us in the future please be advised the easiest way is by email.

Please be advised we are prepared to meet on the following two dates and times subject to your confirmation providing an application and application fee. Dates suggested are Monday, July 23, 2012 at 11:00 a.m. or Tuesday, July 31, 2012 at 1:00 p.m.

Yours truly,

Hazel E. Hill
Interim Director

/bm

✓ c.c. Ms. Britney Pringle
Environmental Planner, MH
235 Yorkland Boulevard, Suite 600
Toronto, Ontario M2J 1T1

OUR LAND, OUR LAW, OUR PEOPLE, OUR FUTURE

Appendix H: Agency Consultation



MORRISON HERSHFIELD

July 22, 2010

Ms. Doris Dumais
Director, Environmental Assessment and Approvals Branch
Ministry of the Environment
2 St. Clair Street West, Floor 12A
Toronto, Ontario M4V 1L5

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Dumais:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

The purpose of this letter is to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House on August 25th, 2010. Please contact us if you believe that a meeting would be appropriate.

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH is currently preparing studies of the environmental effects of the development and operation of the proposed project in accordance with the requirements of the Act and Regulation. Where applicable, MH will work with the appropriate federal and provincial agencies to ensure that the project meets the requirements for federal and/or provincial permits or approvals. This may include an approval under the *Canadian Environmental Assessment Act* ("CEAA").

A draft Project Description Report titled *HAF Wind Energy Project Renewable Energy Approval Project Description Report* has been prepared, which provides additional project information and details. This document is available to anyone interested. A copy will be made available for public review at the Township of West Lincoln Office (318 Canborough Street, PO Box 400,

Smithville, Ontario L0R 2A0). The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

Public Open House #1: If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. Public Open Houses provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and ask questions regarding the project. This will be the first of two Public Open Houses for this project; the next will be scheduled in the fall of 2010. We appreciate your input and welcome your attendance at our first Public Open House scheduled for:

Date: **August 25th, 2010**

Time: **3:00 pm to 7:00 pm**

Location: **Township of West Lincoln, Caistor Community Centre
1918 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0**

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com





MORRISON HERSHFIELD

July 22, 2010

Mr. Rich Vickers
District Manager, Niagara District Office
Ministry of the Environment
301 St. Paul Street, 9th Floor, Suite 15
St. Catharines, Ontario L2R 7R4

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Mr. Vickers:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

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MH is currently preparing studies of the environmental effects of the development and operation of the proposed project in accordance with the requirements of the Act and Regulation. Where applicable, MH will work with the appropriate federal and provincial agencies to ensure that the project meets the requirements for federal and/or provincial permits or approvals. This may include an approval under the *Canadian Environmental Assessment Act* ("CEAA").

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Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Ms. Narren Santos





MORRISON HERSHFIELD

July 22, 2010

Ms. Narren Santos
Program Support Coordinator
Environmental Assessment and Approvals Branch
Ministry of the Environment
2 St. Clair Street West, Floor 12A
Toronto, Ontario M4V 1L5

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

Dear Ms. Santos:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

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For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
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Mr. Jonathan Veale

Environmental Planner, MH
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235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: Mr. Rich Vickers





December 20, 2010

Ms. Doris Dumais, Director
Environmental Assessment Approvals Branch
Ministry of Environment
2 St. Clair Avenue West, Floor 12A
Toronto, ON M4V 1L5

Dear Ms. Dumais,

Re: Wind Energy Information Night - Niagara Region

As Ontario strives to develop clean and sustainable energy systems, more scientists, policymakers and communities are looking to wind power as an important part of the electricity generation mix. Harnessing the wind to create electricity has become one of the fastest growing sources of power generation in Ontario and around the world and it is continuing to grow.

As new opportunities emerge to develop wind-generated power in communities across Ontario, they raise reasonable questions about the social, environmental and economic impacts of wind power production.

IPC Energy has seen a change in how our wind projects are being accepted by local communities. When we started our first projects, there was an initial excitement and enthusiasm for wind energy development. In recent years this encouragement has changed to disinterest and sometimes genuine fear about the role that wind energy generation can play in a community. The level of rhetoric and mistrust from many vocal residents has made it nearly impossible for developers to have an honest conversation with development communities. IPC Energy is interested in changing this.

IPC Energy is sponsoring an **Information Night on Tuesday, January 25th 2011** to share some facts and answer questions about renewable energy in general with an emphasis on wind power. This event will be held at South Lincoln High School located at 260 Canborough Road in Smithville Ontario from 7:00 p.m. to 9:00 p.m. The objective of this information session will be to explain the provincial regulations under the Green Energy Act and subsequent Renewable Energy Approval process. By doing this we hope to inform those in attendance on the realities of wind power and its benefits and to help separate the myths and misconceptions from the actual facts.

IPC Energy is asking that you or a member of your team with the knowledge and background in the Green Energy Act and Renewable Energy Approval (REA) to make a brief presentation of five to ten minutes on this topic and be available to respond during our Q&A session. Please respond by January 4, 2011 (or sooner) with the name of your delegate and his /her credentials and the subject matter he / she will present.

It is our goal through providing this information session that the citizens of Ontario will make informed decisions about the future of energy production and will stress the need to act proactively NOW to help the province become "greener" tomorrow!

Sincerely,

Tom Lewis
Manager of Planning and Environment
(on behalf of John Andrews, President, IPC Energy)



MORRISON HERSHFIELD

April 23, 2012

Ms. Doris Dumais
Director, Environmental Approvals Access
& Service Integration
Ministry of the Environment
2 St. Clair Street West, Floor 12A
Toronto, Ontario M4V 1L5

Dear Ms. Dumais:

Re: Notice of Public Meeting #2 for the HAF Wind Energy Project

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total of five (5) turbines with a maximum name plate capacity of 9 MW. The project location is described in the map in the attached notice.

The purpose of this letter and attached notice is to inform you that Vineland Power Inc. proposes to engage in this wind energy project, how you can obtain further information on the project, and to invite you to attend the Project's Second Public Open House.

If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. The Public Open House will provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and questions regarding the project. We appreciate your input and welcome your attendance at the Public Open House scheduled for:

Date: **June 26, 2012**
Time: **3:00 pm to 8:00 pm**
Location: **Township of West Lincoln, Caistor Community Centre**
9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0

We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House. The Project team has designated an additional hour from **2:00 pm- 3:00 pm** to meet with Agency and Municipal Stakeholders prior to

the start of the Public Meeting on June 26, 2012. Please contact us if you believe that a meeting would be appropriate.

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meeting, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: tom@ipcenergy.ca

Ms. Britney Pringle

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com



MORRISON HERSHFIELD

April 23, 2012

Ms. Narren Santos
Senior Program Support Coordinator - Services Integration
Environmental Approvals Access & Services Integration Branch
Ministry of the Environment
2 St. Clair Street West, Floor 12A
Toronto, Ontario M4V 1L5

Dear Ms. Santos:

Re: Notice of Public Meeting #2 for the HAF Wind Energy Project

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

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Mr. Tom Lewis

Project Manager, IPC Energy
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Ms. Britney Pringle

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MORRISON HERSHFIELD

April 23, 2012

Mr. Rich Vickers
District Manager, Niagara District Office
Ministry of the Environment
301 St. Paul Street, 9th Floor, Suite 15
St. Catharines, Ontario L2R 7R4

Dear Mr. Vickers:

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Ms. Britney Pringle

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**Ministry of Tourism,
Culture and Sport**

Culture Programs Unit
Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, ON M7A 0A7
Telephone: (416)-314-7691
Facsimile: (416)-314-7175
Email : lan.Hember@ontario.ca

**Ministère du Tourisme,
de la Culture et du Sport**

Unité des programmes culturels
Direction des programmes et des services
401 Rue Bay, Bureau 1700
Toronto, ON M7A 0A7
Téléphone: (416)-314-7691
Télécopieur: 416- 314-7175
Email: lan.Hember@ontario.ca



April 12, 2012

Britney Pringle,
Environmental Planner, Morrison Hershfield Limited
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: bpringle@morrisonhershfield.com

RE: HAF Wind Energy Project, Township of West Lincoln, Regional Municipality of Niagara, FIT-F5D8RAG, MTC File HD00531, PIF # P035-103-2010, P035-107-2010, P035-147-2011 and P035-164-2012

Dear Proponent:

This letter constitutes the Ministry of Tourism and Culture's written comments as required by s. 22(3)(a) of O. Reg. 359/09 under the *Environmental Protection Act* regarding archaeological assessments undertaken for the above project.

Based on the information contained in the reports you have submitted for this project, the Ministry believes the archaeological assessment complies with the *Ontario Heritage Act's* licensing requirements, including the licence terms and conditions and the Ministry's 1993 Archaeological Assessment Technical Guidelines. Please note that the Ministry makes no representation or warranty as to the completeness, accuracy or quality of the Reports.*

The reports recommend the following:

Stage 1 (PIF # P035-103-2010), August 2010, Received October 07, 2010

The entire study area for the HAF Wind Energy Project has potential for archaeological remains. A Stage 2 archaeological assessment should be conducted at each wind turbine location that should also include any temporary roads or staging areas required for the development.

Stage 2 (PIF # P035-107-2010), August 2010, Received October 07, 2010

- 1. The locations for five proposed wind turbines have been fully assessed for potential archaeological remains. Based on low artifact densities at Turbines 1, 2, 3, and 5 and negative results at Turbine 4, no further archaeological work is required for these turbine locations and the project and construction in these areas can proceed as planned.*
- 2. The border between the assessed ploughed field and the unassessed field on the south side of Turbine 3 and northeast side of Turbine 4 should be fenced during construction to prevent any potential impacts.*
- 3. The proposed switching station should be separated from the Zion Cemetery by a ten metre setback which should be fenced during construction.*
- 4. The registered archaeological site, HAF 1, AgGw-173 is considered to be an isolated find and requires no further assessment.*
- 5. The registered archaeological site, HAF 2.001, AgGw-174 is considered to be an isolated find and requires no further assessment.*
- 6. The registered archaeological site, HAF 2.002, AgGw-175 is considered to be an isolated find and requires no further assessment.*
- 7. The registered archaeological site, HAF 2.010, AgGw-176 is considered to be an isolated find and requires no further assessment.*
- 8. The registered archaeological site, HAF 2.011, AgGw-177 is considered to be an isolated find and requires no further assessment.*
- 9. The registered archaeological site, HAF 2.013, AgGw-178 is considered to be an isolated find and requires no further assessment.*

Stage 2 (PIF # P035-147-2011), 22 December 2010, Received 23 December, 2011

- 1. The subject property for the revised HAF Energy Project turbine locations #1 and #2 has been completely assessed through visual assessment. The Stage 2 did not identify any archaeological sites requiring further assessment or mitigation of*

impacts, therefore, no further archaeological assessment of the property is required.

Stage 2 (PIF # P035-164-2012), 10 April 2012, Received 12 April 2012

- 1. The subject property for the revised HAF Energy Project Turbine #4 access road, tapline and maintenance shed has been completely assessed through visual assessment. The Stage 2 did not identify any archaeological sites requiring further assessment or mitigation of impacts, therefore, no further archaeological assessment of the property is required.*
- 2. Recommendation #2 in the report PIF # P035-107-2010 for fencing of the previously unassessed area on the northeast side of Turbine #4 is no longer required since this area has now been completely assessed through visual assessment. No archaeological remains were encountered and no further work is required. However, fencing around the south side of Turbine #3 is still required.*

The Ministry is satisfied with these recommendations.

This letter does not waive any requirements which you may have under the *Ontario Heritage Act*. A separate letter addressing archaeological licensing obligations under the Act will be sent to the archaeologist who completed the assessment and will be copied to you.

This letter does not constitute approval of the renewable energy project. Approvals of the project may be required under other statutes and regulations. It is your responsibility to obtain any necessary approvals or licences.

Please feel free to contact me if you have questions or require additional information.

Sincerely,



Ian Hember
Archaeology Review Officer

- c. Andrew Murray, AM Archaeological Associates

* In no way will the Ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Ministry of Tourism and Culture
Culture Division
Culture Services Unit
Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, ON, M7A 0A7
Telephone: 416 314 7137
Facsimile: 416 314 7175
Email : paula.kulpa@ontario.ca

Ministère du Tourisme et de la Culture
Division de culture
Unité des services culturels
Direction des programmes et des services
401, rue Bay, Bureau 1700
Toronto, ON, M7A 0A7
Téléphone: 416 314 7137
Télécopieur: 416 314 7175
Email : paula.kulpa@ontario.ca



March 2, 2011

Mr. Martin Langbroek
Vineland Power Inc.
1616 Niagara Stone Road
Box 400, Virgil, ON L0S 1T0

RE: Colloquial Name of Project: HAF Wind Energy Project

Location: Township of West Lincoln, Regional Municipality of Niagara

Feed-In-Tariff Contract No.: F-000604-WIN-130-601

MTC DPR file no.: PLAN-26EA23

Dear Mr. Langbroek:

This letter constitutes the Ministry of Tourism and Culture's written comments as required by s. 23(3)(a) of O. Reg. 359/09 under the *Environmental Protection Act* regarding heritage assessments undertaken for the above project.

Based on the information contained in the report you have submitted for this project, the Ministry is satisfied with the heritage assessment. Please note that the Ministry makes no representation or warranty as to the completeness, accuracy or quality of the heritage assessment report.*

The report recommends the following:

7.0 MITIGATION RECOMMENDATIONS

The five (5) wind turbine sites have been screened under the criteria set out in Table 1, Section 19, of Ontario Reg. 359/09 (Appendix B). The historical summary of the study areas showed some potential for cultural heritage resources of value or interest due to the agricultural development of the land in the 19th and 20th centuries. However, a review of the historical background of the study areas, the site surveys and municipal consultation information determined the potential heritage value and interest for the five (5) wind turbine sites was low.

Since there are no direct impacts and minimal indirect impacts to the five (5) proposed wind turbine sites, there are no mitigation recommendations in regard to heritage resources, i.e., built heritage resources and cultural heritage landscapes, for the project.

The Ministry is satisfied with these recommendations.

This letter does not waive any requirements which you may have under the Ontario *Heritage Act*. Also, this letter does not constitute approval of the renewable energy project. Approvals of the project may be required under other statutes and regulations. It is your responsibility to obtain any necessary approvals or licences.

Please feel free to contact me if you have questions or require additional information.

Sincerely,

Paula Kulpa
Heritage Planner

cc: Richard Unterman
Unterman McPhail Associates - Heritage Resource Management Consultants

Jonathan Veale, Project Manager
Morrison Hershfield

Chris Schiller, Manager,
Culture Services Unit, Ministry of Tourism and Culture

* In no way will the Ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Britney Pringle

From: Kulpa, Paula (MTC) <Paula.Kulpa@ontario.ca>
Sent: Tuesday, April 17, 2012 3:24 PM
To: Britney Pringle
Cc: umcarubm@pathcom.com; Schiller, Chris (MTC); Rohaly, Blair (MTC); Sherratt, Jim (MTC); Hember, Ian (MTC)
Subject: RE: Wainfleet and HAF Wind Energy Projects
Importance: High

Britney,

Thanks for providing us with the electronic versions of the revised project layouts and the letter from Unterman McPhail Associates indicating that the changes to the proposed HAF and Wainfleet projects will not result in impacts to heritage resources at either of the project locations. Based on this conclusion, neither project will require a revised written comments letter from MTCS.

For both projects, please include a copy of the letter from Unterman McPhail, along with the original final heritage assessment report and MTCS written comments letter (both MTCS letters are dated March 2, 2011) as part of your complete applications to the Ministry of the Environment. All these materials should also be made available prior to and at the final public meeting.

Regards,
Paula

Paula Kulpa

Team Lead - Land Use Planning (A)
Ministry of Tourism, Culture & Sport | Culture Services Unit
Tel. 1.416.314.7137

From: Britney Pringle [<mailto:BPringle@morrisonhershfield.com>]
Sent: April 16, 2012 5:12 PM
To: Kulpa, Paula (MTC)
Cc: Richard Unterman (umcarubm@pathcom.com)
Subject: Wainfleet and HAF Wind Energy Projects

Hi Paula,

Please find attached a letter from Unterman McPhail Associates concerning the minor project modifications for the Wainfleet and HAF Wind Energy Projects. They have confirmed that there will not be any impacts to cultural heritage resources as a result of design modifications.

I have also attached the revised project site plans for your records. Please let me know if you require anything further.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com



UNTERMAN McPHAIL ASSOCIATES
HERITAGE RESOURCE MANAGEMENT CONSULTANTS
540 RUNNYMEDE ROAD
TORONTO ONTARIO M6S 2Z7
T 416 766 7333
F 416 763 4082
E umcarubm@pathcom.com

April 16, 2012

By Email

Ms. Britney Pringle
Environmental Planner
Morrison Hershfield
Toronto, ON

Dear Ms. Pringle:

Re: Design Modifications: Wainfleet and HAF Wind Energy Projects Alternative Site Plans Comparative Review – Cultural Heritage.

Unterman McPhail Associates has reviewed our earlier report submission for the above-mentioned project to compare original site plans with the new alternative design plans for the Wainfleet and HAF Energy projects. Based upon our study review, we confirm there will not be any impacts to cultural heritage resources related to the new alternative design. This is similar to our original review conclusion for the Wainfleet and HAF Wind Energy Projects.

We trust this is satisfactory.

Sincerely,

UNTERMAN McPHAIL ASSOCIATES

Richard Unterman, M.A., CAHP
Principal
Unterman McPhail Associates
Heritage Resource Management Consultants

GUE-2012-011

April 4, 2012

John Andrews
IPC Energy
2550 Argentia Road,
Suite 105 Mississauga,
ON L5N 5R1

RE: NHA Confirmation for the HAF Wind Energy Project

Dear Mr. Andrews:

In accordance with the Ministry of the Environment's (MOE's) Renewable Energy Approvals (REA) Regulation (O.Reg.359/09), the Ministry of Natural Resources (MNR) has reviewed the natural heritage assessment and environmental impact study for the HAF Wind Energy Project in the Municipality of West Lincoln submitted by IPC Energy on March 30, 2012.

In accordance with Section 28(2) and 38(2)(b) of the REA regulation, MNR provides the following confirmations following review of the natural heritage assessment:

1. The MNR confirms that the determination of the existence of natural features and the boundaries of natural features was made using applicable evaluation criteria or procedures established or accepted by MNR.
2. The MNR confirms that the site investigation and records review were conducted using applicable evaluation criteria or procedures established or accepted by MNR, if no natural features were identified.
3. The MNR confirms that the evaluation of the significance or provincial significance of the natural features was conducted using applicable evaluation criteria or procedures established or accepted by MNR (if required).
4. The MNR confirms that the project location is not in a provincial park or conservation reserve.
5. The MNR confirms that the environmental impact assessment report has been prepared in accordance with procedures established by the MNR.

In accordance with Appendix D of MNR's NHA Guide, a commitment has been made to complete pre-construction assessment(s) of habitat use for the following candidate significant wildlife habitats:

- Bat Maternity Colony Habitat (Mill Creek-Inverary Woods – EIS Appendix D – Figure 1)
- Terrestrial Crayfish Habitat (MAS 2 – EIS Appendix E – Figure 1)

In order for us to serve you better, please call ahead to make an appointment with our staff.

MNR has reviewed and confirmed the assessment methods and the range of mitigative options. Pending completion of the assessments and determination of significance, the appropriate mitigation is expected to be implemented, as committed to in the environmental impact study.

In addition to the NHA, Environmental Effects Monitoring Plans that address post-construction monitoring and mitigation for birds and bats must be prepared and implemented. These post-construction monitoring plans have been prepared in accordance with MNR Guidelines and reviewed and commented on by MNR staff on March 26, 2012.

This confirmation letter is valid for the project as proposed in the natural heritage assessment and environmental impact study, including those sections describing the Environmental Effects Monitoring Plan and Construction Plan Report. Should any changes be made to the proposed project that would alter the NHA, MNR may need to undertake additional review of the NHA.

Where specific commitments have been made by the applicant in the NHA with respect to project design, construction, rehabilitation, operation, mitigation, or monitoring, MNR expects that these commitments will be considered in MOE's Renewable Energy Approval decision and, if approved, be implemented by the applicant.

In accordance with S.12 (1) of the Renewable Energy Approvals Regulation, this letter must be included as part of your application submitted to the MOE for a Renewable Energy Approval.

Please be aware that your project may be subject to additional legislative approvals as outlined in the Ministry of Natural Resources' *Approvals and Permitting Requirements Document*. These approvals are required prior to the construction of your renewable energy facility.

If you wish to discuss any part of this confirmation or additional comments provided, please contact April Nix – Renewable Energy Planning Ecologist with Guelph District at (519) 826-4939 or april.nix@ontario.ca.

Sincerely,



Ian Hagman
District Manager
Guelph District MNR

- cc. Jim Beal, Renewable Energy Provincial Field Program Coordinator, Regional Operations Division, MNR
- cc. Erin Cotnam, A/Renewable Energy Coordinator, MNR Southern Region
- cc. Narren Santos, Environmental Assessment and Approvals Branch, MOE
- cc. Britney Pringle, Environmental Planner, Morrison Hershfield

Britney Pringle

Subject: RE: Re: HAF Wind Energy Project and Wainfleet Wind Energy Project

From: Lucking, Michael [mailto:michael.lucking@tc.gc.ca]
Sent: Monday, September 20, 2010 7:02 AM
To: Jonathan Veale; Gowdy, James (PAD)
Subject: RE: Re: HAF Wind Energy Project and Wainfleet Wind Energy Project

Good morning Jonathan,

There are no setbacks for aerodromes and airports. However, certified airports may have Airport Zoning Regulations (AZR) in effect, which limit the height of obstacles in the vicinity of the airport. Please see the attached information sheet for information pertaining to wind turbines in the vicinity of aerodromes.

Feel free to contact me if you have any further questions.

Regards,

Michael Lucking

Civil Aviation Safety Inspector | Inspecteur de la sécurité d'aviation civile
Aerodromes and Air Navigation/Aérodromes et Navigation aérienne
Tel/Tél: (416) 952-1586 Fax/Télécopieur: (416) 952-0050
Email/Courriel: michael.lucking@tc.gc.ca
Website/Site Web: <http://www.tc.gc.ca/Ontario/eng/air/civil-aviation/aerodromes.htm>
Transport Canada | 4900 Yonge St, 4th Floor (PAD)
Transports Canada | 4900 rue Yonge, 4e étage (PAD) Toronto, Ontario M2N 6A5
Government of Canada/ Gouvernement du Canada

From: Jonathan Veale [mailto:JVeale@morrisonhershfield.com]
Sent: Tuesday, September 14, 2010 12:14 PM
To: Gowdy, James (PAD)
Cc: Lucking, Michael
Subject: RE: Re: HAF Wind Energy Project and Wainfleet Wind Energy Project

Thanks James. I'll await a response from Michael.

Jonathan Veale M.E.S. EP
Project Manager – Environmental Division
Chef de projet – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
Cell: 416 347 8766
morrisonhershfield.com

From: Gowdy, James (PAD) [mailto:James.Gowdy2@tc.gc.ca]
Sent: Monday, September 13, 2010 3:20 PM

To: Jonathan Veale
Cc: Lucking, Michael
Subject: RE: Re: HAF Wind Energy Project and Wainfleet Wind Energy Project

Jonathan,

I unfortunately do not have the answers to your questions. I will pass your inquiry along to Michael Lucking. Hopefully he will be able to provide you the answers you are looking for.

Regards,

James Gowdy
Aerodromes and Air Navigation/Aérodromes et Navigation aérienne
Tel/Tél: (416) 952-0332 Fax/Télécopieur: (416) 952-0050 TTY/ATS: (613) 990-4500
E-mail/Courriel: gowdyja@tc.gc.ca
Ontario Region: www.tc.gc.ca/Ontario/eng/menu.htm
Aerodromes: www.tc.gc.ca/Ontario/eng/air/civil-aviation/aerodromes.htm
Transport Canada 4900 Yonge St. 4th Floor, (PAD), Toronto, Ontario M2N 6A5
Transports Canada 4900 rue Yonge, 4ième étage, (PAD) Toronto, Ontario M2N 6A5
Government of Canada | Gouvernement du Canada

From: Jonathan Veale [mailto:JVeale@morrisonhershfield.com]
Sent: Monday, September 13, 2010 3:13 PM
To: Gowdy, James (PAD)
Cc: Britney Pringle
Subject: RE: Re: HAF Wind Energy Project and Wainfleet Wind Energy Project

James,

I did have one question about Aeronautical setbacks from turbines? What setbacks do you adhere to for facilities of our kind? Also, do you know of any setbacks for Parachuting operations? Or any idea where I could look for this?

Best,
Jonathan



Transport Canada Transports
Canada Canada

4900 Yonge Street, 4th Floor
Toronto, Ontario
M2N 6A5

Your file Votre référence

Our file Notre référence

6186619

October 1, 2010

Mr. Jonathan Veale,
Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario M2J 1T1

Dear Mr. Veale,

Thank you for your correspondence to Transport Canada of August 30, 2010. We appreciate your keeping us informed on the status of your project. Your letter has been forwarded to Clifford Frank, Manager of Aerodromes and Air Navigation for his information.

I wish you continued success with your future endeavours.

Regards,

Michael R. Stephenson
Regional Director General
Transport Canada
Ontario Region



March 17, 2011

Your file
HAF Wind Energy Project
Our file
10-2089

Mr. Jonathan Veale
Morrison Hershfield Limited
235 Yorkland Boulevard, Suite 600
Toronto, ON
M2J 1T1

RE: Wind Farm: 5 Wind Turbines (See attached spreadsheet) - West Lincoln, ON

Dear Mr. Veale,

We have evaluated the captioned proposal submitted through the NAV CANADA Land Use Submission Process and find that a wind farm at the proposed location will be visible from the Hamilton Radar thus causing the following negative impacts on our operations:

- a) a sizeable number of nuisance (false) primary radar targets in the wind farm geographical limits and its immediate vicinity,
- b) a significant reduction to our capability to identify and track primary surveillance targets in the above mentioned area,
- c) our inability to provide full traffic information to our aviation customers when a primary only surveillance target (s) is in the area,
- d) an increase in the controllers' workload in the affected area,
- e) a decrease in flight safety for aircraft operating in the area,
- f) a potential overload condition in our radar data processing systems, and
- g) a potential requirement to desensitize our primary radar to eliminate false targets as well as real targets if the problem justifies this course of action.

This wind farm will also have the following impacts on nearby airports.

- a) Raise Stoney Creek, ON (CPF6) OCC SW and SE quadrants to 2200 vice 2000 and 1900
- b) Raise Grimsby Airpark, ON (CNZ8) OCC SW quadrant to 2200 vice 1900

Due to the nature and significance of the negative impact on our capabilities and services, NAV CANADA objects to this project moving forward.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

Yours truly,

A handwritten signature in blue ink, appearing to read "P. Pinard", written over a light blue horizontal line.

Paul W. Pinard
for
Dave Legault
Manager, Data Collection
Aeronautical Information Services

cc ONTR-Ontario Region, Transport Canada (2010-389)
CPF6-STONEY CREEK
Jacques Lemire, NAV CANADA, Surveillance Operational Systems Requirements Specialist
Dave Parco, NAV CANADA, MATCOR
Madeleine Ménard, NAV CANADA, Assistant General Counsel
Jeff MacDonald, NAV CANADA, Director - Operations Planning and Programs
Grimsby Airpark



Doc. Ref./Réf. : FMP 2011-340-1

Direct Line/Ligne directe : (613) 563-3356

November 1, 2011

Mr. John Andrews
IPC Energy
2550 Argentia Road
Suite 105
Mississauga, Ontario
L5N 5R1

Dear Mr. Andrews:

Subject: HAF Wind Energy Project

This is a follow up to our previous correspondence regarding your planned wind turbine installations in West Lincoln, east of Hamilton, Ontario.

NAV CANADA continues to have concerns about the proposed wind farm development, due mainly to the proximity of the turbines to the approach path of runway 30 at Hamilton International Airport and the impact they would have as a result. Specifically, the wind turbines would create significant clutter and false primary targets and therefore degrade the current surveillance coverage and associated air traffic control service in what is a busy air traffic area where there is a mix of commercial and general aviation activities.

We have conducted our own internal hazard identification and risk analysis. The HIRA has determined that the wind farm would have a negative impact on the provision of safe air navigation services in the area but that the effects of the radar interference on air navigation services can be mitigated with specific technical adjustments to the radar and potentially an airspace change.

Based on the results of the HIRA, we must object to the proposed wind farm development unless your company agrees to pay the costs associated with the implementation of technical mitigations to remove the wind turbine tracks from the NAV CANADA radar display, and the costs related to a possible airspace reclassification. These costs are identified in Schedule B (see attached).

If agreed to, it would be our intention to implement track initiation inhibitor and/or Range Azimuth Blocking once the development is commissioned. The costs would therefore be primarily associated with engineering time to design, test and adjust an STC map and if required, to re-optimize the existing CIP RAG map to make the necessary cells available to apply to the wind farm area.

The airspace change, if required, would be an adjustment to the boundaries of transponder required airspace around Hamilton, including the control zone, to ensure that surveillance coverage of all aircraft targets is maintained once the above technical mitigations are put in place. According to the regulatory requirements that NAV CANADA must meet, making such an airspace change would require an aeronautical study which involves consultation with both customers and stakeholders.

.../2

The proposal for recovery of costs associated with technical mitigation is reasonable and consistent with how NAV CANADA deals with other companies that have developments that impact the ANS. As you are aware, many countries have instituted regulations and financial programs to ensure that the safety and efficiency of the air navigation system is not affected by wind farm development, and that mitigations are properly funded.

I look forward to your response. If positive, our Legal Department will begin discussions with you to draw up an agreement.

Sincerely,



Jeff MacDonald
Director
Operations Planning and Programs

Attachment: Schedule B



March 24, 2012

Your file
HAF Wind Energy Project
Our file
12-0435

Mr. Geoff Bell
IPC Energy Inc.

**RE: Wind Farm: 5 Wind Turbines - West Lincoln, ON
(See attached spreadsheet)**

Mr. Bell,

Provided all requirements laid out in the letter sent to John Andrews by Jeff MacDonald on November 1, 2011 are met and agreed to; these 5 wind structures are acceptable, it does not constitute NAV CANADA's approval for any additional structures near this location. The nature and magnitude of electronic interference to NAV CANADA ground-based navigation aids, including RADAR, due to wind turbines depends on the location, configuration, number, and size of turbines; all turbines must be considered together for analysis. The interference of wind turbines to certain navigation aids is cumulative and while the initial 5 turbines may be approved, continued development may not always be possible.

In the interest of aviation safety, it is incumbent on NAV CANADA to maintain up-to-date aeronautical publications and issue NOTAM as required. To assist us in that end, we ask that you notify us at least 10 business days prior to the erection of the wind turbines. This notification requirement can be satisfactorily met by returning a completed, signed copy of the attached form by e-mail at landuse@navcanada.ca or fax at 613-248-4094. In the event that you should decide not to proceed with this project or if the structure is dismantled, please advise us accordingly so that we may formally close the file.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, Industry Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Industry Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA engineering as deemed necessary.

Yours truly,

A handwritten signature in blue ink, appearing to read "S. English".

Scott English
for
David Legault
Manager, Data Collection
Aeronautical Information Services

cc ONTR - Ontario Region, Transport Canada
CPF6 - STONEY CREEK
CNZ8 - GRIMSBY AIR PARK
Jeff MacDonald NAV CANADA - Director - Operations Planning and Programs

Appendix I: Additional Stakeholder Consultation



MORRISON HERSHFIELD

July 22, 2010

Grimsby Aviation
262 Mud Street West, General Delivery
Grassie, Ontario L0R 1M0

**Re: HAF Wind Energy Project
Notice of a Proposal to Engage in a Project and Notice of Public Open House**

To Whom It May Concern:

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* ("the Act") Part V.0.1. and Ontario Regulation 359/09 ("the Regulation") which addresses Renewable Energy Approvals ("REA"). This notice is being distributed in accordance with section 15 of the Regulation.

The purpose of this letter is to give you notice that Vineland Power Inc. proposes to engage in this wind energy project and to inform you about the project and how you can obtain further information should you be interested. **We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House on August 25th, 2010. Please contact us if you believe that a meeting would be appropriate.**

About the Proposal: The proposed HAF Wind Energy Project is located in south-western Ontario, in the Township of West Lincoln, in Niagara Region. The project area is located south of the community of Tweedside, west of the community of Smithville, and east of the community of Woodburn. A map is attached for your information. Pursuant to the Act and Regulation, the project is considered to be a Class 4 wind facility. If approved, this project would have a total name plate capacity of approximately 10 megawatts (MW) of renewable energy. Environmental studies will be conducted over an area of approximately 48 km², with between 4 to 5 wind turbines proposed, depending upon the turbine manufacturer and model selected. All wind turbines are to be placed in open agricultural fields within the required setbacks from residences, natural heritage, water, and other features required under the REA.

MH is currently preparing studies of the environmental effects of the development and operation of the proposed project in accordance with the requirements of the Act and Regulation. Where applicable, MH will work with the appropriate federal and provincial agencies to ensure that the project meets the requirements for federal and/or provincial permits or approvals. This may include an approval under the *Canadian Environmental Assessment Act* ("CEAA").

A draft Project Description Report titled *HAF Wind Energy Project Renewable Energy Approval Project Description Report* has been prepared, which provides additional project information and details. This document is available to anyone interested. A copy will be made available for public review at the Township of West Lincoln Office (318 Canborough Street, PO Box 400, Smithville, Ontario L0R 2A0). The draft Project Description Report can also be viewed on the project website at www.ipcenergy.ca.

Public Open House #1: If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project's design, where technically and economically feasible. Public Open Houses provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and ask questions regarding the project. This will be the first of two Public Open Houses for this project; the next will be scheduled in the fall of 2010. We appreciate your input and welcome your attendance at our first Public Open House scheduled for:

Date: **August 25th, 2010**

Time: **3:00 pm to 7:00 pm**

Location: **Township of West Lincoln, Caistor Community Centre**

9184 Regional Road 65, Silver Street RR 2, Caistor Centre, Ontario, L0R 1E0

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

Britney Pringle

From: Jonathan Veale
Sent: Monday, August 30, 2010 10:10 PM
To: grimsbyaviation@on.aibn.com
Cc: Sunny Galia; Britney Pringle; Tom Lewis
Subject: RE: TC/Nav Canada Contacts

Hi Ralph,

Thank-you for your interest in the HAF Wind Energy Project. We are currently consulting with NAV Canada and Transport Canada regarding this project. Our consultation with Nav Canada and Transport Canada is still ongoing and their feedback will be incorporated into the project's design where appropriate. We have not received a response from Transport Canada so they may not yet have reviewed our proposal.

Once we determine the final turbine layout, these agencies will be able to better respond to us. We expect to have a final layout in the next few weeks.

Here is the contact information that we have on file for both agencies:

NAV Canada

Mr. John Morris
Director of Communications
NAV Canada
P.O. Box 3411, Station 'D'
Ottawa, Ontario
K1P 5L6
Tel: (613) 563-7032
morrijo@navcanada.ca

Mr. Tom Hollinger
Manager, Data Collection Aeronautical Information Services
NAV Canada
1601 Tom Roberts Road, P.O. Box 9824, Station 'T'
Ottawa, Ontario
K1G 6R2
Tel: (866) 577-0247

Mr. David Ferris
NAV Canada
Tel: (613) 248-7554
FerrisD@navcanada.ca

Transport Canada

Ontario Region - Civil Aviation
Transport Canada
4900 Yonge Street, Suite 300
North York, Ontario
M2N 6A5

Tel: (416) 952-0230
Fax: (416) 952-0196

Michael Stephenson
Regional Director General, Ontario
Transport Canada
4900 Yonge Street, Suite 400
Willowdale, Ontario
M2N 6A5
Tel: (416) 952-2170
Fax: (416) 953-2174

Please do not hesitate to contact us if you require anything further.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From: Jonathan Veale
Sent: Monday, August 30, 2010 9:26 AM
To: Britney Pringle
Subject: Fwd: TC/Nav Canada Contacts

Begin forwarded message:

From: Sunny Galia <Sunny@ipcenergy.ca>
Date: 30 August, 2010 9:10:11 EDT
To: <grimsbyaviation@on.aibn.com>
Cc: Jonathan Veale <JVeale@morrisonhershfield.com>
Subject: RE: TC/Nav Canada Contacts

Hi Ralph,

We have advised our environmental consultant-Morrison Hershfield to provide the information as discussed during our public open house and you will receive it soon. I have copied the email to Jonathan who is preparing necessary submissions for all regulatory approvals. Please feel free to contact us anytime if you need additional information. Thank you for attending our open house and providing your inputs.

Best regards,

Sunny Galia

-----Original Message-----

From: grimsbyaviation@on.aibn.com [mailto:grimsbyaviation@on.aibn.com]

Sent: August-29-10 9:25 PM

To: Sunny Galia

Subject: TC/Nav Canada Contacts

Hello:

In follow up to the discussion on Wednesday August 25 at Caistor Centre, please forward the name(s) of the contact(s) in Transport Canada and name(s) of the contact(s) in Nav Canada that you are dealing with regarding the Smithville project.

Thank you

Ralph H. Meyer

Britney Pringle

Subject: Wind Turbine Proposal - IPC Energy for Vineland Power

From: Ralph Meyer [mailto:rmeyer13@cogeco.ca]

Sent: October 27, 2010 10:34 PM

To: John Andrews

Cc: eaabgen@ontario.ca; kristina.rudzki@ontario.ca; keith.reilly@tc.gc.ca; michael.lucking@tc.gc.ca; narren.santos@ontario.ca

Subject: Wind Turbine Proposal - IPC Energy for Vineland Power

Dear Sir:

Please find attached a letter voicing our concerns for the proposed Wind Turbine Project in the municipality of West Lincoln.

Ralph H. Meyer
Grimsby Airpark
905-945-6161

Grimsby Airpark
PO Box 10558
Winona, Ontario
L3M 4C9

October 25, 2010

IPC ENERGY
2550 Argentia Road, Suite 105
Mississauga, ON
L5N 5R1

Attention: Mr. John Andrews

Dear Sir:

This letter is to express our deep concern and dissatisfaction in that there has been no consultation with the airport regarding the proposal to construct wind turbines for Vineland Power in the Township of West Lincoln. We attended the 'open house' on August 25, 2010 and attempted to initiate a dialog at that time but were unsuccessful. Therefore, we are providing the following unsolicited input.

Grimsby Airpark has been in operation since 1978. The airport is a public use facility and is certified for both day and night, visual and instrument operation. The Airpark is the base for approximately 35 private and corporate aircraft and regularly serves transients up to medium twins and turbine powered aircraft. It is frequently used by the Ontario Air Ambulance as Grimsby Airpark is the only suitable landing area at all times and in all weather conditions between Hamilton and St. Catharines (Niagara District) Airports.

Installation of wind turbines in a part of the proposed area would have a serious effect on the operation of Grimsby Airpark. In our discussion with both Transport Canada and Nav Canada, they both stated that they respond to applicants for wind turbine construction near an airport with the strong recommendation to discuss the impact of the turbines with the airport authorities affected. To date, you have not approached us in regards to the impact of these devices on the airport.

Guidelines published in Transport Canada Publication (TP) 1247 – Land Use in the Vicinity of Aerodromes shows that land use within a 4000 metre radius of an aerodrome should not have any structures exceeding 45 metres in height. Further, the tapered approach corridors to every runway should not have any structure penetrating these corridors. The approach corridor for the runway (04), landing to the northeast, crosses over a part of the land in review. The attached overlay of these on the sketch shows both the 4000 metre circle (black arc) and the ten degree angles for the approach to runway 04 (indicated by the heavy blue centre line and the lighter blue diverging angle lines). For visual operations any obstruction within the 4000 metre radius will have a negative impact on safe operations to the airport. For instrument approaches (let downs

through clouds), any obstruction within the combination of the 4000 metre radius and the ten degree approach corridor will have a negative impact on the safe operations of the aircraft.

Grimsby Airpark has a published instrument approach to the airport. Obstruction penetration into the 4000 metre circle and/or into the approach corridor will have an immediate impact on the existing instrument approach. The present non-directional beacon (NDB) circling approach, which is based on a navigation aid located near Binbrook, must have an area clear of obstructions within this 4000 metre circle that surrounds the airport in order to safely allow the descent of aircraft to the airport.

In addition, Nav Canada is presently in the design stage of an alternate instrument approach for the airport to augment the existing approach. The new approach will be a global positioning system (GPS) satellite-based approach. This will be designed to allow a straight in approach to the airport from both ends of the runway. Basic composition of the GPS Approach generally has the turn to the extended runway centreline (heavy blue line) at 8 NM from the airport with the initial descent beginning there and a final descent to the minimum altitude beginning at 5 NM. This 5 nautical mile point (known as the Final Approach Fix or FAF) is marked on the attached sketch. The second descent phase generally takes the aircraft down to 400 feet above ground level which allows for a safety factor of approximately 250 feet of obstruction clearance. Any obstruction in the area of the final descent phase would raise the minimum altitude that the aircraft can descent to thereby reducing the probability of landing in poor weather condition. We have been advised that this approach will be published for use in June 2011.

Transport Canada also view obstructions within a 5 nautical mile (NM) radius as having a possible impact on the airport. Beyond the 5 NM radius they do not consider an obstruction to be of significant impact to an airport. The attached sketch also shows the 5 NM radius from the airport.

Much of the north east portion of the proposed land area impacts the airport. In view of the above we are proposing that the parcel of land east of Regional Road 6 from Regional Road 20 south to Twenty Road and then east along Twenty Road to Caistor Centre Road then south along Caistor Centre Road (depicted by the green boundary line) be excluded from the proposed study area. We would be happy to discuss this with you and provide any further information as required to clarify our position.

Sincerely,

Ralph H. Meyer
Vice-President
Grimsby Airpark

Cc:

Doris Dumais

Ministry of the Environment

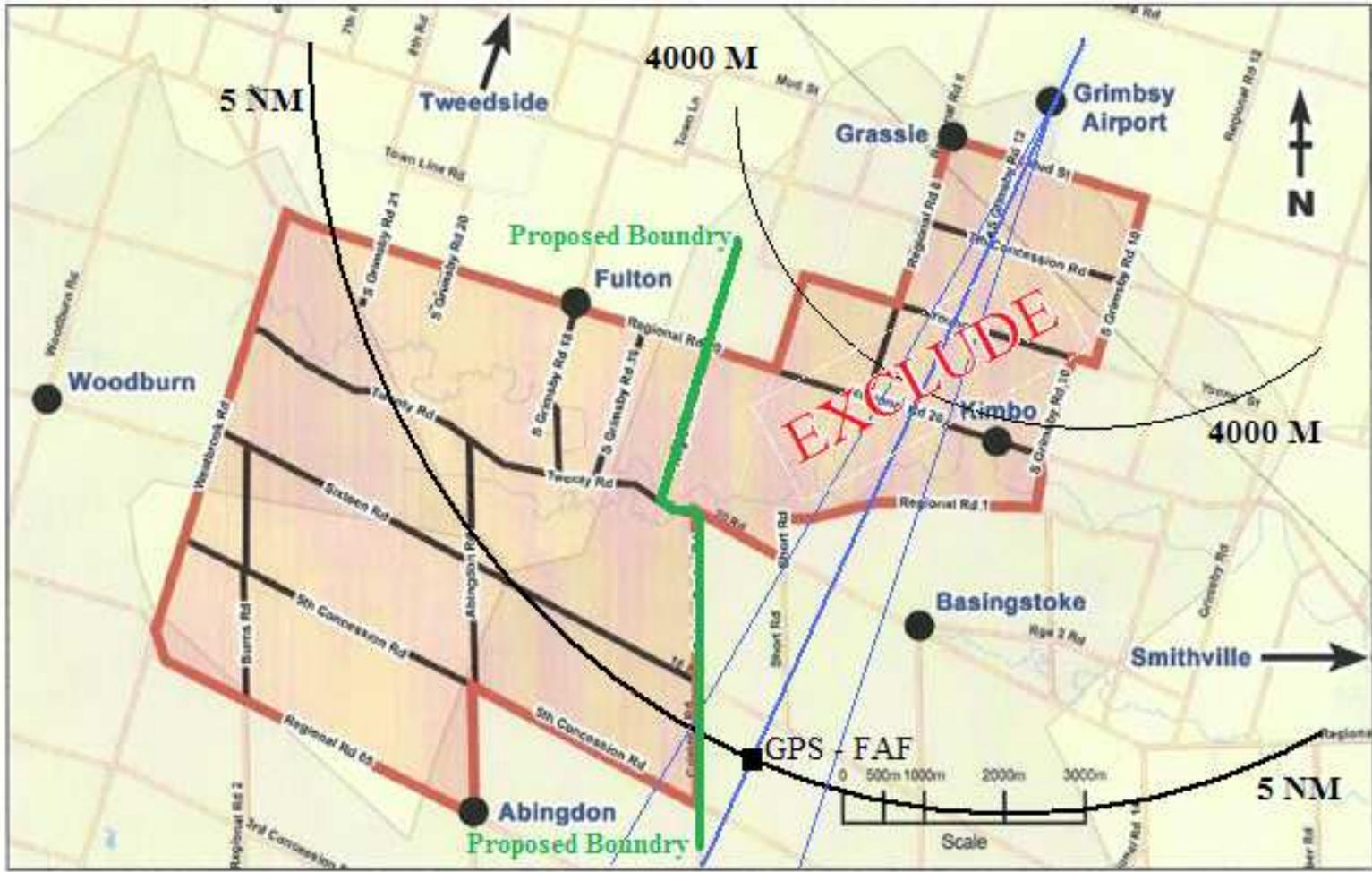
Director of Environmental Assessment and Approvals Branch

2 St. Claire Ave. West

412 A Toronto, ON

M4V 1L5

Christine Huraski



Britney Pringle

From: Jonathan Veale
Sent: Monday, November 01, 2010 3:59 PM
To: rmeyer13@cogeco.ca
Cc: Sunny Galia; John Andrews; Terry Hawrysh; Britney Pringle; Paul Draycott; Tom Lewis
Subject: RE: Wind Turbine Proposal - IPC Energy for Vineland Power
Attachments: 1104037_Mr Meyer_01Nov10.pdf

Mr. Meyer,

On behalf of the proponent for the HAF Wind Energy Project, Vineland Power Inc. and Mr. John Andrews (IPC Energy), please find a response to your letter dated October 25, 2010. Please contact me if you should have any other thoughts.

Please indicate once you have successfully received this e-mail.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From: Ralph Meyer [<mailto:rmeyer13@cogeco.ca>]
Sent: October 27, 2010 10:34 PM
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Cc: eaabgen@ontario.ca; kristina.rudzki@ontario.ca; keith.reilly@tc.gc.ca; michael.lucking@tc.gc.ca; narren.santos@ontario.ca
Subject: Wind Turbine Proposal - IPC Energy for Vineland Power

Dear Sir:

Please find attached a letter voicing our concerns for the proposed Wind Turbine Project in the municipality of West Lincoln.

Ralph H. Meyer
Grimsby Airpark
905-945-6161



MORRISON HERSHFIELD

November 1, 2010

Mr. Ralph Meyer, Vice-President
Grimsby Airpark
PO Box 10558
Winona, Ontario
L3M 4C9

**Re: Response to Letter Dated October 25, 2010
HAF Wind Energy Project**

Dear Mr. Meyer,

Thank-you for your letter e-mailed to Mr. John Andrews on October 25, 2010. In your letter you made us aware of your concerns about the HAF Wind Energy Project as it relates to the Grimsby Airpark. The purpose of this letter is to speak to your comments and provide you with additional information about the project.

Before we address your comments specifically, we would like to take the time to note that we have correspondence with you on file regarding this project. On August 29, 2010, we received a request for information from you and have included it as an attachment for your reference. In this correspondence we provided you with contact information for NAV Canada and Transport Canada staff that we had contacted about this project. At that time we had not confirmed the turbine layout as it could be presented to the public and interested stakeholder such as yourself.

We have recently produced a draft turbine layout and you may be pleased to learn that none of the proposed turbines would be located within the proposed boundary or exclusion zone that you suggest. The nearest turbine would be east of Abingdon Road and south of Twenty Road. Transport Canada has required that four of the five proposed turbines be lighted as per Transport Canada requirements.

For your interest, we have included a draft map of the Turbine Layout for your interest. This is subject to revision but we are confident that we can remain outside your proposed project boundary. Well before this project commenced and during the design of the turbine layout we worked hard to avoid impacting your airfield. Earlier versions of the turbine layout included turbines being located much closer to the airfield. For some of the reasons that you commented on we revised the proposed locations. It remains our objective to leave no residual negative effects as a result of this project. In fact, we hope to serve the public interest by providing clean and renewable energy in the township.

Thank-you again for taking the time to inform us of your concerns. In the near future we will notify you about the next Public Open House. That may be a good opportunity for us to discuss any further thoughts that you may have about this project. In the meantime, please contact us as you see fit.



-2-

Yours truly,

Mr. Sunny Galia

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
E-mail: Sunny@ipcenergy.ca

Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

Attachments: *E-mail Correspondence from August 29, 2010.
Draft Turbine Layout*

CC: *John Andrews, IPC
Tom Lewis, IPC
Terry Hawrysh, IPC
Paul Draycott, MH
Britney Pringle, MH*

Britney Pringle

From: Jonathan Veale
Sent: Monday, August 30, 2010 10:10 PM
To: grimsbyaviation@on.aibn.com
Cc: Sunny Galia; Britney Pringle; Tom Lewis
Subject: RE: TC/Nav Canada Contacts

Hi Ralph,

Thank-you for your interest in the HAF Wind Energy Project. We are currently consulting with NAV Canada and Transport Canada regarding this project. Our consultation with Nav Canada and Transport Canada is still ongoing and their feedback will be incorporated into the project's design where appropriate. We have not received a response from Transport Canada so they may not yet have reviewed our proposal.

Once we determine the final turbine layout, these agencies will be able to better respond to us. We expect to have a final layout in the next few weeks.

Here is the contact information that we have on file for both agencies:

NAV Canada

Mr. John Morris
Director of Communications
NAV Canada
P.O. Box 3411, Station 'D'
Ottawa, Ontario
K1P 5L6
Tel: (613) 563-7032
morrijo@navcanada.ca

Mr. Tom Hollinger
Manager, Data Collection Aeronautical Information Services
NAV Canada
1601 Tom Roberts Road, P.O. Box 9824, Station 'T'
Ottawa, Ontario
K1G 6R2
Tel: (866) 577-0247

Mr. David Ferris
NAV Canada
Tel: (613) 248-7554
FerrisD@navcanada.ca

Transport Canada

Ontario Region - Civil Aviation
Transport Canada
4900 Yonge Street, Suite 300
North York, Ontario
M2N 6A5

Tel: (416) 952-0230
Fax: (416) 952-0196

Michael Stephenson
Regional Director General, Ontario
Transport Canada
4900 Yonge Street, Suite 400
Willowdale, Ontario
M2N 6A5
Tel: (416) 952-2170
Fax: (416) 953-2174

Please do not hesitate to contact us if you require anything further.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com

 **MORRISON HERSHFIELD**
People • Culture • Capabilities
Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

From: Jonathan Veale
Sent: Monday, August 30, 2010 9:26 AM
To: Britney Pringle
Subject: Fwd: TC/Nav Canada Contacts

Begin forwarded message:

From: Sunny Galia <Sunny@ipcenergy.ca>
Date: 30 August, 2010 9:10:11 EDT
To: <grimsbyaviation@on.aibn.com>
Cc: Jonathan Veale <JVeale@morrisonhershfield.com>
Subject: RE: TC/Nav Canada Contacts

Hi Ralph,

We have advised our environmental consultant-Morrison Hershfield to provide the information as discussed during our public open house and you will receive it soon. I have copied the email to Jonathan who is preparing necessary submissions for all regulatory approvals. Please feel free to contact us anytime if you need additional information. Thank you for attending our open house and providing your inputs.

Best regards,

Sunny Galia

-----Original Message-----

From: grimsbyaviation@on.aibn.com [mailto:grimsbyaviation@on.aibn.com]
Sent: August-29-10 9:25 PM
To: Sunny Galia
Subject: TC/Nav Canada Contacts

Letter to Mr. Meyer
01-Nov-10

Hello:

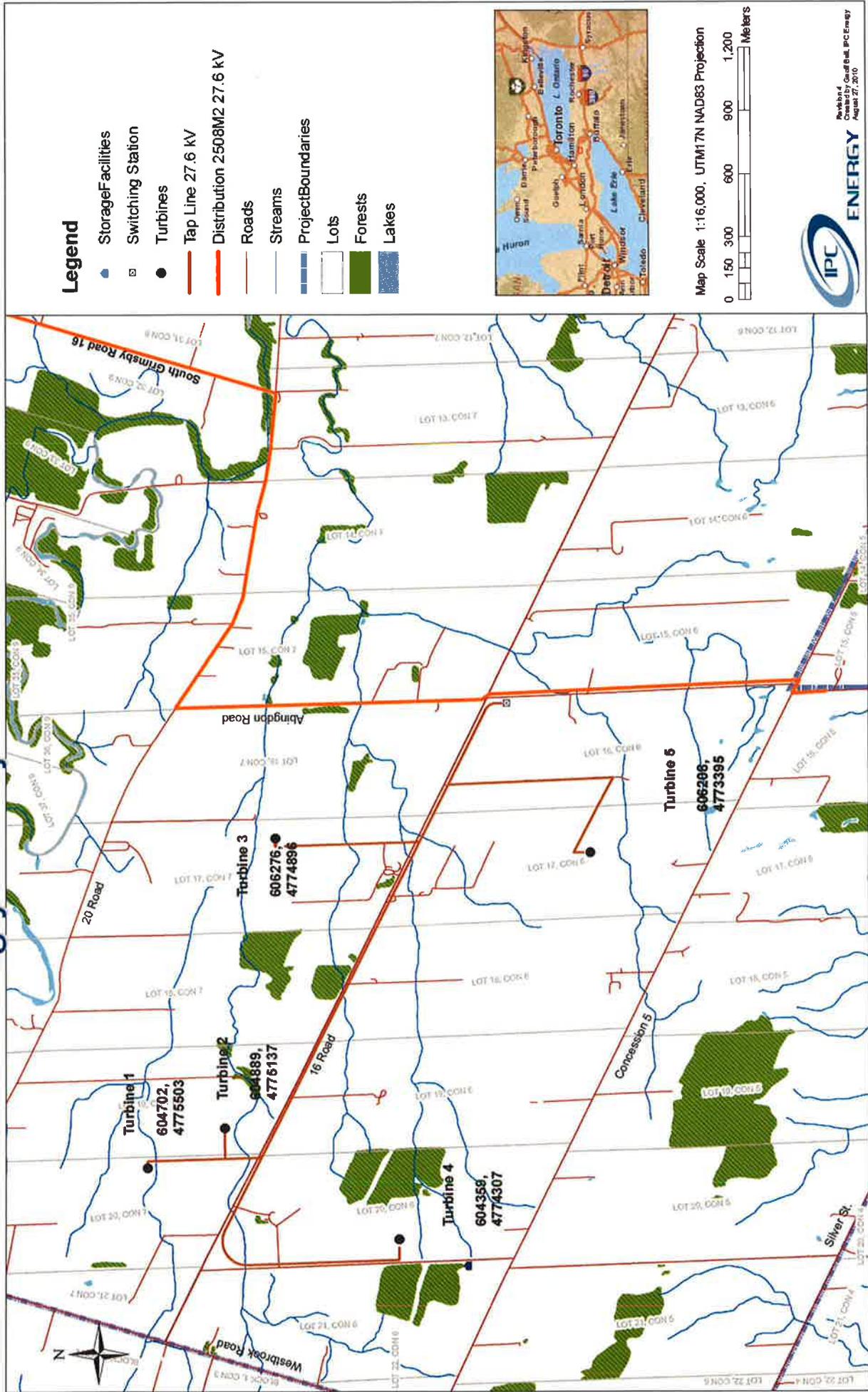
In follow up to the discussion on Wednesday August 25 at Caistor Centre, please forward the name(s) of the contact(s) in Transport Canada and name(s) of the contact(s) in Nav Canada that you are dealing with regarding the Smithville project.

Thank you

Ralph H. Meyer

HAF Wind Energy Project Area

Letter to Mr. Meyer
31-Nov-10



Revision 4
Created by Geoff Ball, IPC Energy
August 27, 2010

Britney Pringle

From: Jonathan Veale
Sent: Wednesday, November 10, 2010 10:42 AM
To: Britney Pringle
Subject: FW: Wind Turbine Proposal - IPC Energy for Vineland Power
Attachments: 1104037_Mr Meyer_01Nov10.pdf; Wind Turbine Letter Response (1).doc

From: Ralph Meyer [mailto:rmeyer13@cogeco.ca]
Sent: November 9, 2010 6:23 PM
To: John Andrews
Cc: narren.santos@ontario.ca; kristina.rudzki@ontario.ca; keith.reilly@tc.gc.ca; michael.lucking@tc.gc.ca; eaabgen@ontario.ca
Subject: Fw: Wind Turbine Proposal - IPC Energy for Vineland Power

Mr. Andrews:

Please find attached our response to the reply received to our letter of October 25, 2010 as well as the copy of the reply from Mr. Veale which was sent on your behalf.

Sincerely

Ralph H. Meyer
Vice President
Grimsby Airpark

----- Original Message -----

From: [Jonathan Veale](mailto:Jonathan.Veale@tc.gc.ca)
To: rmeyer13@cogeco.ca
Cc: [Sunny Galia](mailto:Sunny.Galia@tc.gc.ca) ; [John Andrews](mailto:John.Andrews@tc.gc.ca) ; [Terry Hawrysh](mailto:Terry.Hawrysh@tc.gc.ca) ; [Britney Pringle](mailto:Britney.Pringle@tc.gc.ca) ; [Paul Draycott](mailto:Paul.Draycott@tc.gc.ca) ; [Tom Lewis](mailto:Tom.Lewis@tc.gc.ca)
Sent: Monday, November 01, 2010 2:58 PM
Subject: RE: Wind Turbine Proposal - IPC Energy for Vineland Power

Mr. Meyer,

On behalf of the proponent for the HAF Wind Energy Project, Vineland Power Inc. and Mr. John Andrews (IPC Energy), please find a response to your letter dated October 25, 2010. Please contact me if you should have any other thoughts.

Please indicate once you have successfully received this e-mail.

Regards,

Jonathan Veale
Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
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Ralph H. Meyer
Grimsby Airpark
905-945-6161

Grimsby Airpark
PO Box 10558
Winona, Ontario
L3M 4C9

November 8, 2010

IPC ENERGY
2550 Argentia Road, Suite 105
Mississauga, ON
L5N 5R1

Attention: Mr. John Andrews

Dear Sir:

I have received a response to my letter to you dated October 25, 2010 from Mr. J Veale. In that response he made a few statements that I expect reflect the position of IPC Energy. I would like to discuss these and hopefully get a clarification on your planning regarding this project.

First, though, I would like to express my surprise as to the interpretation of 'correspondence'. I consider correspondence as a dialog related to the topic under consideration. A dialog was not what I was able to get from any company representatives at the open house on August 25, 2010. The provision of the names of your contacts in Nav Canada and Transport Canada in response to my e-mail, so that I could pursue discussion with them on the proposal, can hardly be considered any dialog on the topic.

In Mr. Veale's letter he stated the following "... we are confident that we can remain outside your proposed project boundary", "... we worked hard to avoid impacting your airfield" and "It remains our objective to leave no residual negative effects as a result of this project.". Based on these comments I am asking if you will now be revising the application to amend the project boundary to exclude the area as I requested in my letter of October 25. Not excluding that area at this time would indicate that you plan to construct wind turbines in that parcel of land and, by doing so, that you thereby fully intend to negatively impact the operation of the airpark in the future, contrary to the statements in the letter. Only by revising the application to exclude the area as indicated in my letter of October 25, 2010 can we have any assurance that there are no future plans that will have a negative impact on the airpark. I look forward to your follow up with an amendment to the application and would appreciate your confirmation of this action.

Sincerely,

Ralph H. Meyer
Vice-President
Grimsby Airpark

Cc:
Doris Dumais
Ministry of the Environment
Director of Environmental Assessment and Approvals Branch
2 St. Claire Ave. West
412 A Toronto, ON
M4V 1L5

Christine Huraski

Britney Pringle

From: Jonathan Veale
Sent: Monday, November 29, 2010 10:44 AM
To: rmeyer13@cogeco.ca
Cc: John Andrews; narren.santos@ontario.ca; kristina.rudzki@ontario.ca; keith.reilly@tc.gc.ca; michael.lucking@tc.gc.ca; eaabgen@ontario.ca
Subject: RE: Wind Turbine Proposal - IPC Energy for Vineland Power
Attachments: 1104037_Mr Meyer_01Nov10.pdf; Wind Turbine Letter Response (1).doc

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Meyer,

In your November 9th, 2010 e-mail, you had asked Mr. Andrews for a meeting to discuss your concerns. I will be in the area of Grimsby on Wednesday, December 1, 2010. Would you be available to meet, on that day, or another next week to discuss your last letter?

Representatives from IPC Energy would also attend.

I too would like to provide clarification regarding this project.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
morrisonhershfield.com

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Sincerely

Ralph H. Meyer
Vice President
Grimsby Airpark

----- Original Message -----

From: [Jonathan Veale](mailto:Jonathan.Veale)

To: rmeyer13@cogeco.ca

Cc: [Sunny Galia](mailto:Sunny.Galia) ; [John Andrews](mailto:John.Andrews) ; [Terry Hawrysh](mailto:Terry.Hawrysh) ; [Britney Pringle](mailto:Britney.Pringle) ; [Paul Draycott](mailto:Paul.Draycott) ; [Tom Lewis](mailto:Tom.Lewis)

Sent: Monday, November 01, 2010 2:58 PM

Subject: RE: Wind Turbine Proposal - IPC Energy for Vineland Power

Mr. Meyer,

On behalf of the proponent for the HAF Wind Energy Project, Vineland Power Inc. and Mr. John Andrews (IPC Energy), please find a response to your letter dated October 25, 2010. Please contact me if you should have any other thoughts.

Please indicate once you have successfully received this e-mail.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



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Sent: October 27, 2010 10:34 PM

To: John Andrews

Cc: eaabgen@ontario.ca; kristina.rudzki@ontario.ca; keith.reilly@tc.gc.ca; michael.lucking@tc.gc.ca; narren.santos@ontario.ca

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Grimsby Airpark
905-945-6161

Britney Pringle

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Sent: Tuesday, November 30, 2010 4:25 PM
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Cc: John Andrews; narren.santos@ontario.ca; kristina.rudzki@ontario.ca; keith.reilly@tc.gc.ca; michael.lucking@tc.gc.ca; eaabgen@ontario.ca
Subject: RE: Wind Turbine Proposal - IPC Energy for Vineland Power

Thank-you for letting me know. Please let me know of another suitable time/date. Alternatively, we could arrange a teleconference.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
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Subject: Re: Wind Turbine Proposal - IPC Energy for Vineland Power

Mr. Veale:

Unfortunately, I am unavailable to meet with you on Wednesday December 1, 2010. I will be in contact with you regarding the balance of your e-mail.

Regards

Ralph H. Meyer
Vice President
Grimsby Airpark

----- Original Message -----

From: [Jonathan Veale](mailto:Jonathan.Veale@ontario.ca)
To: rmeyer13@cogeco.ca
Cc: [John Andrews](mailto:John.Andrews@ontario.ca) ; narren.santos@ontario.ca ; kristina.rudzki@ontario.ca ; keith.reilly@tc.gc.ca ; michael.lucking@tc.gc.ca ; eaabgen@ontario.ca
Sent: Monday, November 29, 2010 10:43 AM
Subject: RE: Wind Turbine Proposal - IPC Energy for Vineland Power

Mr. Meyer,

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I too would like to provide clarification regarding this project.

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Environmental Planner – Environmental Division
Planificateur environnementale – Division Environnementale
jveale@morrisonhershfield.com



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Sincerely

Ralph H. Meyer
Vice President
Grimsby Airpark

----- Original Message -----

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Cc: [Sunny Galia](mailto:Sunny.Galia@ontario.ca) ; [John Andrews](mailto:John.Andrews@ontario.ca) ; [Terry Hawrysh](mailto:Terry.Hawrysh@ontario.ca) ; [Britney Pringle](mailto:Britney.Pringle@ontario.ca) ; [Paul Draycott](mailto:Paul.Draycott@ontario.ca) ; [Tom Lewis](mailto:Tom.Lewis@ontario.ca)
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Please indicate once you have successfully received this e-mail.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Office: 416 499 3110 x1639 | Fax: 416 499 9658
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narren.santos@ontario.ca
Subject: Wind Turbine Proposal - IPC Energy for Vineland Power

Dear Sir:

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Ralph H. Meyer
Grimsby Airpark
905-945-6161

Britney Pringle

Subject: RE: Wind Turbine Proposal - IPC Energy for Vineland Power

From: Britney Pringle
Sent: Thursday, December 09, 2010 5:42 PM
To: rmeyer13@cogeco.ca
Cc: john@ipcenergy.ca; Jonathan Veale
Subject: RE: Wind Turbine Proposal - IPC Energy for Vineland Power

Dear Mr. Meyer,

On behalf of Mr. Jonathan Veale, please find the response to your letter dated November 8, 2010, addressed to Mr. John Andrews of IPC Energy.

Please indicate once you have successfully received this email.

Best Regards,

Britney Pringle
Environmental Planner
bpringle@morrisonhershfield.com



Suite 600, 235 Yorkland Blvd. | Toronto, ON M2J 1T1
Dir: 416 499 3110 x1435 | Fax: 416 499 9658
morrisonhershfield.com

From: Ralph Meyer [<mailto:rmeyer13@cogeco.ca>]
Sent: November 9, 2010 6:23 PM
To: John Andrews
Cc: narren.santos@ontario.ca; kristina.rudzki@ontario.ca; keith.reilly@tc.gc.ca; michael.lucking@tc.gc.ca; eaabgen@ontario.ca
Subject: Fw: Wind Turbine Proposal - IPC Energy for Vineland Power

Mr. Andrews:

Please find attached our response to the reply received to our letter of October 25, 2010 as well as the copy of the reply from Mr. Veale which was sent on your behalf.

Sincerely

Ralph H. Meyer
Vice President
Grimsby Airpark

----- Original Message -----

From: [Jonathan Veale](#)

To: rmeyer13@cogeco.ca

Cc: [Sunny Galia](#) ; [John Andrews](#) ; [Terry Hawrysh](#) ; [Britney Pringle](#) ; [Paul Draycott](#) ; [Tom Lewis](#)

Sent: Monday, November 01, 2010 2:58 PM

Subject: RE: Wind Turbine Proposal - IPC Energy for Vineland Power

Mr. Meyer,

On behalf of the proponent for the HAF Wind Energy Project, Vineland Power Inc. and Mr. John Andrews (IPC Energy), please find a response to your letter dated October 25, 2010. Please contact me if you should have any other thoughts.

Please indicate once you have successfully received this e-mail.

Regards,

Jonathan Veale

Environmental Planner – Environmental Division

Planificateur environnementale – Division Environnementale

jveale@morrisonhershfield.com



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From: Ralph Meyer [<mailto:rmeyer13@cogeco.ca>]

Sent: October 27, 2010 10:34 PM

To: John Andrews

Cc: eaabgen@ontario.ca; kristina.rudzki@ontario.ca; keith.reilly@tc.gc.ca; michael.lucking@tc.gc.ca; narren.santos@ontario.ca

Subject: Wind Turbine Proposal - IPC Energy for Vineland Power

Dear Sir:

Please find attached a letter voicing our concerns for the proposed Wind Turbine Project in the municipality of West Lincoln.

Ralph H. Meyer
Grimsby Airpark
905-945-6161



MORRISON HERSHFIELD

December 9, 2010

Mr. Ralph Meyer, Vice-President
Grimsby Airpark
PO Box 10558
Winona, Ontario
L3M 4C9

**Re: Response to Letter Dated November 8, 2010
HAF Wind Energy Project**

Dear Mr. Meyer,

Thank-you for your letter e-mailed to Mr. John Andrews on November 8, 2010. In your letter you made us aware of your concerns about the HAF Wind Energy Project as it relates to the Grimsby Airpark and our Study Area/Project Location. The purpose of this letter is to speak to your comments and provide you with additional information about the project.

Regarding your comments:

“..[Will you] be revising the application to amend the project boundary to exclude the area as I requested in my letter of October 25. Not excluding that area at this time would indicate that you plan to construct wind turbines in that parcel of land and, by doing so, that you thereby fully intend to negatively impact the operation of the airpark in the future, contrary to the statements in the letter.”

During the development of this project we had considered locating turbines within the exclusion zone that you had mentioned in your October 25, 2010 letter. In light of your concerns, and for other practical purposes, no turbines will be found within your exclusion zone. This greatly exceeds the regulatory requirements for setbacks away from the Grimsby Airpark. In my last letter, I explained that there would be no residual negative effects as a result of this project.

The current study area was determined back in July, 2010 and we see no need to revise this. The boundaries were determined based upon our preliminary proposal. If the Proponent (or anyone), as you suggest, sought to develop more wind turbines closer to the Airpark in the future, changing the study area now would not prevent the Proponent from doing so. Assuming that a proposal was made, the Proponent would need to consult with you as we are now. We are not aware of future plans to expand this project; however the Proponent will be required to consult with you if future expansion plans are developed as required by the regulation. Frankly, any future wind projects are speculative until a proposal is brought forward. In any case, changing the study area now may cause confusion with other stakeholders and agencies, and negatively impact the project schedule as we would be required to essentially restart our consultation process. That is not a feasible option.

You continue by stating:

“Only by revising the application to exclude the area as indicated in my letter of October 25, 2010 can we have any assurance that there are no future plans that will have a negative impact on the airpark.”

I cannot make any assurances about future development plans that are not part of this proposal. Again, I note that this proposal does not provide for the construction of any more turbines than



defined on the map that I sent you on October 25, 2010. No more than five (5) turbines are proposed. Any future project(s) require a separate Renewable Energy Approval. In this respect, the fact that the current study area (consultation zone) includes areas outside of the actual project location (physical infrastructure) does not demonstrate that another proposal is forthcoming.

Thank-you again for taking the time to inform us of your thoughts. In the near future we will notify you about the next Public Open House. That may be a good opportunity for us to discuss any further thoughts that you may have about this project. Also, we are available to meet with you at a convenient time. Please let us know if you believe a meeting will be helpful. In the meantime, please contact us as you see fit.

Yours truly,



Mr. Jonathan Veale

Environmental Planner, MH
HAF Wind Energy Project
235 Yorkland Boulevard, Suite 600
Toronto, Ontario, M2J 1T1
Office: (416) 499-3110
Fax: (416) 499-9658
E-mail: jveale@morrisonhershfield.com

CC: *John Andrews, IPC*
Tom Lewis, IPC
Terry Hawrysh, IPC
Paul Draycott, MH
Britney Pringle, MH



MORRISON HERSHFIELD

April 23, 2012

Mr. Ralph H. Meyer
Vice-President
Grimsby Airpark
262 Mud Street West, General Delivery
Grassie, Ontario L0R 1M0

Dear Mr. Meyer:

Re: Notice of Public Meeting #2 for the HAF Wind Energy Project

Vineland Power Inc. is planning to develop and construct a wind energy project in the Township of West Lincoln, in Niagara Region, Ontario. Vineland Power Inc. has retained IPC Energy to develop the project. IPC Energy has retained Morrison Hershfield Limited (MH) to perform the necessary environmental studies and consultation. The project is subject to the provisions of the *Environmental Protection Act of Ontario* (“the Act”) Part V.0.1. and Ontario Regulation 359/09 (“the Regulation”) which addresses Renewable Energy Approvals (“REA”). This notice is being distributed in accordance with section 15 of the Regulation.

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 4 Wind Energy Facility. If approved, this facility would have a total of five (5) turbines with a maximum name plate capacity of 9 MW. The project location is described in the map in the attached notice.

The purpose of this letter and attached notice is to inform you that Vineland Power Inc. proposes to engage in this wind energy project, how you can obtain further information on the project, and to invite you to attend the Project’s Second Public Open House.

If you are interested, and would like to learn more about any aspect of this project, please attend our Public Open House. Your participation is an important part of our consultation process. We are interested in incorporating your input in to the project’s design, where technically and economically feasible. The Public Open House will provide you with the opportunity to meet the project team, learn about the REA process, and provide comments and questions regarding the project. We appreciate your input and welcome your attendance at the Public Open House scheduled for:

Date: **June 26, 2012**
Time: **3:00 pm to 8:00 pm**
Location: **Township of West Lincoln, Caistor Community Centre**
9184 Regional Road 65 (Silver Street), R.R. 2, West Lincoln, Ontario L0R 1E0

We are also interested in meeting with you to discuss the proposed project. We are available to meet with you and your staff at our Public Open House. The Project team has designated an additional hour from **2:00 pm- 3:00 pm** to meet with Agency and Municipal Stakeholders prior to

the start of the Public Meeting on June 26, 2012. Please contact us if you believe that a meeting would be appropriate.

For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meeting, or to communicate questions or comments, please contact us.

Yours truly,

Mr. Tom Lewis

Project Manager, IPC Energy
HAF Wind Energy Project
2550 Argentia Road, Suite 105
Mississauga, Ontario, L5N 5R1
Office: (905) 607-1016
Fax: (905) 607-5995
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Ms. Britney Pringle

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