



Minutes – Bluewater Community Liaison Committee

Attn.: CLC members, NextEra Staff, Consultants

Subject: Bluewater Wind Energy Centre, Community Liaison Committee (CLC): Meeting No.4

April 7, 2015 6:00pm – 8:00pm Stanley Community Centre 38594 Mill Road, Varna ON NOM 2R0

Present:

CLC Members

• Dean Jacobs, Judy Keightly, Paul Steckle

NextEra

 Jeffrey MacFarlane - Operations Manager; Jeff Damen - Construction; Catherine Mitchell -Business Manager

AECOM

• Avril Fisken; Adam Wright

NRSI

• Christy Humphrey

Absent:

• Kevin Wilbee





Minutes:

Item	Discussed	Action
1. Wel	come and Introductions	
	sken (CLC Chair) welcomes the Committee and invites CLC members and the ra team members to introduce themselves.	
	Catie Mitchell - Business Manger Paul Steckle- Lifelong resident and landowner Judy Keightly - Lives in Bayfield and co-chair the Chamber of Commerce Christy Humphrey - NRSI Dean Jacobs - Walpole Island First Nation (WIFN) Jeff Macfarlane - Operations manager Jeff Damen - Construction Manager for the six projects in Ontario	
The Ch	air reviewed the Agenda for the meeting (slide 2).	
1. 2. 3.	Introductions Recap of CLC Meeting # 3 - Construction process - Operations Overview - Public Attendance and Depositions Parking Lot Items and any Questions/Comments Raised since the Third CLC	
5.	Meeting Update on Post-Construction Activities Monitoring and Mitigation Measures Retirement and Decommissioning Process	
7. 8. 9.	Conclusion of the CLC	
2. Rec	ap of CLC Meeting # 3	
The Ch	pair reviews items discussed at the third CLC meeting (slide 4).	
Purpos	A forum for two-way communication between NextEra Energy Canada and the public An opportunity to provide additional information and updates, and to respond to questions or concerns related to: — Construction and installation	
	 Use and operation Maintenance 	





Item Discussed	Action
 Retirement of the Facility 	
Project Overview:	
Class 4 Wind Facility, in the Municipality of Bluewater and a transmission line	
that extends into Huron East in Huron County.	
 37 turbines, with 80 metre towers and 50.5 metre blades. 	
 A generating capacity of 60 MWs. 	
 Status of studies and approvals. 	
 Outline of construction process. 	
Public Attendance and Depositions:	
Local residents in attendance.	
No depositions.	
Chair then outlined the meeting Summary review process and the dates the meeting	
summary was distributed (slide 5).	
Meeting Summary for our 3rd CLC Meeting:	
 Draft minutes were prepared by AECOM and circulated to the CLC on January 30, 2015. 	
 Members were asked to advise AECOM of any errors, omissions or changes by February 13, 2015. 	
 All recommended comments/changes were incorporated and the minutes 	
were posted on NextEra's publically accessible website on February 18, 2015.	
 CLC members were also emailed the final minutes on February 18, 2015. 	
Chair then invited Catie Mitchell (NextEra) to review the Post-Construction and	
Operations items discussed at the third meeting (slide 6).	
Construction Clean Up, Modifications and Road Repairs: July 2014 onward	
 Reclamation: (August to Spring 2015) 	
Wind Turbine Commissioning: July 19, 2014	
Operations Update and Maintenance Scheduling	
Operations – Complaint Resolution process	
Monitoring and Mitigation Measures	
3. Parking Lot Items and any Questions/Comments Raised since the Third CLC	
Meeting	
Catie Mitchell (CM) reviewed Parking Lot items from CLC #3 (slide 7).	
CM – With regard to indirect economic benefits, NextEra hasn't performed a formal	Confirm
study but we have some of the key metrics of what NextEra would normally look at.	indirect
The estimate of construction labour expenses throughout the project is about 7	economic



None received.



	CANADA
Item Discussed	Action
million dollars. Expenses related to operations jobs over 20 years are estimated to be about 6.4 million dollars. The property tax on wind turbines which is paid to the province but some also comes directly to the community is an estimated 10.8 million dollars over 20 years. Community Vibrancy Funds (CVF) and sponsorships that contribute to Huron County, etc. are estimated to be 5.5 million dollars over 20 years.	benefit estimates at a later date.
NextEra will provide details on indirect economic benefits once available.	
Judy Keightly (JK) - When will the Bluewater chunk of money be allotted? CM - NextEra is still in discussions with the Municipality of Bluewater regarding a community vibrancy fund. If an agreement is reached, payments would be made on an annual basis and are typically issued in March of each year.	
JK - If someone wanted to apply for some of this money, who would they apply to? CM - They would apply to the municipality or possibly the Chamber of Commerce or whoever is administering the fund.	
JK - The applications form will be available from the municipality? Would it be accessible on-line? CM - The municipality would have to confirm their approach for determining the use of funds. As of right now, since there is not a community vibrancy fund currently in place with the Municipality of Bluewater, NextEra is evaluating contribution requests on a case by case basis, so we can contribute directly to the request.	
JK - So in lieu of an application form, we can write a letter for this? CM - Yes for sure, I know that you have been in touch with Derek Dudek about funding requests so you can continue to follow up with him. The more details you can provide regarding the funding proposal the better.	
Paul Steckle (PS) - I would also assume economic development officers would come into play in this scenario, I agree that an application form needs to be drafted and the decision should be made at a local level. CM - Yes exactly. NextEra supports these decisions being made locally. Until a decision is made regarding the Bluewater CVF, please reach out to us via the Bluewater project email (bluewater.wind@nextera.com). Also, you can leave a message on the hotline and follow up that way.	
Catie M. outlined the indexing of the CVF to the CPI and noted that there is no wording in these agreements which require the CVF to be indexed (slide 7).	
Chair asked if there were any questions regarding the Community Benefits Agreement.	





	CANADA
Item Discussed	Action
Catie M. noted that we have a Community Vibrancy Fund agreement in place with Huron East and that municipality has decided to use the funding to purchase a firetruck, and this is a great example of how this funding can be used.	
PS - There has been some discussion about how NextEra pays their taxes, for some reason there is an issue with how the taxes are billed. CM - I recognize the property tax payment process is a challenge for NextEra and landowners who have turbines on their property. NextEra has started working with the municipalities to send the tax bills directly to us rather than sending to the landowner first, and then the landowner is reimbursed by NextEra. We believe that the landowner would need to provide consent for NextEra to receive bills on their behalf. I believe this is a practice NextEra uses in the U.S. and we are borrowing this approach to help streamline the tax payment process.	
PS - The taxes are automatically withdrawn and then you get 60 days behind on getting your taxes. Are you speaking to council? CM - NextEra is speaking to MPAC and then we will be talking with council afterward. The goal is to have a solution in time for the fall round of bills. Christy Humphrey addressed the seed mixture question from the last meeting (slide 7).	
The seed mix used is selected by the landowner. At Bluewater, the landowner used a mix of grass and alfalfa. While I do not know the source of the seed mix, it does need to meet the ratio prescribed in the Overall Benefit Permit as follows.	
 Seed mixture shall contain between 50-75% grass with the remainder in forbs, and alfalfa seed should not exceed 25% of seed mixture. 	
 The field will be broadcast or drill planted using a seed mix that contains at least 50 to 75% of three species of Timothy, Orchard Grass, Smooth Brome, and Kentucky Bluegrass. The remainder of seed shall be in forbs such as clover. 	
 A combination of tall and short grass species will be used to provide the diversity of micro-sites preferentially selected by Bobolink (Fritcher et al., 2004). 	
 A selection of at least three cool season grass species suitable to the landowner (Timothy, Orchard Grass, Smooth Brome, and Kentucky Bluegrass) will be used to achieve an overall benefit for Bobolink in the Management Area. 	
Native or non-native forbs shall be included in the seed mixture at the same aforementioned grass to forb ratio.	
The source and brand of the seed mixture will be at the discretion of the	





Item Discussed	Action
landowner as long as it meets these requirements.	
Chair asks if there are any questions.	
None received.	
Adam Wright noted that the emergency plan will be provided with the Meeting Summary for CLC #4.	
4. Update on Post-Construction Activities	
Jeff Damen reviewed the post-construction activities (slide 8).	
Drain tiles, topsoil work, roads have to be capped with gravel. A lot of drain tiles will not show to be an issue until the spring.	
 Modifications and Road Repairs: largely complete NextEra is complete with its physical restoration work but has an agreement in place with the Municipality of Bluewater to pay for the restoration of key roads that were used during construction. This concluded in September 2014 and payment was made to the Public Works department to complete necessary repairs. Reclamation: (August to Spring 2015) Stripped soil will be replaced and re-contoured in the construction areas and disturbed areas will be reseeded during appropriate conditions for germination (as seasonality allows). The majority of the restoration work in 2015 will be drainage repair related 	
Jeff D. noted that anyone can call the 1-800 number (1-877-463-4963) or call the construction representatives with any issues there may be (slide 16).	
Chair asked if there were any questions.	
None received.	
Jeff MacFarlane provided an Update on Operations (slide 9).	
 Wind Energy Centre Reached Commercial Operation: July 19, 2014 Operations building located in Zurich Over 133,000 megawatt hours of wind energy has been produced since commercial operation. The average home uses approximately 1 megawatt (1 million watts) of energy each month. The facility has been operating extremely well with an Availability Factor > 	





Item Discussed	Action
98%.	
 Bluewater Wind employs 4 Full Time employees as well as more than a dozen 	
shared specialists in Ontario	
 Operations staff have completed both the required 500 hour "Break In" 	
maintenance on all turbines and the first semi-annual scheduled service	
Jeff M. then outlined the Complaint Resolution process (slide 10-11).	
NextEra acknowledges that some members of the community may have	
concerns regarding construction activities and long-term wind farm	
operations.	
 To resolve disputes in a collaborative manner, NextEra follows its complaints 	
resolution process.	
 Should any complaints arise throughout the course of the construction, 	
operation and decommissioning phases, a NextEra representative will contact	
the complainant to understand and seek a resolution.	
 NextEra will notify the local MOE (Ministry of Environment) district office of 	
the complaint within 2 business days of receipt of the complaint (1 business	
day if the complaint is related to Ground Water).	
The MOE notification will include:	
 Description of the nature of the complaint; 	
 Wind direction at the time of the incident related to the complaint; 	
 Time and date of the incident related to the complaint; and 	
 A description of the measures taken to address the cause of the 	
incident and to prevent a similar occurrence in the future	
NextEra will provide the local MOE district office with a written record of the	
complaint within 8 business days of the complaint.	
 As soon as possible, no later than three (3) days call complainant to follow 	
 up. Prepare letter to respond to customer/citizen and mail within 5 days of 	
receiving complaint.	
 Information requests and complaints about the local operations and 	
maintenance can be addressed to:	
NextEra Energy Canada, LP	
390 Bay Street, Suite 1720	
Toronto, ON M5H 2Y2	
Toll Free Phone: 1-877-463-4963	
Main Office Line: 416-364-9714	
Email: bluewater.wind@nexteraenergy.com	
Website: www.NextEraEnergyCanada.com	
Dean Jacobs (DJ) – You (NextEra) noted that there is a 98% availability factor. Did	
this meet your expectations or exceed your expectations?	





Item Discussed	Action
JM - This generally meets NextEra's expectations for a new wind site.	
Paul Steckle (PS) - Prior to the turbines being built, there was debate regarding efficiencies, does the 98% availability relate to efficiency? JM - The 98% factor relates to that if the wind was blowing full we would have 98% availability for the turbines. It should be noted that availability and output are different. The output relates to the actual output produced.	
PS - So just because the turbine is turning, that doesn't mean it is fully producing its output.	
JM – Correct. It does not mean it's producing its full possible outcome.	
Chair asks if there are different efficiencies at the start or end of the project and if there is a startup mode that would impact efficiencies. JM – The only difference in efficiency over the life of the plan would be caused by a change in the wind speeds. At this time, NextEra expects the same efficiencies throughout the life of the project.	
PS - What is the optimal output? CM — Wind speed has to get up to about 8 or 9m/s to produce maximum possible output. The wind has to be going at least 3m/s for the turbines to start up.	
JM – As a note, 8m/s is equal to 18 mph.	
Question from the public - Regarding the complaint process, I previously wrote a letter and all I received was that the Green Energy Act was followed. What will NextEra do about our loss of property value and what will you do to compensate us for having to move out of our house that we built to live in? In addition to this, we have also been receiving complaints about health impacts from other residents. Josie Bird (JB) - NextEra understands that this is a serious issue and we would like to talk to you more about this to ensure your concerns are addressed if there is anything we can do mechanically to address the issues. NextEra wants to continue talking with you to ensure that everything that we can do will be able to address. Please follow up with us after this meeting so that Jeff or myself can talk to you about ways we can address the situation.	
Chair suggests that Jeff M. and Josie B. can discuss this issue further with the residents who have concerns.	
Chair then invited Christy H. to discuss Monitoring and Mitigation measures (slide 12).	
5. Monitoring and Mitigation Measures	
Christy H. noted the different requirements for mitigation measures.	





Item Discussed	Action
 Species-At-Risk (SAR) Monitoring Annual Report on the 2014 Species at Risk mortality monitoring has been prepared. (Not required to be submitted to the MNR, it is required that we keep it on file at the site). All 37 turbines were searched monthly Two Species at Risk mortalities were observed in 2014. In response, we adhered to the measures required by our Operational Mitigation plan and conducted a habitat assessment within 200m of the turbine at which the mortalities were found. We also increased the frequency of monitoring at those turbines from monthly to weekly for the remainder of the 2014 season Species at Risk Monitoring continues for the life of the project 2015 Species at Risk monitoring will begin May 1 and continue through October 31 	
 Monitoring will be conducted in accordance with requirements of the REA and MNR Guidelines Monitoring will begin May 1, 2015 Turbine searches will occur twice weekly from May 1st through October 31st, and raptor surveys will continue weekly from November 1st through November 30th. Correction factors are applied in order to calculate overall estimated mortality rates across the project Annual report provided to MNR by March 1 following each year of monitoring A minimum of 3 years of monitoring are required Christy H. then outlined the Environmental Effects Monitoring Plan (slide 13). Environmental Effects Monitoring Plan: 	
 In accordance with the requirements of Ontario Regulation (O.Reg.) 359/09, the Environmental Effects Monitoring Plan addresses various elements including, but not limited to, heritage and archaeological resources, natural heritage features and noise. Chair asks if there are any questions regarding Bird and Bat Monitoring. Question from the public - Your (NextEra) monitoring cycles do not seems to fit the 	
bird cycles. There are tundra swans which have already passed, how are you going to address this? CH - In the plan, NextEra was not required to monitor for Tundra Swans as this area was not identified as a stopover point. If there were to be a Tundra Swan mortality, it is very likely that we would detect this in May, as large birds tend to persist on the ground longer, and are less likely to be fully scavenged than small birds.	





Item Discussed	Action
We have friend in the Kirkdale area and they noticed the largest amount of Tundra Swans that they have ever seen in the past. CH - I live in Elmira and in this area sometimes there are more Tundra Swans than other years. This being said, they take advantage of transient vernal pooling (flooding areas), so in any given year, some of the exact areas used by Tundra Swans may vary.	
PS - There seems to be a lot of Tundra Swans this year where in the past they have not been present. In my experience, they follow where the ponds are.	
Chair note that this topic will be put on the Parking Lot. There will be an update of if there have been any Tundra Swan deaths this year.	Find out if turbines cause the increased
Who do you report to when you submit these searching reports and are the available to the public? CH - NRSI reports to the MNRF (Ontario Ministry of Natural Resources and Forestry) at the end of the year. NextEra will be producing a summary report available to the public.	migration of Tundra Swans
Chair clarified the Parking Lot items related to the Tundra Swans.	Provide data on mortality
CH noted that it is difficult to assess if broad-scale shifts in Tundra Swan usage of fields in the area have occurred, but NRSI can check with their ornithologists to confirm if there are any reports amongst ornithologists of broad-scale changes in tundra swan migration patterns.	rates of Tundra Swans within the last year in a future report.
NOTE: (Update since meeting) NRSI ornithologists indicated that they have not heard of any changes in tundra swan migration routes in this area, and emphasized the fact that specific locations where tundra swans stop over can vary from year-to-year, aside from the major overnight stopover areas which tend to be heavily utilized from year to year (i.e. Greenway Road). They indicated it would be highly unlikely that the migration routes would change.	
What happens when you find an unacceptable level of mortality? CH - The MNRF has a threshold level which needs to be followed. If these thresholds are exceeded, then mitigation measures need to be implemented. If the project exceeds the bat mortality threshold, the operation of the turbines would be changed so the turbines only operate at higher wind speeds, as bats typically do not fly at higher wind speeds. Species- or group-specific measures would be taken if the bird mortality threshold is exceeded.	
Would a turbine be de-commissioned? CH - No not typically, as bats only fly at night and birds will be more active at specific	





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times of day or season. This is something that would be addressed by a change in operations specific to the species or species group observed to be affected.	
I have bats in my chimney, would this colony be impacted?	
CH - At this point there are a lot of unknowns about the impacts to bats and at this	
point I cannot definitely say what the impacts would be. Most bats affected by wind	
turbines in Ontario are tree-roosting species, which do not roost in buildings. Species	
which roost in buildings, behind chimneys etc. tend to be very minimally affected by	
wind turbines, so it's likely the colony as a whole would not be affected.	
Catie M. then reviewed the Monitoring and Mitigation measures relating to noise (slide 13).	
The Provincial Environmental Protection Act (EPA) requires that noise	
emissions for any new projects must not have any adverse effects on the	
natural environment and not exceed 40dBA when wind speeds are of 6	
metres/second and below.	
 NOTE: the allowable noise levels increase during higher wind speeds. 	
The Acoustic Emission report was submitted on February 5 th , 2015, to the	
Ministry of the Environment and Climate Change (MOECC). The facility is	
operating below the maximum noise emissions thresholds set by the MOECC.	
 Noise emissions will not likely change unless there is damage to the 	
equipment (immediately recognized by the computer monitoring system and	
addressed by the operations team).	
The Acoustic Immission audits commenced in Fall 2014, and will continue	
through Spring 2015. The Fall Acoustic Immission report will be submitted by	
July 2015, and the Spring Acoustic Immission report will be submitted by	
January 2016.	
Comment - I have two receptors on my property and I have requested that I be	
provided a copy of the Noise reports results.	
JM - NextEra is required to do two testing periods, one in the spring and one in the	
fall. NextEra will provide a summary of the results on the NextEra website.	
6. Retirement and Decommissioning Process	
Chair then invited Jeff M. to discuss the retirement and decommissioning process	
(slides 14 and 15).	
Lifespan	
The average lifespan of a turbine is 25 years.	
 At the end of its lifecycle, a wind facility can either be decommissioned or repowered. 	
Repowering:	





Item Discussed	Action
 If the economics are viable, a facility may be repowered with new technology. NextEra Energy has replaced hundreds of old turbines with 34 Siemens 2.3 MW machines at the Altamont Pass facility in California. Several kilometres of overhead electrical lines, electrical poles and redundant service roadways were also removed. 	
Decommissioning:	
 The process and impacts are similar to the construction phase, but in reverse 	
sequence:	
• Temporary Work Areas:	
 Creation of temporary work areas (50 m x 50 m area with topsoil removed). 	
 Creation of crane pads (15 m x 35 m area with topsoil removed and 	
crushed gravel added).	
Removal of Equipment and Buildings:	
 Use of cranes to remove the blades and hub and tower segments and 	
use of trucks for the removal of turbines, towers and associated	
equipment.	
Removal of above-ground lines and poles that are not shared with	
Hydro-One and filling of holes with clean fill.Demolition of the substation.	
 Demolition of the substation. Removal of roads and replacement with clean sub- and top-soil, 	
unless the landowner requests that the roads be left in place.	
Decommissioned Equipment Left in Place:	
 Underground electrical lines will be cut and the ends buried 1 m below grade. 	
These lines are inert and will have no negative impacts on the environment, soil and cultivation practices.	
 Foundations will be left in place. The top 1 m will be removed and replaced 	
with clean fill and stockpiled topsoil – to allow for cultivation of agricultural lands.	
Recycling:	
 All materials will be recycled, where possible, or disposed offsite at an 	
approved and appropriate facility.	
Chair asked if there were any questions.	
None received.	
7. Ongoing Access to Information or Providing Input	
Chair noted that this is the 4th CLC meeting and invited Catie M. to discuss venues for further discussion after the CLC (slide 16).	





Item Discussed	Action
 NextEra Community Support: Local business and member of the community. Continued work with local businesses and vendors and use of local services/materials when possible. Community Vibrancy Funds established with Municipality of Huron East	
NextEra Website: • The project information on NextEra's website will be live indefinitely. • Further communication may be posted on the website, or done via direct mail or through the media • General Requests for Information: • Email: bluewater.wind@nexteraenergy.com • Telephone: 1-877-463-4963	
Catie M. noted specifically that once the taxation issue is resolved NextEra will be in contact with each participating landowner to ensure they are aware of the process.	
Question - As a Bluewater and Bayfield resident, how come we do not have the Community Vibrancy Funds (CVF) resolved? Is there any specific area where these funds are contributed? CM - Now that the project is in operation, NextEra is working with the municipality to discuss the CVF. We are hoping to have a resolution by end of year. Typically we have guidelines on how this money is spent such as sustainability projects, community improvement projects, environmental stewardship, etc. These are suggestions to the municipality on how the money is spent. NextEra has no strict requirements on how this money is spent other than it benefits the community. Please get in touch with your councilors to provide feedback.	
8. Meeting Wrap Up / Conclusion of the CLC Chair outlined the conclusion of the CLC process (slide 17).	
Requirements Under the Renewable Energy Approval (REA) NextEra must make reasonable efforts to form a Community Liaison Committee (CLC) in order to facilitate two-way communications on issues or concerns related to the construction, installation, use, operation,	





Item Discussed	Action
maintenance and retirement of the Facility.	
The CLC is to operate for a minimum of two years from its formation and	
meet at a minimum twice a year.	
CLC Meetings Held To-Date:	
• 4 CLC Meetings	
o CLC # 1 – October 16, 2013	
o CLC # 2 – May 21, 2014	
 CLC # 3 – December 10, 2014 	
 CLC # 4 – April 7, 2015 	
• Site Tour - May 21, 2014	
Chair thanked the Committee for their time spent with the CLC.	
Catie M. also thanked the CLC members for their time spent and noted that NextEra will be in contact with the MOECC to determine if future meetings are required.	
Paul S. expressed gratitude for the process and thanked the facilitation team for their efforts to ensure all questions are addressed in a professional manner.	
9. Future Opportunities / Depositions from Members of the Public	
Chair notes that there were no depositions from the public received.	
Meeting Adjourned	

PARKING LOT

Parking Lot Concern	Response to Concern
Indirect Economic Benefit	Catie M. provided estimates but NextEra is to confirm those estimates at a later date.
Mortality/fatality rates of Tundra Swans this year	NextEra to provide data on mortality rates of Tundra Swans within the last year in a future report.
Growing presence (migration) of Tundra Swans since the turbines arrived	NextEra to look into this to see if there is any information on changes in Tundra Swan migration routes in the vicinity of the project (refer to pg. 10 of CLC Meeting Summary #4)