



October 5, 2010

Janis Lankester
Clerk
Haldimand County
45 Munsee Street North
Cayuga, Ontario
Canada, N0A 1E0

Dear Ms. Lankester,

Please find enclosed the draft Renewable Energy Approval documents for the Summerhaven Wind Energy Centre. Also enclosed is the Renewable Energy Approval Consultation Form for Municipalities and Local Authorities. As per Ontario Regulation 359/09, we ask that you complete and return this form to us at your earliest convenience. We have notified staff in the economic development office that this request is incoming, we will be in contact again soon to review the form with your staff and provide any assistance that may be needed.

An additional copy of the draft REA documents is enclosed for any interested member of the public to review. We ask that you make the enclosed documents available to the public at your Cayuga office at 45 Munsee Street North from October 6 to December 6, 2010. Electronic copies will be made available on www.canadianwindproposals.com starting on October 6, 2010.

Should you have any questions, please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink, appearing to read "Tom Bird".

Tom Bird
Environmental Services Project Manager

cc James Goodram, Manager, Economic Development, Haldimand County

Ministry of the Environment

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY

Section 1 - Project Description

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| 1.1 - Renewable Energy Project |
| Project Name (<i>Project identifier to be used as a reference in correspondence</i>) Summerhaven Wind Energy Centre |

| | | | | | |
|--|--------------|-------------------|--|-------------|--|
| 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>) |
| Multiple locations - please see attached list. | | | | | |
| 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) | | | | | |
| Geo Reference (<i>e.g. southwest corner of property</i>) | | | | | |
| Map Datum | Zone | Accuracy Estimate | Geo Referencing Method | UTM Easting | UTM Northing |
| NAD 1983 | UTM Zone 17M | 1:10,000 NRVIS | Parcel Fabric | 567646 | 4739412 |

| |
|---|
| Project Phasing (<i>outline construction, operation and decommissioning activities</i>) |
| <ol style="list-style-type: none"> 1. land acquisition - complete 2. planning and resource assessment - ongoing 3. permitting - in progress, expected completion July 2011 4. detailed design - in progress, expected completion, July 2011 5. construction - July 2011 to December 2011 6. operations - December 2011 7. decommissioning - January 2037 unless new power purchase agreement awarded |

| |
|---|
| 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>) |
| No significant environmental effects after mitigation. Please see DRAFT PROJECT DESCRIPTION REPORT, DRAFT DESIGN AND OPERATIONS REPORT, DRAFT CONSTRUCTION PLAN REPORT, DRAFT DECOMMISSIONING REPORT, DRAFT SITE PLAN REPORT for details. |
| Propose early avoidance/prevention/mitigation concepts and measures. |
| No significant environmental effects after mitigation. Please see DRAFT PROJECT DESCRIPTION REPORT, DRAFT DESIGN AND OPERATIONS REPORT, DRAFT CONSTRUCTION PLAN REPORT, DRAFT DECOMMISSIONING REPORT for details. |

| |
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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) | <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) |
| 135.5 MW | Variable | See Project Description Report | 22,583ha of privately owned land |

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.

60 Siemens 2.221MW - 101 low noise wind turbine generators and 1 Siemens 2.221MW 93 low noise wind turbine generator each with a 690/34.5kV pad mounted step up transformer located at the base of each turbine; buried and overhead electrical collection system and ancillaries; a 230kV transmission line; a transformer substation and switchyard to connect to the Hydro One distribution system; an operations centre. Please see the Draft Design and Operations report for more details.

1.4 – Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

- 1.Land acquisition
- 2.Planning and Resource Assessment
- 3.Permitting
- 4.Detailed Design
- 5.Construction
- 6.Operations
- 7.Decommissioning

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 | same | October 6, 2010 |
| DRAFT Design and Operations Report | same | October 6, 2010 |
| DRAFT Construction Plan Report | same | October 6, 2010 |
| DRAFT Decommissioning Plan Report | same | October 6, 2010 |
| List of other Documents | Draft Noise Report | October 6, 2010 |
| | Draft Natural Heritage Report | October 6, 2010 |
| | Draft Stage 1 Archaeological Assessment | October 6, 2010 |
| | Draft Turbine Specification Report | October 6, 2010 |
| | Draft Heritage Assessment Report | October 6, 2010 |
| | Draft Water Assessment Report | October 6, 2010 |
| | Draft Site Plan Report | October 6, 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):*

Haldimand County Municipal Office, 45 Munsee Street North, Cayuga, ON and at www.CanadianWindProposals.com

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> | | | Business Identification Number | |
| Strathroy Wind GP, Inc., as general partner for Summerhaven Wind, LP | | | 181154204 | |
| Business Name <i>(the name under which the entity is operating or trading - also referred to as trade name)</i> | | | <input type="checkbox"/> same as Applicant Name | |
| Summerhaven Wind Energy Centre | | | | |
| Civic Address- Street information <i>(includes street number, name, type and direction)</i> | | | Unit Identifier <i>(i.e. apartment number)</i> | |
| Generally southwest of Hwy 20; south of Con. Rd. 9; to the eastern County boundary; north of Lake Erie in Haldimand County - please refer to Draft Project Description Report | | | | |
| 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 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 | |
| | | | | |
| Municipality | County/District | Province/State | Country | Postal Code |
| | Haldimand | ON | | |

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.

Legal Lot Descriptions

PT LT 23 CON 6 WALPOLE AS IN HC236335 & HC229499; HALDIMAND COUNTY

PT LT 2 CON 3 RAINHAM AS IN HC278373; HALDIMAND COUNTY

PT LT 9 CON 4 RAINHAM AS IN HC284383; S/T LIFE INTEREST IN HC68544; HALDIMAND COUNTY

PT LT 11-12 CON 6 WALPOLE AS IN HC291755 EXCEPT PT 1 18R6324; PT LT 12 CON 6 WALPOLE PT 1 18R4857 SAVE & EXCEPT PT 1 18R6578; HALDIMAND COUNTY

PT LT 10 CON 8 WALPOLE AS IN HC92654 S OF PT 4 18R5365; S/T INTEREST IN HC92654; HALDIMAND COUNTY

PT LT 11 CON 7 WALPOLE AS IN HC285022 EXCEPT PT 1 & 2 18R6337 S/T HC42430 & HC42429; HALDIMAND COUNTY

N 1/2 LT 21 CON 5 WALPOLE; HALDIMAND COUNTY

PT LT 1-2 CON 3 RAINHAM PT 1, 3 & 4 18R5389; S/T HC40402; HALDIMAND COUNTY

PT LT 15 CON 3 RAINHAM AS IN HC180535; HALDIMAND COUNTY

PT LT 8-9 CON 2 RAINHAM AS IN HC237388; HALDIMAND COUNTY

PT LT 4 CON 7 RAINHAM AS IN HC215433; HALDIMAND COUNTY

PT LT 8 CON 2 RAINHAM AS IN HC169517; HALDIMAND COUNTY

PT LT 10-11 CON 6 WALPOLE AS IN HC167531 S/T INTEREST IN HC167531; HALDIMAND COUNTY

PT LT 6 CON 6 WALPOLE AS IN HC252054; S/T INTEREST IN HC189901; HALDIMAND COUNTY

LT 16 CON 5 WALPOLE; SW 1/4 LT 17 CON 5 WALPOLE; PT LT 15 CON 5 WALPOLE AS IN HC116672; HALDIMAND COUNTY

S 1/2 LT 22 CON 5 WALPOLE EXCEPT PT 1 18R2301; HALDIMAND COUNTY

PT LT 11 CON 2 RAINHAM PT 1 18R5359 EXCEPT PT 1 18R5570; HALDIMAND COUNTY

PT LT 7 CON 3 RAINHAM AS IN HC248875; HALDIMAND COUNTY

PT LT 1 CON 4 RAINHAM; PT S1/2 LT 2 CON 4 RAINHAM AS IN HC207819; HALDIMAND COUNTY

PT LT 16 CON 7 WALPOLE AS IN HC232357; HALDIMAND COUNTY

PT LT 10 CON 1 RAINHAM AS IN HC244779; HALDIMAND COUNTY

PT LT 14 CON 2 RAINHAM AS IN HC203759; HALDIMAND COUNTY

S 1/2 LT 7 CON 3 RAINHAM; HALDIMAND COUNTY

PT LT 7-8 CON 2 RAINHAM PT 1 18R1804; HALDIMAND COUNTY

PT LT 19 CON 6 WALPOLE AS IN HC219573 S/T INTEREST IN HC219573; HALDIMAND COUNTY

PT LT 11 CON 5 WALPOLE AS IN HC150330 EXCEPT HC86879; HALDIMAND COUNTY

Legal Lot Descriptions

S 1/2 LT 13 CON 5 WALPOLE EXCEPT PT 5, HC78086; HALDIMAND COUNTY

PT LT 11-12 CON 1 RAINHAM AS IN HC179797 & HC197364; SAVE AND EXCEPT PT 1 18R6653; HALDIMAND COUNTY

PT LT 12 CON 2 RAINHAM AS IN HC220375; HALDIMAND COUNTY

PT LT 3 CON 2 RAINHAM AS IN HC66387; HALDIMAND COUNTY

PT LT 10 CON 7 WALPOLE AS IN HC217244 EXCEPT PT 1 HC202848 S/T HC42967; HALDIMAND COUNTY

PT LT 5-6 CON 1 RAINHAM AS IN HC213922 (SECONDLY & THIRDLY); S/T R7560; HALDIMAND COUNTY

LT 7-8 CON 5 WALPOLE W OF EXPROP PL HC69756; HALDIMAND COUNTY

SE 1/4 LT 14 CON 5 WALPOLE; HALDIMAND COUNTY

N 1/2 LT 22 CON 5 WALPOLE; HALDIMAND COUNTY

PT S1/2 LT 3 CON 4 RAINHAM AS IN HC247358; HALDIMAND COUNTY

PT LT 7-8 CON 1 RAINHAM AS IN HC189528; TW HC189528; S/T INTEREST IN HC137946; S/T INTEREST IN HC141234; HALDIMAND COUNTY SUBJECT TO AN EASEMENT IN GROSS OVER PT LT 8 CON 1 RAINHAM PT 4 18R6682 AS IN CH20012

PT LT 11 CON 7 WALPOLE AS IN HC285022 EXCEPT PT 1 & 2 18R6337 S/T HC42430 & HC42429; HALDIMAND COUNTY

PT LT 17 CON 2 RAINHAM AS IN HC163865; HALDIMAND COUNTY

PT LT 14 CON 2 RAINHAM AS IN HC188924 EXCEPT PT 1 18R6351; HALDIMAND COUNTY

PT LT 1 CON 4 RAINHAM; PT S1/2 LT 2 CON 4 RAINHAM AS IN HC207819; HALDIMAND COUNTY

PT LT 7 CON 1 RAINHAM AS IN HC258640 N OF LAKESHORE RD; S/T HC141233; HALDIMAND COUNTY

S 1/2 LT 15 CON 5 WALPOLE S/T INTEREST IN HC208204; HALDIMAND COUNTY

PT LT 10 CON 1 RAINHAM PT 1 18R6689; HALDIMAND COUNTY

PT LT 1 CON 6 RAINHAM AS IN HC278139 EXCEPT HC78235; HALDIMAND COUNTY

PT LT 5 CON 6 WALPOLE AS IN HC189899; HALDIMAND COUNTY

PT LT 2-3 CON 6 WALPOLE AS IN HC270349; HALDIMAND COUNTY

LT 8-10 CON 5 WALPOLE E OF EXPROP PL HC69756 & EXCEPT HC255555 & HC86881 & EXCEPT PT 1 18R6580; HALDIMAND COUNTY

PT LT 9 CON 5 RAINHAM AS IN HC270344; HALDIMAND COUNTY

PT LT 14 CON 7 WALPOLE AS IN HC284576 EXCEPT PT 1 18R6448 & PT 1 18R6358; S/T HC29401; HALDIMAND COUNTY

PT LT 18 CON 7 WALPOLE AS IN HC293498 EXCEPT PT 1 18R6362; S/T INTEREST IN HC296971; S/T HC96653; HALDIMAND COUNTY

PT LT 9-10 CON 4 WALPOLE PT 1 & 2 18R578 & PT 1 18R732; S/T HC274190; HALDIMAND COUNTY

Legal Lot Descriptions

PT LT 8-9 CON 5 RAINHAM AS IN HC190657; HALDIMAND COUNTY

PT LT 13-14 CON 1 RAINHAM AS IN HC174144; HALDIMAND COUNTY

PT LT 11-12 CON 5 WALPOLE AS IN HC147858; HALDIMAND COUNTY

PT LT 5 CON 6 WALPOLE AS IN HC263070; HALDIMAND COUNTY

PT N1/2 LT 2 CON 4 RAINHAM AS IN HC243074; HALDIMAND COUNTY

PT LT 5 CON 5 WALPOLE AS IN HC98601; HALDIMAND COUNTY

PT LT 9 CON 2 RAINHAM AS IN HC231354; HALDIMAND COUNTY

PT LT 9 CON 7 WALPOLE AS IN HC215724 EXCEPT PT 1 HC202848 S/T HC42427; S/T INTEREST IN HC215724; HALDIMAND COUNTY

PT LT 11-12 CON 2 RAINHAM AS IN HC230859; HALDIMAND COUNTY

PT S1/2 LT 10 CON 2 RAINHAM PT 1 18R4726 S/T DEBTS IN HC229515 S/T BENEFICIARIES INTEREST IN HC224716; HALDIMAND COUNTY

PT LT 14, 13 CON 7 WALPOLE PT 1 18R6448, AS IN HC285160; S/T HC29402; HALDIMAND COUNTY

PT LT 8 CON 3 RAINHAM AS IN HC132098; HALDIMAND COUNTY

PT LT 7-8 CON 7 WALPOLE PT 1 & 2 18R4380 S/T HC42730; HALDIMAND COUNTY

PT LT 2-3 CON 6 RAINHAM AS IN HC224090; HALDIMAND COUNTY

PT LT 4 CON 6 WALPOLE AS IN HC270351; HALDIMAND COUNTY

PT LT 4 CON 6 WALPOLE AS IN HC165581; HALDIMAND COUNTY

SW 1/4 LT 23 CON 5 WALPOLE EXCEPT PT 1 18R3615; HALDIMAND COUNTY

PT LT 12 CON 5 WALPOLE AS IN HC274910; HALDIMAND COUNTY

PT LT 3 CON 2 RAINHAM AS IN HC220162; S/T INTEREST IN HC220162; HALDIMAND COUNTY

E 1/2 OF S1/2 LT 2 CON 4 RAINHAM; HALDIMAND COUNTY

PT LT 15 CON 7 WALPOLE AS IN HC223413; HALDIMAND COUNTY

PT LT 16-17 CON 7 WALPOLE AS IN HC293499; HALDIMAND COUNTY

N 1/2 LT 14 CON 5 WALPOLE EXCEPT PT 1, 18R3954; HALDIMAND COUNTY

PT LT 7 CON 1 RAINHAM N OF LAKESHORE RD; HALDIMAND COUNTY; PT 1 18R6622; T/W EASEMENT OVER PT 2 18R6601 AS IN CH11493

PT LT 4-5 CON 1 RAINHAM AS IN HC273836 (SECONDLY, THIRDLY, FOURTHLY); S/T R7560; HALDIMAND COUNTY

PT LT 13 CON 2 RAINHAM AS IN HC67613; HALDIMAND COUNTY

PT LT 7 CON 7 WALPOLE AS IN HC277335 S/T HC42730 & HC42575; HALDIMAND COUNTY

Legal Lot Descriptions

PT LT 4 CON 2 RAINHAM AS IN HC273836 (FIRSTLY); HALDIMAND COUNTY

PT LT 2 CON 6 RAINHAM AS IN HC250149; S/T INTEREST IN HC250149; HALDIMAND COUNTY

PT LT 8-9 CON 6 WALPOLE AS IN HC224855; HALDIMAND COUNTY

PT LT 5-6 CON 7 WALPOLE AS IN HC233452; S/T HC42830; HALDIMAND COUNTY

PT LT 5 CON 5 RAINHAM AS IN HC 156498; HALDIMAND COUNTY

PT S PT LT 5 CON 2 RAINHAM; PT LT 6 CON 2 RAINHAM AS IN HC257733 EXCEPT PT 1 18R5655; HALDIMAND COUNTY

PT LT 19-20 CON 5 WALPOLE PT 1 18R6107, PT 1 18R5813; HALDIMAND COUNTY

PT LT 5-6 CON 3 RAINHAM PT 1 18R4904 SAVE AND EXCEPT PT 1 18R6710; HALDIMAND COUNTY

PT LT 12 CON 5 WALPOLE AS IN HC274910; HALDIMAND COUNTY

PT LT 18 CON 2 RAINHAM PT 1 18R3146; HALDIMAND COUNTY

PT E1/2 LT 16 CON 1 RAINHAM AS IN HC214980 (FOURTHLY); S/T HC212291; HALDIMAND COUNTY

PT LT 16-17 CON 2 RAINHAM AS IN HC202929; HALDIMAND COUNTY

PT LT 15 CON 1 RAINHAM; PT W1/2 LT 16 CON 1 RAINHAM AS IN HC223583 EXCEPT PT 3 18R5037, PT 1 18R4643, PT 2 18R6278; T/W HC223583; HALDIMAND COUNTY

PT E1/2 LT 16 CON 1 RAINHAM AS IN HC240979 (FIRSTLY); HALDIMAND COUNTY

PT LT 16 CON 2 RAINHAM PT 1 18R6213 SAVE AND EXCEPT PT 1 18R6629; HALDIMAND COUNTY

PT LT 5-6 CON 1 RAINHAM AS IN HC213922 (SECONDLY & THIRDLY); S/T R7560; HALDIMAND COUNTY

W1/2 OF S1/2 LT 20 CON 6 WALPOLE; HALDIMAND COUNTY



HALDIMAND COUNTY

Report PED-EDT-05-2011
of the General Manager of Planning And Economic
Development
For Consideration By Council in Committee

**RE: Municipal Consultation for the Summerhaven Wind Energy Centre proposed
by NextEra Energy Canada, ULC and Air Energy TCI Inc.**

OBJECTIVE: To obtain Council's endorsement of staff recommendations for the Municipal Consultation portion of the Provincial Renewable Energy Approval process as it pertains to the Summerhaven Wind Energy Centre as proposed by NextEra Energy Canada, ULC and Air Energy TCI Inc.

RECOMMENDATIONS:

1. THAT Report PED-EDT-05-2011 Re: Municipal Consultation for the Summerhaven Wind Energy Centre proposed by NextEra Energy Canada, ULC and Air Energy TCI Inc. dated November 29, 2010 be received;
2. AND THAT Council endorses staff recommendations for the Municipal Consultation portion of the Renewable Energy Approval form for the Summerhaven Wind Energy Centre as proposed by NextEra Energy Canada, ULC and Air Energy TCI Inc;
3. AND THAT Council direct staff to submit these recommendations to NextEra Energy Canada, ULC and Air Energy TCI Inc., so that these comments are included in their documentation to be sent to the provincial approval body.

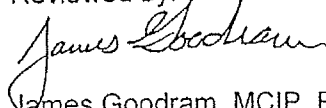
4. AND THAT Council direct staff to advise NextEra Energy Canada, ULC and Air Energy TCI Inc. that Haldimand County will require compensation, to be negotiated, in return for the use of County Roads for the collection and transmission infrastructure of electricity generated by the proposed project through an "Road Allowance Use Agreement".

Prepared by:



Lidy Romanuk
Rural Development Officer
Date: November 29, 2010

Reviewed by:



James Goodram, MCIP, RPP, PLE
Manager, Economic Development & Tourism

Respectfully submitted:



Craig Manley, MCIP, RPP
General Manager
Planning & Economic Development
Department

Approved:



Donald G. Boyle
Chief Administrative Officer

BACKGROUND:

In Fall 2009, Ontario's Green Energy and Green Economy Act was enacted. The purpose of this act is to facilitate renewable energy projects across the Province. In developing provincial standards such as standardized setback requirements and a streamlined approval process; it is intended to place Ontario as the North American leader in attracting renewable energy projects and green jobs.

The Ontario Green Energy and Green Economy Act approval process has integrated matters traditionally dealt with at the municipal level and established that only one approval permit from the Province is required. However, municipalities still play a role in terms of building permits and as a consultation agency. Proponents are required by regulation to circulate the consultation form to the Clerk of every municipality where a project is located. The Municipal Consultation Form will address matters relating to municipal or local infrastructure and servicing. Proponents must show how they address municipal or local authority concerns or why they were unable to do so. The scope of municipal consultation does not address the principle of the land use or the siting of energy production structures but does include:

- Proposed project area and property boundaries.
- Proposed road access location.
- Location and type of municipal service connections that may be required.
- Traffic management plans during construction and operation.
- Construction plans related to rehabilitation of temporary disturbance areas and any municipal infrastructure that may be damaged during construction.
- Emergency management procedures/safety protocols as specified in the Response plan.

A Haldimand County Renewable Energy Review Team comprised of staff from Economic Development and Tourism, Planning and Development, Engineering Services, Emergency Services, Building Controls & By-law Enforcement, Forestry Conservation, Haldimand County Hydro and the Conservation Authorities has been formed in response to the municipal consultation requirements put forward in the Green Energy and Green Economy Act. This review team referred to as the Haldimand County Renewable Energy Review Team (Review Team) has met regularly with representatives of NextEra Energy Canada, ULC and Air Energy TCI Inc., to provide insight and information as requested and offer a one-window service approach for renewable energy projects in Haldimand County to ensure that Haldimand County's concerns are being addressed.

ANALYSIS:

The Haldimand County Renewable Energy Review Team has held several meetings with the proponents to provide information and review the proposed Summerhaven Wind Energy Project. Following is a brief summary of the project, the components and location:

Summerhaven Wind Energy Centre

Project Overview – The goal of the Summerhaven Wind Energy Centre is to generate electricity from the wind using up to 61 wind turbines. Each turbine is designed to produce 2.21 megawatts (MW) of electricity. The nameplate capacity of the entire project, or the maximum amount of electricity that the wind turbines can produce is 135.5 MW.

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Project Components – up to 61 Wind Turbines; a substation; transmission lines that carry electricity to the Hydro One corridor; an operations and maintenance building located beside the substation; access roads that allow personnel and equipment to access turbines; underground and overhead cables will connect turbines to each other; 2 Weather towers will monitor wind speeds for project operation.

Project Location – The project study area includes 22, 583 hectares of private land and county road easements in Haldimand County as demonstrated by the map of the project area (Attachment 3 under separate cover). The project area includes approximately 2678 properties within Haldimand County.

Consulting with Municipalities – Municipal consultation is mandatory for all projects requiring a Renewable Energy Approval (REA). Consultation with the municipality (or municipalities) in which the facility would be located is required to take place at least 90 days before submitting the Renewable Energy Approval form to the province.

The Ministry of the Environment provides applicants with the Renewable Energy Approval (REA) form that outlines what is required to be addressed with municipal officials. The form requests municipal feedback on matters related to:

- Municipal services and infrastructure (such as the proposed road access).
- The rehabilitation of areas disturbed and/or municipal infrastructure damaged during construction.
- The Proposed Traffic Management Plans.
- Municipal or Local Authority Service Connections.
- Proposed landscaping design for the facility.
- Emergency management procedures/safety protocols.
- Building Code permits and licenses.
- Recommendations related to the identification of any significant natural features and water bodies within the municipality or territory and archaeological resource or heritage resource.

If the applicant is not able to provide all of the required information, the complete submission must explain why. In addition, the applicant must describe and document efforts to address any issues raised during municipal consultation.

Prior to the submission of Report PED-EDT-05-2011 to Council, the following steps have been taken to ensure adequate consultation between Haldimand County and the project proponents:

1. Since early 2009, several meetings have been held with NextEra Energy Canada, ULC and Air Energy TCI Inc., to discuss various aspects of the Summerhaven Wind Energy Centre project.
2. The Haldimand County Renewable Energy Review team has thoroughly reviewed all draft documents as provided by NextEra Energy Canada, ULC and Air Energy TCI Inc. Comments and feedback from the Review Team have been included in the completed Renewable Energy Approval Consultation Form; municipalities, local authorities.
3. On November 16, 2010, the Haldimand County Renewable Energy Review Team met with NextEra Energy Canada, ULC and Air Energy TCI Inc. representatives and provided detailed feedback on the project with respect to the municipal consultation portion of the Renewable Energy Approval Form. The project representatives were

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advised at that time that the Review Team would be seeking Council's endorsement of the information included in the attached Renewable Energy Approval Form.

Full comments from the Review Team are found as in **Attachment 2** to this report. Following are the key comments that were raised at the meeting on November 16, 2010 and are included in the attached document.

1. Turbine # 2 is currently located within the urban boundary of Jarvis and needs to be relocated. This turbine has since been removed from the proponent's plans. Further, Haldimand County requests that all turbines located near Jarvis are reviewed to determine appropriate setbacks from urban boundaries.
2. Turbine # 5, 7, 8, and 57 share a very long access road. Haldimand County requests an additional access road in the event of an emergency.
3. Haldimand County Review Team will need to review road entrances and access roads when final design completed. Also, where two or more road accesses will abut the same road, intersection details will be required. Haldimand County will be reviewing structures on access roads, and ensure adequate crossings, bridges, culverts etc., when final design is forwarded.
4. Haldimand County requires a pre and post construction road condition survey. An appropriate agreement and a suitable security should be collected to ensure that the affected roads are restored to pre-construction condition.
5. The Review Team has stated that all required Haldimand County permits will not be granted until all requested documents and reports are submitted and approved by Haldimand County.
6. Entrance permits are required for all turbines with the exception of Turbine # 1 and # 3 as they are under Ministry of Transportation (MTO) jurisdiction and will require MTO permits. Entrance permits require detailed drawing as well as intersection details.
7. During the construction phase this project will be putting a fairly significant road system into our rural area. Haldimand County will require all access roads to be well signed as there is a concern that the public might perceive these as concession roads. Labeling of entrances will need to be addressed at the pre-construction phase.
8. The Traffic Management plan has not been provided to the Review Team. When it is provided, the Haldimand County Renewable Energy Review Team requests the ability to review and provide comments. The Traffic Management plan must be submitted prior to the Road Condition survey being completed.
9. Haldimand County has requested for review and comment the final design of the transmission line design.
10. An Emergency Management Procedure/Safety Protocols plan has not been provided to the Review Team. At which time it is provided the Review Team requests the ability to review and provide comments.
11. Building permits are required for the wind turbines and any substations greater than 10 square metres. Civic addresses will need to be created and signs placed at Haldimand County roads and access roads to towers. The towers will need to be additionally

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labeled with the civic addresses especially when multiple towers are accessed via the same access road.

12. The County would like to receive additional information on the transportation route planned for transportation of the turbine parts into the County and if the proponent has observed the spring weight restrictions. The County wants to ensure that the proponent has adequately planned around the proposed reconstruction of the Cayuga bridge and if they have a determined route through Haldimand County.

In addition to the specific municipal comments required under the REA process during municipal consultation, Haldimand County Council raised concerns that were reflective of concerns raised by ratepayers in the County. These were forwarded to the proponents of all wind energy generation projects on August 24, 2010 via email. These concerns are listed below and have yet to be fully addressed:

1. Greater details relating to the cutting of woodlots and proposed measures for replacement of these environmental features. Also how other features including wetlands and significant species will be impacted/mitigated.
2. Evaluation of the possible impacts of the anchoring of wind turbines to bedrock and whether this provides a conduit for the transmission of vibration to other properties.
3. The relationship of the proposed electrical transmission corridors to the County's Trail Master Plan and opportunities/constraints that may exist or occur.
4. Clarification on the location of the transmission corridor.
5. Confirmation that the decommissioning plan, funding mechanisms and report will include the capital works in the transmission corridor.
6. The impact of construction traffic and access from the County Road system to the project components and how this will be addressed.
7. As part of the economic impact assessment conduct a complete comparison of the difference between the project and the use of the land for agricultural purposes to Haldimand County. Also provide a breakdown of the type of jobs to be created.

Since the above-mentioned Council comments were forwarded on August 24, 2010, additional concerns and issues have been raised by Council and the community that have been included in the municipal consultation form. These are as follows:

1. The impact this project will have on tourism.
2. The impact on the property values of land adjacent to the project.
3. Additional information and studies to show how the setback of wind turbines of 550 metres was determined.
4. A request for studies that demonstrate how high or low pitch frequencies affect the nervous and mobility system and the long term affects for human and animal health.

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5. A request for the results of studies on how wildlife (birds, deer, fox, rabbit, wolf, mice, earthworms, insects etc.) are affected in the immediate and surrounding areas where wind turbines are already in place.
6. A request for confirmation that upon the termination of the wind turbine projects the land involved in the projects will revert back to agriculture land from industrial.
7. Demonstrated outcomes of the consultation with the First Nations on all renewable energy projects.

Collection and Transmission Lines Review

The Summerhaven Wind Energy Centre project, similar to the other two projects (Samsung Inc and Capital Power) being proposed within Haldimand County will require the use of County road allowances for the collection and transmission of electricity generated as a result of these private, for-profit energy projects. Haldimand County will require compensation for said use of County road allowances; the amount of which is to be negotiated and approved by Council prior to Haldimand County permitting works within County Road allowances through a "Road Allowance Use Agreement".

Further Consultation

It should be noted that in no way does the submission of the attached Municipal Consultation form constitute the completion of municipal involvement or approval of the Summerhaven Wind Energy Centre project. This is simply the end of the first phase of the development approval process and staff will continue working with the proponent on an on-going basis.

BUDGET/LEGAL IMPLICATIONS:

There are no budgetary implications resulting from the recommendations contained within Report PED-EDT-05-2011.

The approval process with respect to green energy generation projects, such as wind and solar, rests with the Province of Ontario. Municipal approval authority with respect to the principle of land use and setback requirements as traditionally authorized through the *Planning Act* were removed through the enactment of the Green Energy Act in 2009.

INTERDEPARTMENTAL IMPACTS:

The formation of the Haldimand County Renewable Energy Review Team which includes representation of several divisions provides the expertise needed to confidently address the renewable energy projects as proposed for Haldimand County.

LINKS TO STRATEGIC PLAN

N/A

CONCLUSION:

Recommendations for the municipal consultation portion of the Renewable Energy Approval form are based on the information made available to the Haldimand County Renewable Energy Review Team to date. The comments and concerns indicated in the municipal consultation portion of the Renewable Energy Approval form have been clearly communicated to the proponents and it is these same comments for which staff are seeking Council's approval.

ATTACHMENTS:

1. Summerhaven Wind Centre Renewable Energy Approval Form
2. Haldimand County Renewable Energy Review Team comments
3. Map of the proposed Summerhaven Wind Centre project (under separate cover)
4. Review Team Site Tour Comments (under separate cover)

| REQUIRED AND RECEIVED COMMENTS FROM: Yes or Not applicable | |
|---|----------------|
| Clerk's | Not applicable |
| Community Services Department | Not applicable |
| Finance | Not applicable |
| Health & Social Services Department | Not applicable |
| Human Resources | Not applicable |
| Information Systems | Not applicable |
| Legal | Not applicable |
| Public Works Department | Not applicable |
| Planning & Economic Development Department | Not applicable |
| Support Services | Not applicable |
| Other | Not applicable |

| CLERK'S DIVISION REVIEW Report: PED-EDT-05-2011 - Municipal Consultation for the Summerhaven Wind Energy Centre proposed by NextEra Energy Canada, ULC and Air Energy TCI Inc. | |
|--|--|
| <p>COUNCIL IN COMMITTEE: RECOMMENDATION NO</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved with Amendments</p> <p><input type="checkbox"/> Defeated</p> <p><input type="checkbox"/> Deferred</p> <p><input type="checkbox"/> Other _____</p> | <p>COUNCIL: RESOLUTION NO:</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved with Amendments (Noted below)</p> <p><input type="checkbox"/> Defeated</p> <p><input type="checkbox"/> Deferred</p> <p><input type="checkbox"/> Other _____</p> |
| Amended Recommendation(s): | |
| Council Direction: | |
| Clerk's Division Action Taken: | |



Ministry of the Environment

Renewable Energy Approval
 Consultation Form: municipalities, local authorities
 ss. 18(2) Ontario Regulation 359/09

Ce formulaire est disponible en français

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 (Project identifier to be used as a reference in correspondence) Summerhaver Wind Energy Centre | | | | | |
| 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 (includes street number, name, type and direction) | | | | | Unit identifier (i.e. apartment number) |
| Multiple locations - please see attached list. | | | | | |
| 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 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 informed on (includes any additional information to clarify physical location (e.g. municipality, ward/township)) | | | | | |
| Geo Reference (e.g. southwest corner of property) | | | | | |
| Map Datum | Zone | Accuracy Estimate | Geo Referencing Method | UTM Easting | UTM Northing |
| NAD 1983 | UTM Zone 17M | 1:10,000 NRVIS | Parcel Fabric | 567646 | 4739412 |
| Project Phasing (outline construction, operation and decommissioning activities) | | | | | |
| 1. land acquisition - complete | | | | | |
| 2. planning and resource assessment - ongoing | | | | | |
| 3. permitting - in progress, expected completion July 2011 | | | | | |
| 4. detailed design - in progress, expected completion July 2011 | | | | | |
| 5. construction - July 2011 to December 2011 | | | | | |
| 6. operations - December 2011 | | | | | |
| 7. decommissioning - January 2017 Unless new power purchase agreement awarded | | | | | |
| 1.2 - Environmental Context | | | | | |
| Describe any negative environmental effects that may result from engaging in the project (consider construction, operation and decommissioning activities.) | | | | | |
| No significant environmental effects after mitigation. Please see DRAFT PROJECT DESCRIPTION REPORT, DRAFT DESIGN AND OPERATIONS REPORT, DRAFT CONSTRUCTION PLAN REPORT, DRAFT DECOMMISSIONING REPORT, DRAFT SITE PLAN REPORT for details | | | | | |
| Propose early avoidance/prevention/mitigation concepts and measures. | | | | | |
| No significant environmental effects after mitigation. Please see DRAFT PROJECT DESCRIPTION REPORT, DRAFT DESIGN AND OPERATIONS REPORT, DRAFT CONSTRUCTION PLAN REPORT, DRAFT DECOMMISSIONING REPORT for details | | | | | |

| | | | |
|--|---------------------------------------|--------------------------------|----------------------------------|
| 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) | <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) |
| 135.5 MW | Variable | See Project Description Report | 22,563ha of privately owned land |
| 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. | | | |
| 60 Siemens 2.221MW - 101 low noise wind turbine generators and 1 Siemens 2.221MW 93 low noise wind turbine generator each with a 690/34.5kV pad mounted step up transformer located at the base of each turbine; buried and overhead electrical collection system and ancillaries; a 230kV transmission line; a transformer substation and switchyard to connect to the Hydro One distribution system; an operations centre. Please see the Draft Design and Operations report for more details. | | | |

| |
|---|
| 1.4 - Renewable Energy Generation Activities |
| Describe the activities that will be engaged in as part of the renewable energy project |
| <ul style="list-style-type: none"> 1. Land acquisition 2. Planning and Resource Assessment 3. Permitting 4. Detailed Design 5. Construction 6. Operations 7. Decommissioning |

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 | same | October 5, 2010 |
| DRAFT Design and Operations Report | same | October 6, 2010 |
| DRAFT Construction Plan Report | same | October 6, 2010 |
| DRAFT Decommissioning Plan Report | same | October 6, 2010 |
| List of other Documents | Draft Noise Report | October 6, 2010 |
| | Draft Natural Heritage Report | October 6, 2010 |
| | Draft Stage 1 Archaeological Assessment | October 6, 2010 |
| | Draft Turbine Specification Report | October 6, 2010 |
| | Draft Heritage Assessment Report | October 6, 2010 |
| | Draft Water Assessment Report | October 6, 2010 |
| | Draft Site Plan Report | October 6, 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*):
 Haldimand County Municipal Office, 45 Munsee Street North, Cayuga, ON and at www.CanadianWindProposals.com

Section 3 – Applicant Address and Contact Information

| | | | | |
|---|-----------------|---|--------------------------------|--|
| 3.1 - Applicant Information (Owner of project/facility) | | | | |
| Applicant Name (<i>legal name of individual or organization as evidenced by legal documents</i>) | | | Business Identification Number | |
| Strathroy Wind GP, Inc., as general partner for Summerhaven Wind, LP | | | 181154204 | |
| Business Name (<i>the name under which the entity is operating or trading - also referred to as trade name</i>) <input type="checkbox"/> same as Applicant Name | | | | |
| Summerhaven Wind Energy Centre | | | | |
| Civic Address- Street Information (<i>includes street number, name, type and direction</i>) | | | | Unit Identifier (<i>i.e. apartment number</i>) |
| Generally southwest of Hwy 20; south of Con. Rd. 9; to the eastern County boundary; north of Lake Erie in Haldimand County - please refer to Draft Project Description Report | | | | |
| 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 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 | |
| | | | | |
| Municipality | County/District | Province/State | Country | Postal Code |
| | Haldimand | ON | | |

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

| | | | | | |
|---|---------|-------|----------------------------|---------------------------------|-----------------------------|
| <i>Local Municipality (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 |
| <i>Upper Tier Municipality (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 |
| <i>Local roads area (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 |
| <i>Board Area (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 |
| |

| |
|---|
| <p>5.3 – Municipal or Local authority Service Connections</p> <p>Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.</p> |
| <p>Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.</p> |
| <p>5.4 – Facility Other</p> <p>Identify any issues and recommendations with respect to the proposed landscaping design for the facility</p> |
| <p>Provide comment on the proposed project plans for emergency management procedures / safety protocols.</p> |
| <p>Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.</p> |
| <p>Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location</p> |
| <p>5.5 Project Construction</p> <p>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.</p> |
| <p>Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers</p> |
| <p>Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults</p> |

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| |
|---|
| 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. |
| |

| Legal Lot Descriptions |
|--|
| PT LT 23 CON 6 WALPOLE AS IN HC236335 & HC229499; HALDIMAND COUNTY |
| PT LT 2 CON 3 RAINHAM AS IN HC278373; HALDIMAND COUNTY |
| PT LT 5 CON 4 RAINHAM AS IN HC264383, S/T LIFE INTEREST IN HC58544; HALDIMAND COUNTY |
| PT LT 11-12 CON 6 WALPOLE AS IN HC291755 EXCEPT PT 1 18R6324; PT LT 12 CON 6 WALPOLE PT 1 18R4857 SAVE & EXCEPT PT 1 18R6578; HALDIMAND COUNTY |
| PT LT 10 CON 8 WALPOLE AS IN HC92654 S OF PT 4 18R5365; S/T INTEREST IN HC92654; HALDIMAND COUNTY |
| PT LT 11 CON 7 WALPOLE AS IN HC285022 EXCEPT PT 1 & 2 18R6337 S/T HC42430 & HC42429; HALDIMAND COUNTY |
| N 1/2 LT 21 CON 5 WALPOLE; HALDIMAND COUNTY |
| PT LT 1-2 CON 3 RAINHAM PT 1, 3 & 4 18R5369, S/T HC40402; HALDIMAND COUNTY |
| PT LT 15 CON 3 RAINHAM AS IN HC180535; HALDIMAND COUNTY |
| PT LT 8-9 CON 2 RAINHAM AS IN HC237388; HALDIMAND COUNTY |
| PT LT 4 CON 7 RAINHAM AS IN HC215433; HALDIMAND COUNTY |
| PT LT 6 CON 2 RAINHAM AS IN HC169517; HALDIMAND COUNTY |
| PT LT 10-11 CON 6 WALPOLE AS IN HC167531 S/T INTEREST IN HC167531; HALDIMAND COUNTY |
| PT LT 6 CON 6 WALPOLE AS IN HC252054; S/T INTEREST IN HC169691; HALDIMAND COUNTY |
| LT 16 CON 5 WALPOLE; SW 1/4 LT 17 CON 5 WALPOLE, PT LT 15 CON 5 WALPOLE AS IN HC116672; HALDIMAND COUNTY |
| S 1/2 LT 22 CON 6 WALPOLE EXCEPT PT 1 18R2301; HALDIMAND COUNTY |
| PT LT 11 CON 2 RAINHAM PT 1 18R5959 EXCEPT PT 1 18R5570; HALDIMAND COUNTY |
| PT LT 7 CON 3 RAINHAM AS IN HC248875; HALDIMAND COUNTY |
| PT LT 1 CON 4 RAINHAM; PT S1/2 LT 2 CON 4 RAINHAM AS IN HC207819; HALDIMAND COUNTY |
| PT LT 16 CON 7 WALPOLE AS IN HC232357; HALDIMAND COUNTY |
| PT LT 10 CON 1 RAINHAM AS IN HC244779; HALDIMAND COUNTY |
| PT LT 14 CON 2 RAINHAM AS IN HC203758; HALDIMAND COUNTY |
| S 1/2 LT 7 CON 3 RAINHAM; HALDIMAND COUNTY |
| PT LT 7-8 CON 2 RAINHAM PT 1 18R1804; HALDIMAND COUNTY |
| PT LT 19 CON 6 WALPOLE AS IN HC219573 S/T INTEREST IN HC219573; HALDIMAND COUNTY |
| PT LT 11 CON 5 WALPOLE AS IN HC150330 EXCEPT HC65879; HALDIMAND COUNTY |

| Legal Lot Descriptions |
|--|
| S 1/2 LT 13 CON 5 WALPOLE EXCEPT PT 5, HC78386; HALDIMAND COUNTY |
| PT LT 11-12 CON 1 RAINHAM AS IN HC173797 & HC197354; SAVE AND EXCEPT PT 1 18R6563; HALDIMAND COUNTY |
| PT LT 12 CON 2 RAINHAM AS IN HC220375; HALDIMAND COUNTY |
| PT LT 3 CON 2 RAINHAM AS IN HC665387; HALDIMAND COUNTY |
| PT LT 10 CON 7 WALPOLE AS IN HC217244 EXCEPT PT 1 HC202840 S/T HC42967; HALDIMAND COUNTY |
| PT LT 5-6 CON 1 RAINHAM AS IN HC212922 (SECONDLY & THIRDLY); S/T R7560; HALDIMAND COUNTY |
| LT 7-B CON 5 WALPOLE W OF EXPROP PL HC69756; HALDIMAND COUNTY |
| SE 1/4 LT 14 CON 5 WALPOLE; HALDIMAND COUNTY |
| N 1/2 LT 22 CON 5 WALPOLE; HALDIMAND COUNTY |
| PT S1/2 LT 2 CON 4 RAINHAM AS IN HC217358; HALDIMAND COUNTY |
| PT LT 7-8 CON 1 RAINHAM AS IN HC189528, T/W HC189528; S/T INTEREST IN HC137946; S/T INTEREST IN HC124757, S/T HC141234; HALDIMAND COUNTY SUBJECT TO AN EASEMENT IN GROSS OVER PT LT 8 CON 1 RAINHAM PT 4 18R6682 AS IN CH20012 |
| PT LT 11 CON 7 WALPOLE AS IN HC285022 EXCEPT PT 1 & 2 18R6337 S/T HC42430 & HC42429; HALDIMAND COUNTY |
| PT LT 17 CON 2 RAINHAM AS IN HC163856; HALDIMAND COUNTY |
| PT LT 14 CON 2 RAINHAM AS IN HC189924 EXCEPT PT 1 18R5351; HALDIMAND COUNTY |
| PT LT 1 CON 4 RAINHAM, PT S1/2 LT 2 CON 4 RAINHAM AS IN HC207819; HALDIMAND COUNTY |
| PT LT 7 CON 1 RAINHAM AS IN HC258640 N OF LAKESHORE RD; S/T HC141233; HALDIMAND COUNTY |
| S 1/2 LT 15 CON 5 WALPOLE S/T INTEREST IN HC209204; HALDIMAND COUNTY |
| PT LT 10 CON 1 RAINHAM PT 1 18R6589; HALDIMAND COUNTY |
| PT LT 1 CON 6 RAINHAM AS IN HC278139 EXCEPT HC78235; HALDIMAND COUNTY |
| PT LT 5 CON 6 WALPOLE AS IN HC189689; HALDIMAND COUNTY |
| PT LT 2-3 CON 6 WALPOLE AS IN HC270349; HALDIMAND COUNTY |
| LT 6-10 CON 5 WALPOLE E OF EXPROP PL HC69756 & EXCEPT HC255535 & HC86981 & EXCEPT PT 1 18R6590; HALDIMAND COUNTY |
| PT LT 9 CON 5 RAINHAM AS IN HC270344; HALDIMAND COUNTY |
| PT LT 14 CON 7 WALPOLE AS IN HC284576 EXCEPT PT 1 18R6448 & PT 1 18R6358; S/T HC29401; HALDIMAND COUNTY |
| PT LT 18 CON 7 WALPOLE AS IN HC293499 EXCEPT PT 1 18R6362, S/T INTEREST IN HC295071, S/T HC95653; HALDIMAND COUNTY |
| PT LT 9-10 CON 4 WALPOLE PT 1 & 2 18R578 & PT 1 18R732, S/T HC274190; HALDIMAND COUNTY |

| Legal Lot Descriptions |
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| PT LT 8-9 CON 5 RAINHAM AS IN HC193657, HALDIMAND COUNTY |
| PT LT 13-14 CON 1 RAINHAM AS IN HC174144, HALDIMAND COUNTY |
| PT LT 11-12 CON 5 WALPOLE AS IN HC147658, HALDIMAND COUNTY |
| PT LT 5 CON 6 WALPOLE AS IN HC269070, HALDIMAND COUNTY |
| PT 1/2 LT 2 CON 4 RAINHAM AS IN HC243074, HALDIMAND COUNTY |
| PT LT 5 CON 5 WALPOLE AS IN HC98601, HALDIMAND COUNTY |
| PT LT 9 CON 2 RAINHAM AS IN HC331354, HALDIMAND COUNTY |
| PT LT 9 CON 7 WALPOLE AS IN HC216724 EXCEPT PT 1 HC202248 S/T HC42427, S/T INTEREST IN HC215724; HALDIMAND COUNTY |
| PT LT 11-12 CON 2 RAINHAM AS IN HC230959; HALDIMAND COUNTY |
| PT S1/2 LT 10 CON 2 RAINHAM, PT 1 18R4726 S/T DEBTS IN HC225615 S/T BENEFICIARIES INTEREST IN HC224716; HALDIMAND COUNTY |
| PT LT 11, 13 CON 7 WALPOLE PT 1 18R6448, AS IN HC285160; S/T HC29402; HALDIMAND COUNTY |
| PT LT 8 CON 3 RAINHAM AS IN HC132098, HALDIMAND COUNTY |
| PT LT 7-8 CON 7 WALPOLE PT 1 & 2 18R4380 S/T HC42730, HALDIMAND COUNTY |
| PT LT 2-3 CON 6 RAINHAM AS IN HC224093, HALDIMAND COUNTY |
| PT LT 4 CON 5 WALPOLE AS IN HC270351, HALDIMAND COUNTY |
| PT LT 4 CON 6 WALPOLE AS IN HC165581, HALDIMAND COUNTY |
| SW 1/4 LT 23 CON 5 WALPOLE EXCEPT PT 1 18R3615, HALDIMAND COUNTY |
| PT LT 12 CON 5 WALPOLE AS IN HC274910, HALDIMAND COUNTY |
| PT LT 3 CON 2 RAINHAM AS IN HC220162, S/T INTEREST IN HC220162; HALDIMAND COUNTY |
| E 1/2 OF S1/2 LT 2 CON 4 RAINHAM, HALDIMAND COUNTY |
| PT LT 15 CON 7 WALPOLE AS IN HC223413, HALDIMAND COUNTY |
| PT LT 16-17 CON 7 WALPOLE AS IN HC293496, HALDIMAND COUNTY |
| N 1/2 LT 14 CON 5 WALPOLE EXCEPT PT 1, 18R3954; HALDIMAND COUNTY |
| PT LT 7 CON 1 RAINHAM N OF LAKESHORE RD, HALDIMAND COUNTY, PT 1 18R6522; T/W EASEMENT OVER PT 2 18R5601 AS IN CH11493 |
| PT LT 4-5 CON 1 RAINHAM AS IN HC273535 (SECONDLY, THIRDLY, FOURTHLY), S/T R7560, HALDIMAND COUNTY |
| PT LT 13 CON 2 RAINHAM AS IN HC67613, HALDIMAND COUNTY |
| PT LT 7 CON 7 WALPOLE AS IN HC277335 S/T HC42736 & HC42675; HALDIMAND COUNTY |

| Legal Lot Descriptions |
|---|
| PT LT 4 CON 2 RAINHAM AS IN HC273635 (FIRSTLY); HALDIMAND COUNTY |
| PT LT 2 CON 6 RAINHAM AS IN HC250149; S/T INTEREST IN HC250149; HALDIMAND COUNTY |
| PT LT 5-9 CON 5 WALPOLE AS IN HC224856; HALDIMAND COUNTY |
| PT LT 5-6 CON 7 WALPOLE AS IN HC233452; S/T HC42850; HALDIMAND COUNTY |
| PT LT 5 CON 5 RAINHAM AS IN HC155489; HALDIMAND COUNTY |
| PT 5 PT LT 6 CON 2 RAINHAM, PT LT 6 CON 2 RAINHAM AS IN HC257732 EXCEPT PT 1 18R5656; HALDIMAND COUNTY |
| PT LT 15-20 CON 5 WALPOLE PT 1 18R6107, PT 1 18R5813; HALDIMAND COUNTY |
| PT LT 5-6 CON 3 RAINHAM PT 1 18R4904 SAVE AND EXCEPT PT 1 18R5710; HALDIMAND COUNTY |
| PT LT 12 CON 5 WALPOLE AS IN HC274910; HALDIMAND COUNTY |
| PT LT 18 CON 2 RAINHAM PT 1 18R3446; HALDIMAND COUNTY |
| PT E 1/2 LT 16 CON 1 RAINHAM AS IN HC214860 (FOURTHLY); S/T HC212221; HALDIMAND COUNTY |
| PT LT 15-17 CON 2 RAINHAM AS IN HC202529; HALDIMAND COUNTY |
| PT LT 15 CON 1 RAINHAM, PT W 1/2 LT 16 CON 1 RAINHAM AS IN HC223583 EXCEPT PT 3 18R5037, PT 1 18R4643, PT 2 18R6278, TAV HC223583; HALDIMAND COUNTY |
| PT E 1/2 LT 16 CON 1 RAINHAM AS IN HC240379 (FIRSTLY); HALDIMAND COUNTY |
| PT LT 15 CON 2 RAINHAM PT 1 18R5213 SAVE AND EXCEPT PT 1 18R5523; HALDIMAND COUNTY |
| PT LT 5-6 CON 1 RAINHAM AS IN HC215922 (SECONDLY & THIRDLY); S/T R7520; HALDIMAND COUNTY |
| W 1/2 OF S 1/2 LT 20 CON 6 WALPOLE; HALDIMAND COUNTY |

Renewable Energy Approval Consultation Form: Municipalities, Local Authorities

Municipal Consultation Process for Haldimand County

Please note once the Haldimand County Renewable Energy Review Team completes the Renewable Energy Approval - Municipal consultation form the process is to submit a report to Council seeking their approval of the comments included on the form.

The Summerhaven Wind Energy Centre project, being proposed within Haldimand County will require the use of County road allowances for the collection and transmission of electricity generated as a result of these private, for-profit energy projects. Haldimand County will require compensation for said use of County road allowances; the amount of which is to be negotiated and approved by Council prior to Haldimand County permitting works within County Road allowances.

It should be noted that in no way does the submission of the attached Municipal Consultation form constitute the completion of municipal involvement or approval of the Summerhaven Wind Energy Centre project. This is simply the end of the first phase of the development approval process and staff will look forward to continuing the positive professional working relationship between the company and the County.

In addition concerns were raised by Haldimand County Council and forwarded to the proponent via email on August 24, 2010. These concerns have yet to be fully addressed by the proponent. Haldimand County concerns are as follows:

1. Council has requested greater details relating to the cutting of woodlots and proposed measure for replacement of these environmental features. Also how other features including wetlands and significant species will be impacted/mitigated.
2. Evaluation of the possible impacts of the anchoring of wind turbines to bedrock and whether this provides a conduit for the transmission of vibration to other properties.
3. The relationship of the proposed electrical transmission corridors to the County's Trail Master Plan and opportunities/constraints that may exist or occur.
4. Clarification on the location of the transmission corridor.
5. Confirmation that the decommissioning plan, funding mechanism and report will include the capital works in the transmission corridor.
6. The impact of construction traffic and access from the County Road system to the project components and how this will be addressed.
7. As part of the economic impact assessment conduct a complete comparison of the difference between the project and the use of the land for agricultural purposes to Haldimand County. Also provide a breakdown of the type of jobs to be created.

Since the original comments were forwarded on August 24, 2010, additional concerns and issues have been raised by Council and the community. These are as follows:

1. The impact this project will have on tourism.
2. The impact on the property values of land adjacent to project.
3. Additional information and studies to show how the setback of a wind turbine of 550 metres was determined.
4. A request for studies that demonstrate how high or low pitch frequencies affect the nervous and mobility system and the long term affects for human and animal health.
5. A request for the results of studies on how wild life (birds, deer, fox, rabbit, wolf, mice, earthworms, insects etc.) are affected in the immediate and surrounding areas where wind turbines are already in place.
6. A request for confirmation that upon the termination of the wind turbines projects the land involved in the projects will revert back to agriculture land from industrial.
7. Demonstrated outcomes of the consultation with the First Nations on all renewable energy projects.

5.1 Project Location

Provide comment on the project location with respect to infrastructure and servicing

Haldimand County Review Team Comments

Turbine # 2 (Concession 6, Walpole) – turbine location within the urban boundary of Jarvis should be relocated outside the urban boundary and have required setbacks from residential for Urban boundary.

Turbine # 17 (Concession 5, Walpole) – shallow ditches on Concession 5.

Turbine # 20 (Concession 5 road) – hydro set far back from road allowance.

Turbine # 22 (Concession 5, Walpole) – shallow ditches along Concession 5.

Turbine # 54 (Rainham Road) - long access road, should be at higher standard for emergency access.

Turbine # 58 (Concession 5 road) – near large watercourse, please ensure project area is outside of the floodplain.

Turbine # 59 (Concession 6 Walpole) – Significant crossing that will require a significant culvert.

Additionally, the Haldimand County Renewable Energy Review team requests that all turbines located near Jarvis are reviewed to determine appropriate setbacks from urban boundaries.

Please see comments in attached site tour notes.

5.2 Project Roads

Provide comment on the proposed project's plans respecting proposed road access

Haldimand County Review Team Comments

Turbines # 6, 7, 8 and 57 (Cheapside) – access road shared with 4 turbines (6, 7, 8, 57). This is a long access road and therefore additional access will be required.

Turbine # 12, 13, 14 (Concession 6 Walpole) – These turbines have a shared access road. Haldimand County will require detailed information re: entrances on Concession 5 and 6. Crossing between 14 and 13 will be significant. Additional details need to be provided.

Turbine # 15 (Concession 5, Walpole) – Entrance is at high grade, detailed intersection design required.

Turbine # 19 (Concession 5 road). More details on the intersection with Turbine # 28 and access roads are required.

Turbine # 24, 25, 26 (Concession 5 Walpole) – significant creek crossing near Turbine # 25. Proponent required to review floodplain and sizing of crossing. Haldimand County requires intersection details with 17, 28 and access road.

Turbine # 55, 56 (Rainham Road) – large road ditch will require upgraded entrance.

Turbine # 60 (Road 55 – Nanticoke Road) - large ditch and significant grade change. High AADT road, and possible tile drained land. Numerous buried utilities on either side of road.

Turbine # 62 (Concession 4 road) – will require intersection details with Turbine # 30.

See attached site tour notes. Haldimand County Review team will need to review road entrances and access roads when final design completed. Also where 2 or more road accesses will abut the same road, intersection details will be required. Haldimand County will be reviewing structures on access roads, and ensure adequate crossing, bridges culverts etc. when final design forwarded.

In order to determine the extent of damage to roads in Haldimand County and to estimate the restoration costs, pre and post construction road conditions surveys need to be coordinated with Haldimand County. An appropriate agreement and a suitable security should be collected to ensure that the affected roads are restored to pre-construction condition.

Please note all required Haldimand County Permits will not be granted until all requested documents and reports are submitted and approved by Haldimand County.

Identify any issues and provide recommendations with respect to road access

Haldimand County Review Team Comments

Haldimand County Entrance permits required for all turbines with the exception of Turbine # 1 and #3 as they are under MTO jurisdiction and will require MTO permits. Entrance permits will require detailed drawings as well as intersection details.

During the construction phase this project will be putting in place a fairly significant road system in our rural area. Haldimand County requires all access roads to be well signed as there is a concern that the public might perceive these as concession roads. Labelling of entrances to be addressed at pre-construction phase.

Haldimand County Council has raised concerns specifically about the entrances proposed along Rainham Road (Haldimand Road 3) during the construction phase. There are already several problematic traffic areas on stretches of this road especially during harvest time (i.e. traffic turning in to grain elevators etc.). Council is concerned not only about the impact the construction of this project will have on regular traffic flow, but also how this will affect Haldimand County's agriculture sector during harvest. Furthermore, Council would like to receive additional information on the transportation route planned for transportation of the turbine parts into the County and if the proponent has observed the spring weight restrictions. Council wants to ensure that the proponent has adequately planned around the proposed reconstruction of the Cayuga bridge and if they have a determined route through Haldimand County.

There is a half-load restriction on many Haldimand County roads between March 1st and April 30. Also please ensure awareness of bridge restrictions.

Please see comments in attached site tour notes.

Provide comment on any proposed Traffic Management Plans

Haldimand County Review Team Comments

The Traffic Management plan has not been provided to the Haldimand County Renewable Energy Review Team. At which time it is provided, the Haldimand County Renewable Energy Review Team requests the ability to review and provide comments.

The Traffic Management plan must be submitted prior to the Road Condition survey being completed.

Please note all required Haldimand County Permits will not be granted until all requested documents and reports are submitted and approved by Haldimand County.

Please see comments above and in attached site tour notes.

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| Identify any issues and provide recommendations with respect to proposed Traffic Management Plans |
| <u>Haldimand County Review Team Comments</u> |
| <p>The Traffic Management plan has not been provided to the Haldimand County Renewable Energy Review Team. At which time it is provided, the Haldimand County Renewable Energy Review Team requests the ability to review and provide comments.</p> <p>Haldimand County Council has raised concerns specifically about the entrances proposed along Rainham Road (Haldimand Road 3) during the construction phase. There are already several problematic traffic areas on stretches of this road especially during harvest time (i.e. traffic turning in to grain elevators etc.). Council is concerned not only about the impact the construction of this project will have on regular traffic flow, but also how this will affect Haldimand County's agriculture sector during harvest. Furthermore, Council would like to receive additional information on the transportation route planned for transportation of the turbine parts into the County and if the proponent has observed the spring weight restrictions. Council wants to ensure that the proponent has adequately planned around the proposed reconstruction of the Cayuga bridge and if they have a determined route through Haldimand County.</p> <p>Please see comments in attached site tour notes.</p> <p>Please note all required Haldimand County Permits will not be granted until all requested documents and reports are submitted and approved by Haldimand County.</p> |
| <u>5.3 Municipal or Local Authority Service Connections</u> |
| Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads. |
| <u>Haldimand County Review Team Comments</u> |
| <p>Haldimand County Review Team will review and comment on transmission information when final design is provided.</p> <p>The adjacency and overlapping of NextEra's "Summerhaven Wind Energy Centre" project with Capital Power Corporation's "Port Dover and Nanticoke Wind Farm" project have been sited as a potential source of cumulative noise impacts. It has been indicated that geographic boundaries of the two projects have been jointly revised and joint noise modelling has been completed to prevent cumulative noise impacts. It must be ensured that these measures actually work and wind turbines in the two projects are located in such a manner that they do not accentuate one another's noise.</p> <p>Substation will require utility service, well, septic/cistern</p> |

Please see comments in attached site tour notes.

Please note all required Haldimand County Permits will not be granted until all requested documents and reports are submitted and approved by Haldimand County.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

Haldimand County Review Team Comments

As Above.

The proponent needs to prepare a detailed decommissioning and rehabilitation plan containing an appropriate mechanism to ensure that the plan is adhered to. One such mechanism could be to deposit appropriate "decommissioning and rehabilitation security" with County to be released on satisfactory decommissioning and rehabilitation.

5.4 Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Haldimand County Review Team Comments

In order to minimize impact on prime agricultural lands, the lowest quality agricultural lands should be used for the proposed wind energy project.

In view of the project's potential for flicker effect, a reflection study should be completed, and mitigation measures adopted to minimize distress to public.

Please see comments in attached site tour notes.

Provide comment on the proposed project plans for emergency management procedures/safety protocols

Haldimand County Review Team Comments

An Emergency Management Procedure/Safety Protocols plan has not been provided to the Haldimand County Renewable Energy Review Team. At which time it is provided, the Haldimand County Renewable Energy Review Team requests the ability to review and provide comments.

Where there are several turbines located on one access, Haldimand County requests a 2nd access for emergency purposes in the event the primary access is blocked. As well turn-around planned for construction should be left in place for emergency purposed.

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| Identify any issues and recommendations with respect to the proposed emergency management procedures/safety protocols |
| <u>Haldimand County Review Team Comments</u> |
| An Emergency Management Procedure/Safety Protocols plan has not been provided to the Haldimand County Renewable Energy Review Team. At which time it is provided, the Haldimand County Renewable Energy Review Team requests the ability to review and provide comments. |
| Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location |
| <u>Haldimand County Review Team Comments</u> |
| Request details regarding easements, or registered easements required for access roads. Also the ability for municipal staff to access roads through the easements and how is this described in lease agreements with landowners. |
| Consent to sever land applications would be required for any easements that are to be established across private lands where the life of the easement is for a period of time which is more than 50 years. The timeline, in the event the proponent decides to go the severance route, is three months for approval by the Committee of Adjustment (including the appeal period). There will be one year to satisfy the conditions of consent. However, in case the lands are to be leased for 50 years or less, no severance will be required |
| <u>5.5 Project Construction</u> |
| 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 |
| <u>Haldimand County Review Team Comments</u> |
| Final design of access roads will need to be reviewed. Details regarding culvert (sizing etc.) and drainage crossings will also be required to review. |
| Please note all required Haldimand County Permits will not be granted until all requested documents and reports are submitted and approved by Haldimand County. |
| Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers |
| <u>Haldimand County Review Team Comments</u> |
| The road allowances for Haldimand Road 55 and Haldimand Road 3 (Rainham Road) will be |

In order to address certain environmental and design constraints, several project components had to be sited within the REA setback limits. Natural Heritage Report and Water Assessment Report identifying and assessing effects on all natural features and their significance are being prepared by consultants. It is suggested that adequate mitigation measures be adopted and environmental effects monitoring plans developed in consultation with Long Point Region Conservation Authority (LPRCA) and Grand River Conservation Authority (if applicable) to conserve natural heritage features through all stages of project development as well as decommissioning.

In cases where trees may have to be removed to implement portions of the proposed wind energy project, appropriate compensation for trees to be removed should be provided. Haldimand County's Forestry Officer should be consulted to determine the appropriate plan/program for such.

Every effort should be made to limit;

- encroachment into adjacent woodlands,
 - including improper removal of overhanging branches which would impact the health of the adjacent trees;
 - resulting in destruction of trees and reducing forest cover;
- removal of trees located in windrows, fence rows, along natural features
- removal of single "public" trees within road allowances for the purpose of installing transmission lines – underground or above ground. Removal of trees adjacent/underneath utility corridors is preferred versus ongoing maintenance/pruning, in most cases.

In previous similar applications the proposed final draft of locations of towers, roads, utility lines was reviewed in the field by Forest Conservation Services staff before finalization of the project layout – staff would request the same.

Where such impacts were required, the "contractor" and County staff agreed upon compensation in lieu of destruction of trees.

Removal of woodlands would require compensation in lieu which would result in a "zero-net" loss of County forest cover – thus funding of reforestation on lands elsewhere in Haldimand County – either through the Haldimand & Area Woodlot Owners Association, the Long Point Region Conservation Authority, or the Grand River Conservation Authority.

As for removal of single road allowance tree(s), compensation would be tree for tree (minimum 40 mm calliper – native tree stock) – offering first right of refusal for a compensating tree being offered to impacted adjacent property owners. Surplus trees would be used to replant strategically along County roadsides.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

February 22, 2011

In order to address certain environmental and design constraints, several project components had to be sited within the REA setback limits. Natural Heritage Report and Water Assessment Report identifying and assessing effects on all natural features and their significance are being prepared by consultants. It is suggested that adequate mitigation measures be adopted and environmental effects monitoring plans developed in consultation with Long Point Region Conservation Authority (LPRCA) and Grand River Conservation Authority (if applicable) to conserve natural heritage features through all stages of project development as well as decommissioning.

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Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

February 22, 2011

Haldimand County Review Team Comments

MOE has exempted Summerhaven Wind Energy Centre from submitting Stage 2 archaeological assessment prior to accepting their renewable energy approval (REA) application. Stages 2,3 and 4 archaeological assessments are now in process with consultants. Haldimand County would like to request that the findings of the archaeological assessments be shared and adequate mitigation measures be adopted where needed to minimize any adverse impacts. The archaeological assessment should be done in consultation with First Nations communities.