

From: Robin Jones

Sent: January 19, 2012 2:22 PM

To: Johnson, Brenda; smerritt@westlincoln.ca; jchechalk@westlincoln.ca; jglazier@westlincoln.ca; eleith@westlincoln.ca; amicallef@westlincoln.ca; ldileonardo@westlincoln.ca; djoyner@westlincoln.ca; Bratina, Bob; Powers, Russ; Pasuta, Robert; Lloyd.Ferguson@hamilton.ca; Clark, Brad; Merulla, Sam; Collins, Chad; Jackson, Tom; Whitehead, Terry; McHattie, Brian; Morelli, Bernie; Partridge, Judi; Duvall, Scott; Farr, Jason; Pearson, Maria

Cc: clerk@hamilton.ca; narren.santos@ontario.ca; april.nix@ontario.ca; timhudak@niagara.net; dean.allison@parl.gc.ca; btrebbe@westlincoln.ca

Subject: IPC/ HAF Wind Energy Project from the west side of Westbrook road

Mayor Bratina

Mayor Joyner

Hamilton City Council Members

West Lincoln Council Members,

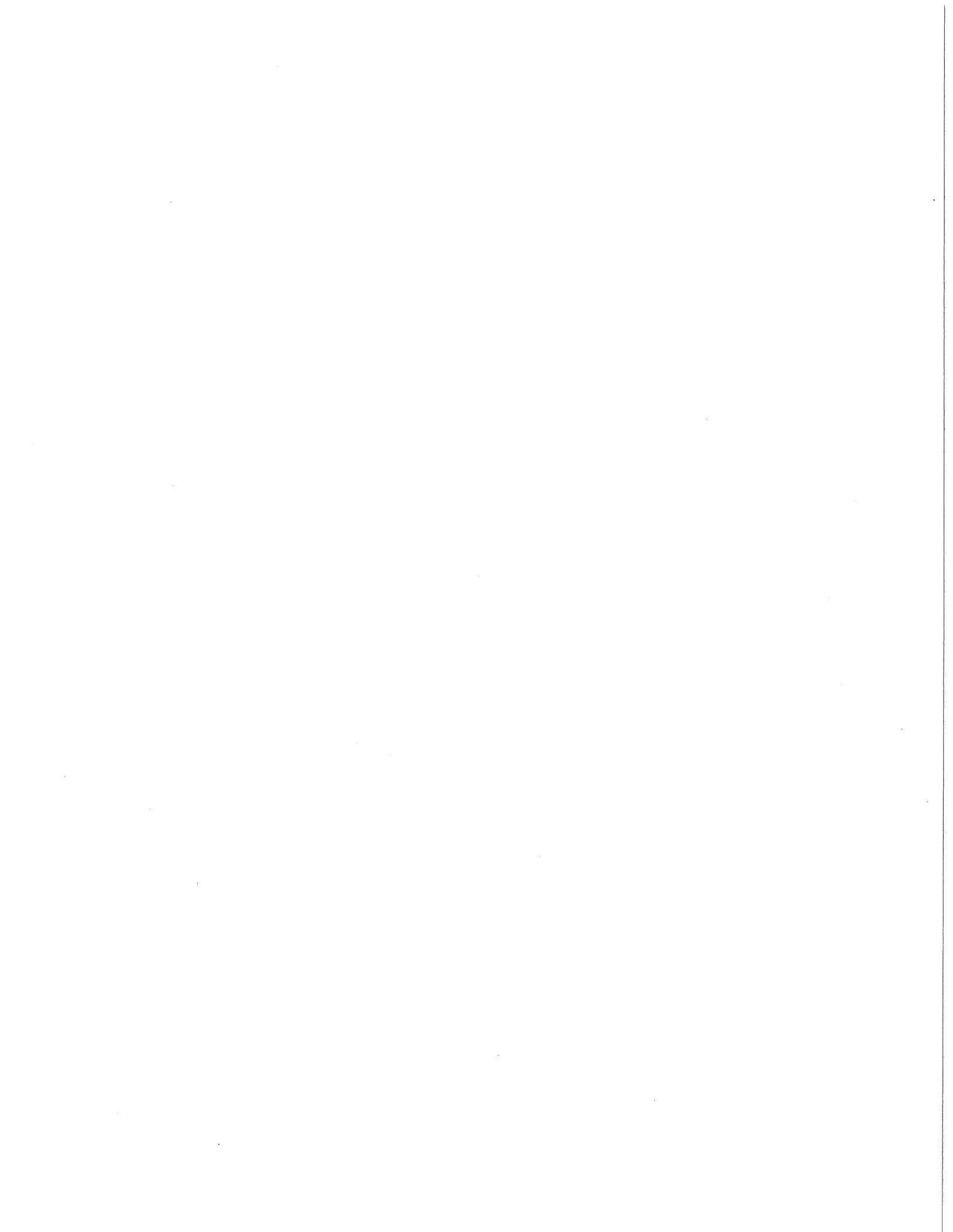
First and foremost, I would like to express my most sincere gratitude for the courageous voices that have come forth to express our concerns regarding the wind energy projects that have been knocking at our doorsteps.

Thank you both Hamilton and West Lincoln for calling upon the Provincial Government to place a moratorium on further wind development in this province. As a resident living on the boundary road between Hamilton and West Lincoln, the attention and concern we have received from both council chambers have been our lifeline to hope in this struggle to preserve our homes.

On January 9th, 2012, I attended a West Lincoln Council meeting, where IPC energy was asked some tough questions put forth in the best interest of the residents of West Lincoln. They were questioned about decommissioning, property values, and potential scenarios that could take place should residents fall ill from living in close proximity to the turbines. Would IPC decommission, or move the turbines? How has IPC Energy "mitigated" the NAV Canada objection to this wind farm? What assurances would the taxpaying citizens who would be forced to live with these projects have down the road, should their property values decrease? And, in my opinion, the home run by Councillor Merritt, when she emphatically reminded IPC Energy President, Mr. John Andrews about the very real tears that fell, at his first public open house, over a year and a half ago.

That was an open house that the residents of the west side of Westbrook Road knew nothing about. Explained later in a letter from the proponent's consultant, "*since the project is entirely located within the township of West Lincoln we opted to design the project and consultation to that area*" (Mr Jonathon Veale, Morrison Hershfield, HAF Energy Consultant).

Approximately 800 letters were sent out for the first public open house, and not one of them "opted" to fall into a mailbox belonging to a Hamilton resident, although many of those mailboxes are sitting within the project boundary.



As the residents living on the edge of the project envelope, who will be our voice? Who will pose the tough questions to IPC energy should one of us suffer from *sleep deprivation, tinnitus, heart palpitations, nausea or dizziness*? We have had tremendous support from Councillor Johnson, and hats off to her for her efforts in standing up for her rural constituents. But, judging by the project description set forth by IPC Energy, there is doubt as to whether they are prepared to entertain or even acknowledge, let alone mitigate, any defense that could be launched by the City of Hamilton. It would appear as though they are strolling through a novice level obstacle course laid out by the provincial government, all the while knowing they will be handed a ribbon at the end. Please forgive my analogy, but I just do not understand how something nearly 500 feet in height with the wingspan of a 747, moving at supersonic speeds, can be shoehorned in so closely to our homes. And with the winds we are experiencing today, that is frightening.

To date, the province of Ontario has been of no help to the families suffering from the negative impacts associated with living in close proximity to wind farms, although there are countless heartbreaking reports on record since these turbines started spinning. The liberal government has ridiculed, belittled and bullied their already defeated constituents, who have come forth pleading for help. ***We cannot count on the provincial government.***

We have watched West Lincoln Council with respect and admiration, as they seek to defend their constituents, (reminiscent of past meetings inside a township hall located within the Glanbrook boundary)...***however, we are not West Lincoln's responsibility.***

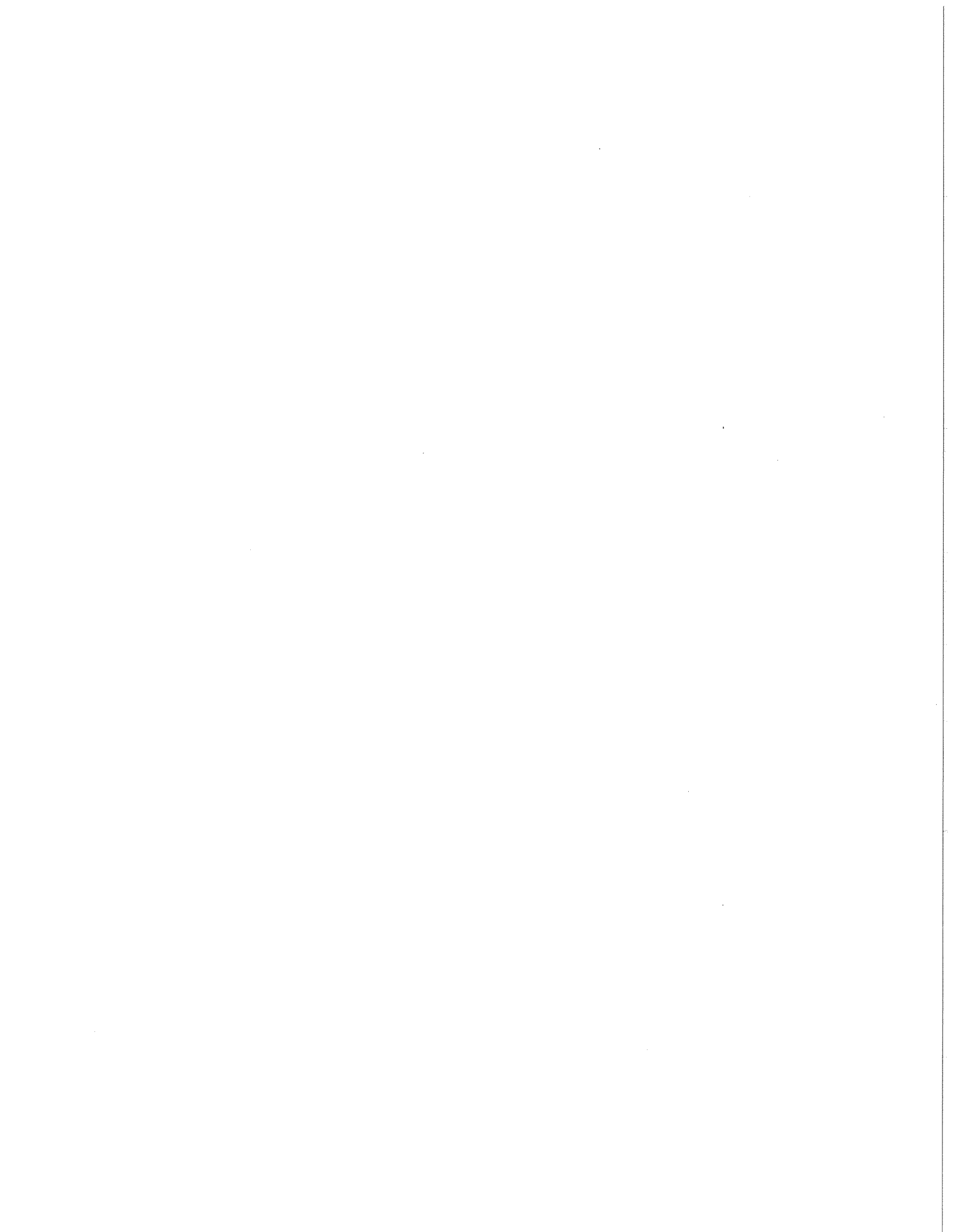
And although the project location outline stands 80 feet from the front door of this "noise receptor", ***the wind farm is not in the jurisdiction of the City of Hamilton.*** Yet, our homes will be less than half to one third of a safe distance as deemed adequate by an ever increasing number of health officials. And somehow, a project of this magnitude, can "opt" not to consult the residents on the fringe of the project of their intensions?

So these are a few of the key questions I have at this time:

1) Who will we, the folks on the other side of the dotted line, ask to look after our best interests should this project move forward? Since the turbine blades are almost close enough to force Hamilton and West Lincoln to hold hands in the sky, and since they will take an large area in the flight path of the Hamilton International Airport off of radar, (as stated by the president of IPC energy), are both sides prepared to have dealings with the adjacent municipal government?

2) In line with the 2km setbacks being adopted by some townships, is there room for a similar bylaw to keep wind farms from popping up too close to neighbouring townships, and causing unrest between the two?

Ie. A 2km setback for projects from township boundaries would prevent confusion and uncertainty, like this project is causing. and offer the residents of both communities a blanket of security from wind farm development on either side, (should planning ever be returned to the municipal level). Secondly, it would protect the non-participating municipality from dealing with future property tax reassessments, once the value of the



homes adjacent the wind farm plummet. And finally, it would assure that all constituents of are guaranteed to have a voice, if nothing more than at the municipal level.

3) Should IPC Energy be engaging in meaningful consultation with the City of Hamilton due to the proximity of the project location and its constituents? And if so, who should be bringing this forth?

From the consultants report on HAF energy project, as taken from the attachment:
page 1

5.1

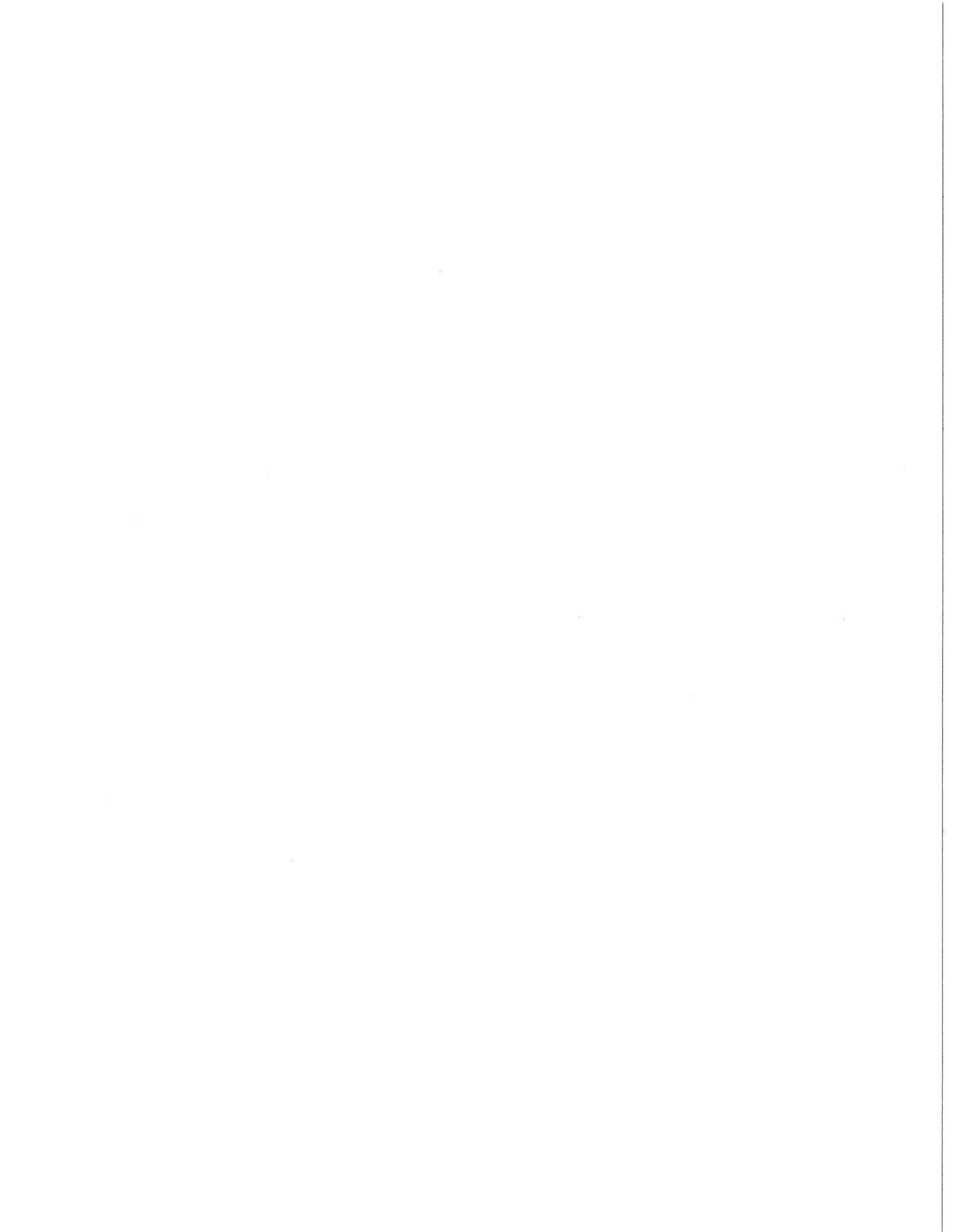
1. "the rational for the study area, as defined in the project location, is not provided and there is concern that potential land use impacts west of the proposed turbine locations have not been properly considered. In other words, the turbines are not located centrally within the study areas despite the proximity to rural settlement areas and natural features west of the subject area, as currently defined"...."the study area not extending further west may be attributed to a different municipal authority and the potential complications resulting from working with 2 different GIS systems."

2. "The close proximity of the project to the west boundary of the region of Niagara should require consultation with any and all nearby affected Municipalities."

If items 1. and 2. from 5.1 of the consultants report are not explored and consultation is not enforced, what recourse will the City of Hamilton have in the event that the HAF Energy Project is not a good neighbour?

And on a final note, I implore Hamilton City Council members to consider the message they will be sending by amending the moratorium on wind farm development to include only the Glanbrook boundary. In doing so, the weight of the moratorium will be lightened, and it will appear as though it is only in place to appease a small populus of constituents, when, in fact, the Hamilton Wind Moratorium sends a strong message to our province, (with power that a "reminiscent township" hall could never have achieved), to restore democratic rights, and to do their due diligence and to "do no harm". Please do all that you can so that wards 12, 13, 14 and 15 never have to be subjected to the gut wrenching uncertainty as to the future of their quality of living, that Ward 11 is currently being forced to deal.

Hamilton has done a great justice to the rural people in this province who are, and who will, suffer from irresponsible wind farm development, which can be placed as close as **550m from the centre of our homes**. Yet, our own Provincial Government has put a halt to offshore construction of wind energy projects, which require a **5 km buffer from shore**, due to a lack of science. Amending the Hamilton Moratorium in hopes of generating a job market in Hamilton for the proposed offshore projects, prior to the province lifting their own offshore wind moratorium, would simply be putting the cart before the horse. Please, do not give our province the green light to construct any new wind facilities, prior to sorting out the inconsistencies in safe setbacks, the consequences to the natural and residential environments, and the pure lack of science, by amending the moratorium so it carries less clout.



Please...do no harm.

Kindly,

Robin Jones

Attachments:

HAF consultants report, as referenced above

HAF notice of proposal, reference to the Hamilton hamlet of Woodburn, that was never distributed by mail or media to this area

HAF correspondence, as referenced above

REPORT TO PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

April 11, 2011

TO: Chair and Members of the Committee

FROM: Brian Treble, Director of Planning and Building

RE.: **Technical Report**
HAF/IPC Wind Energy Project and Municipal Review

REPORT NO.: PD-046-11

RECOMMENDATIONS

That, Report No. PD-046-11, dated April 11, 2011, relating to the HAF/IPC Wind Energy Project and Municipal Review, BE RECEIVED; and,

That, the Municipal Review Summary completed by Jones Consulting Group Ltd. on behalf of the Township of West Lincoln be forwarded to the Wind Energy Project applicant and copied to the Province, requesting responses to the questions raised prior to completion of the formal Municipal Consultation Form for submission to the Province as part of the Renewable Energy Application under the Provincial Green Energy Act (REA) package; and,

That, a recommendation report on the completion of the Municipal Consultation Review Form be presented to Committee once the additional requested material has been received.

PURPOSE OF THIS REPORT

The purpose of this report is to inform the Planning/Building/Environmental Committee (the Committee) that the Jones Consulting Group Ltd. has now completed a review of the HAF/IPC Wind Energy Project support materials on behalf of the Township of West Lincoln. Further, this report provides a copy of Regional comments and NAV Canada comments to the Committee for information purposes. Further, a representative of Jones Consulting Group Ltd. (Mr. Tim Cane) will be in attendance at the Committee meeting and will assist staff in responding to questions from the Committee.

BACKGROUND

HAF/IPC was awarded a FIT Contract in April of 2010 and was authorized by the Province of Ontario to prepare a REA for the construction of 10 mW of wind power. Since then, the wind energy consultants have been completing the various support documents for submission to the Provincial Ministry for approval. Support documents include: Project Description Report, Wind Turbine Specification Report, Design and Operations Report, Decommissioning Plan Report, Construction Plan Report, Cultural Heritage Report, Environmental Impact Assessment Report, Water Assessment Report and an Archaeological Stage 1 and Stage 2 Report.

On November 17, 2010, an incomplete package of all of these reports was provided to the Township of West Lincoln with an indication that the 90 day municipal consultation period had begun. As a result, in mid December 2010 the CAO and Director of Planning and Building had a meeting with representatives of HAF/IPC and requested detailed information on the servicing and road impacts that were proposed. Initially, this information was promised to be provided by late January 2011 and later Township staff was informed that the detail was not yet available. To date, the requested information has still not been received.

The applicants advised however, that the requested information plus other missing reports were not required in order to complete the Municipal Consultation Review Report.

Township Staff subsequently contacted Provincial staff within the REA approvals branch of the Ministry of the Environment (MOE) in order to determine the rules. We were informed that a change to the Green Energy Act that took effect on January 1, 2011 now requires that the applicants provide the municipality with all justification reports that will be submitted to the Province to support their REA application. Unfortunately, projects that began prior to January 1, 2011 do not have to do so. As a result, it is very likely that the municipal consultation period began in November of 2010. Despite this, Township staff was advised that as long as a local municipality is working productively to complete their response, it is unlikely that the Province would approve a REA application without the municipality's comments. If however, the municipality is viewed as being uncooperative, approval can occur without municipal comments.

With this in mind, Township staff has stayed in touch with Provincial staff in the approvals branch of the MOE. Jones Consulting Group Ltd. was hired by the Township of West Lincoln on February 22, 2011 to complete a review of the various justification reports on behalf of the Township of West Lincoln. Their report is at Attachment 1 to this report and clearly notes that additional material and clarification is required. A representative of Jones Consulting Group Ltd. will be in attendance at the April 11, 2011 Committee meeting and will be able to address questions of the Committee.

The Jones Consulting Group Ltd. report has also been provided to the Township of West Lincoln Public Works Department for review and comment. A future report must address the municipality's preference on how to address the unopened portion of Burns Road that is proposed to be used to access one of the turbines. Further, Staff believes that agreements will be required prior to services being installed in Township road allowances. This will also be the subject of a future report.


In addition two other items are provided for the benefit of the Committee. These included Regional comments (Attachment 2) and comments from NAV Canada (Attachment 3).

Staff is recommending that the municipal consultation review form not be completed until additional material is provided by the applicants to respond to the questions raised in the Jones Consulting Group Ltd. letter. Staff therefore proposes to send the letter dated March 31, 2011 to the applicant, with a copy to the Province, requesting additional input prior to completion of the municipal consultation review form.

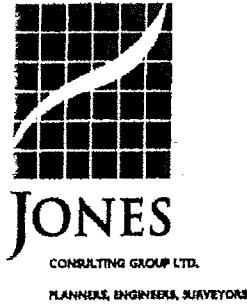
ATTACHMENTS

1. Jones Consulting Group Ltd. letter
2. Letter from the Region of Niagara
3. Letter from NAV Canada

Respectfully Submitted By:



Brian Treble, MCIP, RPP
Director of Planning and Building



March 31, 2011

VIA EMAIL

Brian Treble,
Director of Planning & Building,
Township of West Lincoln,
318 Canborough Street,
Smithville ON L0R 2A0

Dear Mr. Treble:

Re: HAF Wind Energy Project - Municipal Review Summary
Our File: WES - 11116(11)

A. Introduction

Further to your letter of engagement dated February 22, 2011, we have undertaken our review of the HAF Wind Energy Project. The primary focus of our review was to follow the prescribed questions in the Ministry of the Environment Renewable Energy Approval Consultation Form for municipalities and local authorities under section 18(2) of Ontario Regulation 359/09. This Regulation was issued under the Environmental Protection Act and relates to the new Renewable Energy Approvals process.

B. Methodology

Our work included a detailed review of the Draft Renewable Energy Approval package prepared by Morrison Hershfield dated October 2010. In addition, we were provided with some existing Township road information and we conducted a site visit on February 23, 2011. Lastly, we participated in a conference call with the proponent on March 3, 2011.

C. Review

We offer the following comments with regard to Part B, Section 5 of the Ministry of Environment Renewable Energy Approval Consultation Form. In order to facilitate your review, we have used the same numbering and headings as contained in the Ministry Form. Our comments below are structured as a response to the Ministry.

5.1 Project Location

1. The rationale for the Study Area, as defined in the Project Description Report, is not provided and there is concern that potential land use impacts west of the proposed turbine locations have not been properly considered. In other words, the turbine locations are not located centrally within the Study Area despite the proximity of rural settlement areas and natural features west of the Subject Area as currently defined. The inappropriateness of the currently defined Study Area is further illustrated by the proximity of an airfield within approximately 2 km of Turbine 4. The airfield is approximately 150 meters outside of the Study Area. The Study Area not extending further west may be attributed to a different municipal authority and the potential complications resulting from working with 2 different GIS systems.

2. The close proximity of the project to the west boundary of the Region of Niagara should require consultation with any and all other nearby affected municipalities.
3. The Project Description Report suggests that the project may involve 4 or 5 turbines. Section 1.6.2 indicates that alternative turbine locations were considered for future sites. If future sites are being considered as part of this application, then the Township requests this information at this time.
4. Correspondence from NAV Canada dated March 17, 2011 identifies impacts on the Hamilton, Stoney Creek, and Grimsby Airports due to the location of the proposed wind turbines. The letter concludes that "due to the nature and significance of the negative impact on our capabilities and services, NAV Canada objects to this project moving forward."

Transport Canada regulates aeronautics in accordance with the Aeronautics Act and the Canadian Aviation Regulations (CARs). Transport Canada's role with respect to obstacles such as wind turbines is to assess them for lighting and marking in support of aviation safety. Prior to construction of wind turbines/wind farms, Aeronautical Obstruction Clearance Forms should be submitted to Transport Canada. As part of the wind farm siting process, wind energy companies are also expected to contact aerodrome and airport operators (in addition to NAV Canada) prior to the construction of wind turbines to ascertain their aeronautical requirements based on the applicable CARs.

Depending upon the particular application and characteristics of the affected nearby airport/airfield, the HAF Wind Project may need to be re-sited or modified in terms of height and/or location to minimize impacts on aviation safety and radar support infrastructure. Turbine 4 is approximately 2 km from the airfield located near the intersection of Silver Street and Westbrook Road.

5. The UTM coordinates for Turbines 2 and 4 in the Design and Operations Report do not match the noise modelling coordinates contained in the HGC Acoustic Assessment Report. While the differences do not appear large, we note that Turbine 2 is already closely located to a Provincially Significant Wetland and a further shifting of the turbine may have impacts on natural heritage.

The Township requests that the coordinate locations for each turbine be consistent and any mapping, natural heritage impact assessment and noise modeling be updated accordingly for the Township to be fully able to comment on the Project Location.

As a side note, Table 3 of the Design and Operations Report incorrectly presents the coordinates of the project using Latitude and Longitude when in fact UTM coordinates are presented.

6. The Wind Turbine Specification Report (S 1.2) and the Acoustic Assessment Report state that the maximum sound power level of the V-100 turbines is 105 dBA at a 10 meter height. However, according to Appendix 1 of the Wind Turbine Specification Report, which is the brochure for the Vesta V-100, the maximum sound power level is 106.5 dBA at hub height (95 meters). The Township requests clarification on the relationship of sound power level and hub height. In particular, if a wind turbine is being modeled as a point source of noise at 95 meters above the ground, then should the 106.5 dBA maximum sound pressure value be used rather than the 105 dBA sound pressure value at 10 meters.

Furthermore it is noted that the warranted sound level from Vestas is plus/minus 2 dBA which could result in source sound levels of up to 108.5 dBA or 107 dBA at 10 meters.

The noise consultant should confirm whether the 1.5 dBA and the plus/minus 2 dBA warranted sound level error would impact the modeling results. This confirmation should look at receptors that have modeled noise levels already close to the maximum 40 dBA limit (i.e. Receptor 120 already at 38 dBA).

7. Details of the maintenance building referred to in Section 2.10 of the Construction Plan Report are requested as required by Table 1 in Regulation 359/09.
8. The Township requests that the findings of the Stage 2 Archeological Study be upheld and that a minimum 10 meter buffer be provided between the cemetery and proposed switching station. The Township also requests that the siting and design of the switching station respect the private outdoor amenity space of the dwelling located across Abingdon Road.

5.2 Project Roads

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

1. Section 2.2 of the Construction Plan Report does not provide any details regarding the proposed construction routes, frequencies, and oversized truck dimensions for construction materials and turbine component delivery. This detail is required by the Township to comment on road and access issues in accordance with Regulation 359/09. We highlight that all reduced load restrictions and timing windows should be noted and adhered to.
2. In order to access Turbine 4, the Proponent will require access through the currently un-opened road allowance of Burns Road, located between Concession Road 5 and Sixteen Road. A legal agreement between the Township and Proponent will be required to permit access through this right-of-way.
3. Turbine 1 and Turbine 2 are setback 451m and 205m respectively from the Sixteen Road right-of-way. Turbine 3 is setback 634m from Abingdon Road and Turbine 4 is setback 110m from the Burns Road right-of-way. These setbacks adhere to Regulation 359/09 and accordingly are acceptable to the Township.

5.2.2 Identify any issues and provide recommendations with respect to road access

1. There appears to be a lack of information regarding the project's approach to obtaining municipal consent for use of the Township's road allowances. If the proponent wishes to use municipal lands then the project will need to provide more detail regarding electrical lines and upgrades within the right-of-ways. For example, Section 4.0 of the Water Assessment and Impacts Report does not provide sufficient data for the Township to comment as per regulation 359/09.
2. The Township should request that all distribution infrastructure is co-located and buried as a condition of the renewable energy approval.
3. The Proponent is proposing to use an unopened Township right-of-way. As such, the type of access agreement between the Proponent and Township needs to be

confirmed prior to approval. Accordingly, if the Township anticipates that the Burns Road will become an opened road allowance then the Proponent should be required to upgrade Burns Road to current Township of West Lincoln Standards (refer to Section 4 of Municipal Engineering Standards and Subdivision Development Procedures, 2002) and shall include the following requirements/specifications:

- Typical road allowance cross section as per Township of West Lincoln Standard Drawing WL-03.
- Full geometric design of Sideroad Burns Road will be required to be submitted to the satisfaction of the Township prior to the Township entering into a right-of-way use agreement with the Proponent to allow access through the Burns Road right-of-way.
- "As-Built" drawings detailing the road layout and location of any proposed infrastructure (i.e. tap lines, culverts, etc.) located within the road allowance will be required to be submitted to the Township.

5.2.3 Provide comment on any proposed Traffic Management Plans

1. A traffic management plan was not provided as part of the submitted application under Regulation 359/09. The proponent provided a Transportation Survey prepared by Transera which identifies the proposed construction route will utilize the following local roads:
 - Calstar Centre Road.
 - Sixteen Road.

The exceptions are for the base sections that are being transported from Pueblo, CO and concrete trucks that will be dependant on the batch location.

The Township requests a copy of the Traffic Management Plan which should not only detail the construction routes above, but also for concrete hauling and all works proposed within the Township rights-of-way. We find the anticipated construction routes are acceptable. However, the noted roads should be monitored during the construction phase and any structural damage incurred as a result of heavy traffic will be required to be remediated to the satisfaction of the Township. The Proponent will be responsible for all costs associated with this remediation. These details, as well as securities to cover the potential costs associated with any remedial works should be laid out in the right-of-way use agreement

5.2.4 Identify any issues and provide recommendation with respect to the proposed Traffic Management Plans

1. Comments regarding the required Traffic Management Plans will be provided once received by the Township. We highlight the following requirements:
 - Traffic signing shall be in accordance with Book 7 of the Ontario Traffic Manual - Temporary Conditions.
 - Access for emergency vehicles must be maintained at all times. This must be noted as a requirement in the Traffic Management Plan.

PD - 046 - A
 ATTACHMENT NO. 1
 PAGE 6

5.3 Municipal or Local Authority Connections

5.3.1 Provide Comment on the proposed project plans related to the location of and type of municipal service connections, other than roads

1. There is no Township owned municipal service connections planned as part of the development proposal.

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

No Comment.

5.4 Facility Other

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

No Comment

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

1. The Key Contact List provided in Table 5 of the Design and Operations Report should include the local Ministry of Environment office in addition to the Niagara Peninsula Conservation Authority.
2. Details are requested with respect to the characteristics and quantities of hazardous materials to be stored within the proposed Maintenance Building and on the surrounding lands.
3. Section 5.11 of the Vestas General Specifications indicates that the only form of fire protection for each turbine is a 5 kg fire extinguisher and fire blanket (this level of protection could be compared to an average home and not sufficient for a multi-million dollar turbine. In the context of a rural fire department with limited resources, confirmation that these tools are sufficient to avoid catastrophic fire is requested. Research identifies that fire is the second most common accident cause and that there have been approximately 150 fires to date associated with wind energy projects.¹
4. There is no reference in the Design and Operations Report to icing conditions and measures to reduce the incidence of ice throw. The Township is fully aware that turbines monitor ice formation through blade imbalance; however, it is documented that this detection system fails to shut the turbine down before ice can form and possibly be thrown. The Township requests that the Project's safety protocol be expanded to include procedures for icing conditions (i.e. shut down and start-up procedures, public notice, etc.) in addition to installation of an Ice Monitoring Sensor that shut down the turbine during potential icing conditions, before ice forms on the blades. This is a precautionary rather than reactionary safety system. This requirement should be noted in the Emergency Management Plan and Environmental Effects Monitoring Plan.

¹ www.calthnesswindfarms.co.uk

5. The Township requests that the Emergency Management Plan include the requirement that detailed maintenance logs, certified by a qualified individual, be filed annually with the Ministry to ensure on-going long-term maintenance of the turbines. The purpose of filing these logs is to ensure the long-term operation of the turbines follows the manufactures specifications and requirements.

5.4.3 Identify any issues and recommendations with respect to the proposed emergency management procedures/safety protocols

1. The Township feels that the project would benefit from a Community Relations Committee established during the operation of the project. This Committee could meet as required and include representatives from the Township, Community and Proponent to effectively deal with any arising operational issues or complaints and provide an effective conduit of information resulting from the communications plan referred to in Section 5.0 of the Design and Operations Report. Examples of items to discuss include any safety issues, noise concerns, maintenance activities etc. We also recommend that a Dispute Resolution Protocol be established so residents are aware of exactly how concerns etc. will be handled.

5.4.4 Identify any issues and recommendations with respect to any Easement or Restrictive Covenants associated with the Project Location

1. The Township was unable to find any details regarding what easements and/or restrictive covenants that may be required for the project. Additional detail is requested.

5.5 Project Construction

5.5.1 Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction

1. The Township does not consider the stabilization of erosion prone areas to be discretionary as presented in Section 4.3 of the Construction Plan Report. The Township requests that erosion and sedimentation plans be prepared and submitted for Township and Agency review prior to commencement of site alteration in order to protect surface water quality and natural heritage characteristics.
2. Any disturbed or damaged areas (within a Township owned right-of-way) resulting from the construction or continued maintenance of the proposed turbines shall be required to be reinstated by the Proponent to its original condition or better to the satisfaction of the Township.
3. The Township requests that a letter of credit be posted in the amount of 100% of the cost of the works plus contingency proposed on the Township right-of-way. The posted security will be reduced once the work is completed and final approval of the as-built plans occurs.
4. The Township requests that the proponent enter into an agreement respecting the use of municipal property.

5.5.2 Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

No comment.

5.5.3 Identify any issues and recommendations with respect to the proposed location of buried kiosks and above grade utility vaults

1. "As Built" Information will be required to be submitted to the Township detailing the location and depths of any buried kiosks and above grade utility vaults located with a Township owned right-of-way.

5.5.4 Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines

1. Section 2.5 and 2.7 of the Construction Plan Report require clarification about details of the collector system and whether it is to be above or below grade. Details are also requested regarding where above ground transmission facilities will be located, whether they will be new facilities or co-located, and what Hydro One distribution lines will have to be connected. This information is required to determine use of the municipal right-of-way.

5.5.5 Provide comment on the proposed project plans with respect to Building Code permits and licenses

1. Permits will be required under the Building Code Act. The Proponent will be responsible to ensure all appropriate submissions are provided to the Building Department.

5.5.6 Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory

1. Further to our previous comment regarding the Study Area not extending further west, it is unclear if the Natural Heritage Assessment Report considered potential impacts west of the current study area. This concern is illustrated in Section 3.2 of the Report where Short-eared Owls "were found just outside the boundaries of the study area."
2. Section 3.2 of the Natural Heritage Assessment Report incorrectly refers to the "Township of Wainfleet Official Plan," rather than the West Lincoln Official Plan.
3. We provide the following comments with respect to the conclusions made in Section 4.2 of the Natural Heritage Assessment Report:
 - With respect to the Bald Eagle, the report states that there is no suitable habitat within 120 meters of the project works; however, no details are provided on what are suitable habitat and how this statement is justified.
 - Despite Section 3.2 of the report stating that "it is almost certain that wintering birds (Short-eared Owls) are occasionally present in the project area", Section 4.2 concludes that this habitat is not considered significant. Further detail and analysis would assist in fully understanding this

conclusion. In addition, wintering areas may be located in proximity to the project outside of the "Study Area".

- Section 3.2 states that the Bobolinks are designated as Threatened by COSEWIC; however, Section 4.2 concludes that the habitat around the project is not considered significant. Further justification for this conclusion is requested.
 - Turbine 4 is located in a Raptor Wintering Area and in close proximity to another larger raptor wintering area to the west totalling approximately 16 hectares. Turbine 2 is located in close proximity to a series of raptor wintering areas totalling approximately 21 hectares. Despite these features, Section 4.2 concludes that because the sites individually are less than 20 hectares, they do not represent significant raptor wintering and roosting areas. We believe that an assessment on the collective effect of a series of wintering areas in close proximity together with the specific turbine locations should be undertaken to further justify this conclusion. Additional analysis is warranted based on higher than expected mortality rates for the Wolfe Island Wind farm and its location in an IBA for raptors.²
 - There is concern about the cumulative natural heritage impacts possible because of the Turbine 4 location. The turbine is located in a Raptor Wintering Area, is located in close proximity and in between two PSWs and a connecting watercourse. Specific attention to this issue is requested.
4. The Natural Heritage Assessment Report contains no analysis with respect to Turbine 2 and its location within 30 meters of a PSW. In fact, the 100 meter diameter of the turbine blades will actually be within (above the PSW) by approximately 20 meters under west and northwest wind conditions (common to the area). Given that development is not permitted in a PSW, the close proximity of the turbine and the incursion of its blades into the airspace above the PSW warrant some form of analysis and assessment. Of particular concern is the impact of future maintenance activities of the blades that may occur over the PSW and the potential for contaminants (refer to Section 3.1.7 of the Environmental Effects Monitoring Plan). Specific mitigation measures for this turbine should be considered. Another concern is the potential for fire fighting chemicals and spilled materials to enter the aquatic habitat as identified in Section 5.4 of the Environmental Effects Monitoring Plan.
 5. Section 5.3 of the Natural Heritage Assessment Report states that no residual impacts are expected if mitigation measures are carried out. It is unclear how the issue of "motion smear" identified in Section 5.2 will be mitigated when it suggests stripping or solid colours be used on the turbine blade(s).
 6. The PSW immediately east of Turbine 1 is identified as terminating at an existing hedgerow; however, our site visit and review of the aerial photography indicates similar site characteristics may in fact extend the PSW further west towards the turbine. We recommend that the proponent meet on site with MNR, the NPCA, and the Township to confirm the limit of this PSW and determine if there regional or local significance if the PSW does not extend further. If the PSW does indeed extend further west, then the water crossing required for Turbine 1 could actually

² Windfarm turbines deadly for birds, bats. Globe and Mail, June 9, 2010.

be occurring within the PSW. A shifting of Turbine 1 south of the tributary should be considered to avoid a water crossing in this sensitive location.

A similar PSW boundary confirmation process with MNR, the NPCA and the Township should be carried out for all turbines within 120 meters of a PSW. In addition, there may be characteristics of the wetland communities that make them regionally rather than provincially significant. Final turbine placements and mitigation measures should reflect any wetland values and functions.

7. Similar to our comment above, our site visit and assessment of the aerial photograph on the Region GIS does not suggest a sudden change in site characteristics that would proceed the PSW located south of Turbine 2 from extending westwards. The proposed access road for Turbines 1 and 2 may require a crossing within a PSW or in very close proximity (10 to 15 meters). We note that there already appears to be earth moving works within 120 meters of the proposed access road and PSW.
8. Section 3.1.3 of the Environmental Effects Monitoring Plan indicates that a buffer zone of 120 meters be maintained between the end of ditching and any wetlands. It is unclear how this mitigation will be realized at the entrance to Turbines 1 and 2.
9. Section 3.1.5 of the Environmental Effects Monitoring Plan states that snow from access roads will not be relocated within 120 meters of a wetland or environmentally sensitive area. Snow clearing and salt/sand application on access roads for Turbines 1 and 2 will be within 120 metres of the wetland.
10. Section 4.1 of the Environmental Effects Mitigation Plan states that "no construction activities will be permitted from March 1st - August 1st to protect nesting raptors". This conflicts with Table 1 of the Design and Operation Report (and Section 1.1 of the Construction Plan Report) which shows construction commencing in June 2011 and Operations commencing in October 2011. Details of construction activities that are consistent with the Environmental Effects Monitoring Plan and any other mitigation techniques are requested.

We also question the timing of the project as a result of mitigation techniques identified under Section 4.4 of the Environmental Effects Monitoring Plan for water crossings.

11. Similar to the previous comment, the construction timetable does not appear to reflect the timing restrictions for fish habitat as identified in Table 1.0 of the Water Assessment and Impacts Report. The Township requests a revised construction timetable that reflects fish habitat sensitivities.
12. The Township requests additional detail about how the Environmental Effects Monitoring Plan (Section 4.4), and the need for 10 watercourse crossings, has been considered against MNR fish habitat classifications including "Critical" Type 1 habitats downstream of the proposed crossings.
13. It is not clear in the documentation how excavated material will be stored and or transported to meet the requirements of Section 4.4 of the Environmental Effects Monitoring Plan. The need to avoid storing sediment within 120 meters of a waterbody and wetland will require significant truck movements. Details of material handling and its storage is requested.

14. Section 2.3 of the Construction Plan Report specifies construction pad sizes. It is unclear how this pad will fit on the Turbine 2 site between an existing hedgerow and PSW without having some form of natural heritage impact.
15. Table 1 of the Environmental Impact Statement report indicates that there are no Provincially Significant Wetland features within 120 meters of the project. This statement is incorrect as it appears that PSW features are within 120 meters of Turbines 1, 2 and 4. Clarification is requested as well as resulting amendments to the report, if required. Similarly, the statement in Section 3.2.1 of the report is incorrect and misleading.
16. The Township disagrees with Table 2 and Section 3.2.8 in the Environmental Impact Statement and the reference that indicates that no connectivity of natural features will be potentially affected. It is considered that Turbine 4 will have an impact on the system of nearby features. Further information is requested in this regard.
17. The Township requires clarification with respect to Table 3 of the Environmental Impact Statement Report where it states that there is no white tailed deer winter habitat. Figure 4 of the Natural Heritage Maps clearly shows the construction of a new access road immediately adjacent to a deer wintering area and the location of Turbine 4 within 120 meters of a deer wintering area. Clarification is requested as well as resulting amendments to the report, if required.
18. The Township considers that the MNR Natural Heritage Reference Manual be referenced when completing the Environmental Impact Summary Report. There is no reference to this document in the current draft.
19. The Township would like clarification about how the hydrology of the area to the east of the significant woodlot along Burns Road will be maintained as a result of new road construction immediately adjacent to the regionally significant feature.
20. Section 3.2.5 of the Environmental Impact Statement is considered to be incorrect with respect to the location and characteristics of Turbine 2 based on the Natural Heritage Maps provided with the report. Clarification is requested. In addition, Turbine 1 and its location near a PSW and watercourse is not even referenced. The description of Turbine 4 and its adjacent watercourse should be expanded to consider ecological connections between 2 nearby PSWs.
21. The definition of what constitutes a "watercourse" and "drainage swale" in Section 3.2.5 of the Environmental Impact Statement Report should be considered in consultation with the NPCA.
22. Clarification is required with respect to Section 4.0 of the Environmental Impact Statement Report where the report indicates that "some chemicals" will be stored on-site for construction. This contradicts Section 4.4 of the Environmental Effects Monitoring Plan that states that the storage of hazardous materials will not occur within 120 meters of any environmentally sensitive areas. It is unclear how Turbine 1 and 2 will be constructed in light of these conflicting statements.
23. Section 4.1 of the Environmental Impact Statement downplays the level of construction activities in the vicinity of Natural Feature 1. As noted in Clause 3 of this Section, Turbine 4 is located within a Raptor wintering Area and the construction of the tapline and access road occurs immediately adjacent to a regionally significant woodlot. The report and mitigation strategies should reflect

the full potential of any natural heritage impacts (i.e. hydrogeological changes as a result of the road and tapline on the PSW and significant woodlot).

The Township requests further information regarding the conclusion in Section 4.1.1 of the Environmental Impact Statement Report with respect to raptor mortality. It is unclear how the presence of only 5 turbines and the fact that they are greater than 20 meters apart will result in there not being a risk for raptors. Turbine 4 in the Raptor Wintering Area should be specifically examined.

24. It is unclear how turbines will be able to operate within 120 meters of environmentally significant features (as currently proposed) when Section 4.1.2 of the Environmental Impact Statement Report states that all chemicals should be stored in areas greater than 120 meters from natural features. The Township requests clarification in this regard.
25. The construction timetable of the project will not allow for the construction of overhead lines under frozen conditions as suggested in Section 4.5.2 of the Environmental Impact Statement Report. Specific details about the construction techniques, particularly on municipal right-of-ways, are requested.
26. Section 5.0 of the Environmental Impact Statement Report concludes that the protection of all other natural features complies with those required by the local municipality and Conservation Authority. This municipality is unclear about how this conclusion was made in the absence of specific project details being provided at this point in time regarding road construction details and specific water crossings. We request that our municipal comments be forwarded to MNR and the NPCA for their review of the natural heritage reports.
27. The Township requests that a detailed vegetation and tree removal plan be provided that identifies all vegetation and tree removal impacts. This Plan should include both private and municipal property. The Township notes that the proponent is proposing the use of municipal property without the benefit of knowing what physical alteration and tree removal will be required. We were informed by the proponent that this information would be provided later, but this is unacceptable as the impacts to the Township must be assessed at the beginning and not the end of the planning process.

The Township also notes that the Construction Plan Report does not appear to reference the Bird Migration Act and the restrictions for tree removal during the nesting season.

28. We note that Table 1 of the Project Description Report indicates that "typically" large quantities of toxic or hazardous materials are not stored. It is noted that Appendix 1 provides the technical information of the Vestas V100 turbine and that this information indicates that the quantity of oil for the Hydraulic System alone is 260 liters. There is likely to be quantities of other fluids hazardous to the environment and local hydrologic features. These fluids may be associated with the gearbox and VCUS cooling systems (refer to Section 6.1 of the Vestas General Specifications). We note that the cooling systems utilize glycol which is a potential contaminant. Clarification is also requested regarding the use of glycol for blade balancing (as in other turbine models).
29. Section 3.1.1 of the Environmental Effects Monitoring Plan indicates that inspections for leaks of fluid will only occur twice per year as part of the regular turbine maintenance. A more frequent visual inspection process (in conjunction

with the avian monitoring surveys) would help minimize the potential for turbine fluid leaks into the environment. On-site signage directing the public to the Ministry of the Environment if spills are observed would be appropriate.

30. It is not clear and there is no evidence that the Environmental Effects Monitoring Plan has been prepared in accordance with Clause 23.1 of Regulation 359/09. Reference to the applicable Ministry of Natural Resources documents would assist with the Township review.
31. The Township recommends that the location of the proposed maintenance building south of Turbine 4 on the west side of Burns Road be located to an already disturbed area as part of the project.
32. The separation distances of Turbines to watercourses presented in Section 3.2.1 of the Water Assessment and Impacts Report appear to be consistently understated. For example, Turbine 1 is not even listed despite being potentially 35 meters from a watercourse and/or PSW. Turbine 2 is reported to be approximately 110 meters away from the adjacent watercourse but scaling from aerial photography suggests this distance may be closer to 53 meter. We request that all separation distances be confirmed and the reports and mitigation measures be adjusted accordingly. The Township is currently not comfortable with the proximity of the turbines to the area's sensitive water features.
33. Section 3.2.1 of the Water Assessment and Impacts Report identifies that the characteristics of nearby watercourses are in poor condition. The Township does not necessarily disagree with this assessment; however, existing poor conditions of watercourses should not reduce the need for proper mitigation techniques and the restoration of habitat.
34. The presence of a species of Special Concern in watercourses affected by the project should necessitate the need for specific mitigation and habitat improvement actions for the Grass Pickerel. The Township requests specific information about how the project will respond to this particular species as well as to the designated MNR fish habitat. In addition, none of the project mapping or supporting reports speaks to NPCA's Natural Environment Screening Areas and the project's response to this constraint.

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

1. We understand that Clause 16(6) of Ontario Regulation 359/09 does not require the applicant to provide the Township with a copy of the Consultation Report, however, the Township would appreciate this information in order to fully comment with respect to archeological and heritage resource matters.

General Comments regarding Renewable Energy Approval

The following comments are in addition to those specifically identified through the consultation form topics discussed above. The Municipality considers these comments relevant in the context of Ontario Regulation 359/09.

1. The project documentation makes no reference to the land use impact of shadow flicker and the potential to site the project to minimize this effect. Shadow

flicker is a real and legitimate nuisance recognized by jurisdictions throughout the world. For the well being of its residents, the Township requests that the project's location and siting minimize the impact of shadow flicker. In particular, it would appear that Turbine 3 has the potential to have significant shadow flicker impacts on residents in the vicinity of Sixteen Road. Industry best practices are to limit shadow flicker to a maximum of 30 hours per year and 30 minutes per day.

2. The Township requests that securities be posted to ensure decommissioning if a turbine is not operational for a period greater than one year.
3. A number of wind turbine developers in the Province have entered into an agreement to provide monies based on nameplate generating capacity (a dollar amount per megawatt). We recommend that the Township enter into discussions with the Proponent to see if they are willing to make such a contribution.

D. Conclusions

Our review of the HAF Wind Energy Project has concluded that additional technical information is required in the general areas of location, access, right-of-way use, traffic management, emergency management, construction, and natural heritage impacts. The Township requests that the proponent review the items noted in this letter and provide additional technical information.

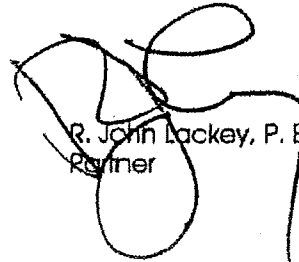
We would be pleased to discuss the contents of this letter in further detail.

Sincerely,

THE JONES CONSULTING GROUP LTD.



Ray Duhamel, M.C.P., MCIP, RPP
Partner



R. John Lackey, P. Eng.
Partner

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**PUBLIC WORKS DEPARTMENT
Development Services Division**

2201 St. David's Road, P.O. Box 1042
Thorold, ON L2V 4T7
Tel: 905-685-4225
Toll-free: 1-800-263-7215
Fax: 905-687-8056
www.niagararegion.ca

April 1, 2011

File: D.20.10.OTH-01510

Mr. Jonathan Veale
Environmental Planner
Morrison Hershfield
235 Yorkland Boulevard
Suite 600
Toronto, ON M2J 1T1

Dear Mr. Veale:

**Re: Review of Renewable Energy Package
HAF Wind Energy Project
Township of West Lincoln**

Thank you for providing a copy of the draft Renewable Energy Approval (REA) Package for the HAF Wind Energy Project. Regional staff has reviewed the above noted proposal as it relates to the use of the Regional Infrastructure and servicing for the proposed construction of the turbines and installation of the transmission lines, emergency management procedures/safety protocols, and significant natural heritage features and water resources within the study area. Regional staff offers the following comments to assist the study team in completing the REA Package.

Regional Infrastructure and Servicing

The study area for the proposed renewable energy project encompasses a section of Highway 20 (Regional Road 20). However, the direct road access for the proposed locations of the wind turbines is under local jurisdiction. We note that during the construction phase the turbines may be transported along Regional roads. For our comments in regard to the proposal and Regional permits that may be required, please refer to the attached copy of the Municipal Consultation Form. The developer is advised to contact Mr. Paul Zelenak, Permits, Municipal Law Enforcement Officer at 905-685-4225, extension 3267, to discuss permit requirements. With respect to infrastructure and servicing, Regional staff advise that there are no watermains or sanitary sewers in this area of the Township.

Emergency Management Procedures/Safety Protocols

With respect to emergency management procedures and safety protocols, Regional staff has no concerns with the proposed development

Significant Natural Heritage Features and Water Bodies

Regional staff has reviewed the reports that were prepared in order to identify any significant natural heritage features and water resources, assess potential environmental effects from the proposed development, and any mitigation measures to protect significant environmental features. Regional staff note that the Township of West Lincoln's mapping was used in the natural heritage review. Mapping in the Township's existing Official Plan does not reflect current Regional and Provincial mapping. For up to date information on natural heritage features in the study area, please refer to mapping found within the Regional Policy Plan and Provincial Plans or in Township's new Official Plan. In addition, it should be noted that the mapping of Provincially Significant Wetlands provided by the Ministry of Natural Resources is more up to date than Regional mapping. However, the other natural heritage features identified by the Region's Core Natural Heritage Map should still be referred to during the review of natural heritage features for the study area.

Section 3.0 of the Environmental Impact Statement Report provides an overview of the natural heritage features that were evaluated in the study area. Regional staff note that section 3.2.1 and 3.2.2 acknowledge that there are several Provincially Significant Wetlands and forested areas designated as Significant within the study area. However, Regional staff note that turbine 1 and 2 and the associated tap line are proposed to be located within 120 metres of Lower Twenty Mile Creek Provincially Significant Wetland Complex, which is designated Environmental Protection Area (EPA) in the Regional Policy Plan. Tap line for turbine 4 is within 120 metres of a Provincially Significant Wetland and of a significant woodland, which is designated Environmental Conservation Area (ECA) in the Regional Policy Plan.

Section 3.0 of the Water Assessment and Impacts Report outlines the watersheds found in the study area and provides an assessment of the fish habitat. The Regional Policy Plan identifies a number of watercourses in the study area as Fish Habitat. Regional mapping is based on Fish Habitat typing of watercourses provided by MNR. Section 3.2 indicates that there are several watercourses within 120 metres of the proposed project works. However, Regional staff note that turbine 1 is within 120 metres of a watercourse, which is designated Fish Habitat in the Regional Policy Plan.

Niagara Peninsula Conservation Authority (NPCA), through its work on Source Protection Planning, has identified the study area as being located within Highly Vulnerable Aquifer areas. Based on our review, we note that turbine 1 and 2 are proposed to be located within a Highly Vulnerable Aquifer area.

Regional staff note that that the study area is located within the Township of West Lincoln. As such, comments may be provided by the Township.

The Niagara Peninsula Conservation Authority also may provide comments related to natural heritage and water resources in the study area.

Conclusion

In summary, Regional staff request that the above noted comments are addressed during the completion of the REA Package. If you have any questions or wish to discuss these comments, please contact Mark Johnson, Planner, or Don Campbell, Manager, Development Initiatives.

Yours truly,



Mark Johnson
Planner

MJ/

- c: Mr. B. Treble, Director of Planning and Building Services,
Township of West Lincoln
Mr. P. Zelenak, Permits, Municipal Law Enforcement Officer
Ms. L. Earl, Watershed Planner, NPCA

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

Section 4: Municipal or Local Authority Contact Information

Local Municipality (include each local municipality in which project is situated)					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone	E-Mail Address
Upper Tier Municipality (include each upper tier municipality in which project is situated)					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone	E-Mail Address
Niagara Region	2201 St. David's Road P.O. Box 1042 Thorold, ON	905-685-4225	Kevin Bain	905-685-1571	kevin.bain@niagararegion.ca

Section 5: Consultation Requirement

5.1 Project Location
Provide comment on the project location with respect to infrastructure and servicing. There are no watermains or sanitary sewers in the project area.
5.2 Project Roads
Provide comment on the proposed project's plans respecting proposed road access. All direct access appears to be from roads under local jurisdiction.
Identify any issues and provide recommendations with respect to road access. N/A
Provide comment on any proposed Traffic Management Plans A Traffic Management Plan was not provided with the proposal. If any Traffic Management Plan is required, it will have to be reviewed by Regional for approval. If Regional Roads are to be used to transport the turbines to the project locations a Regional Oversized Load Permit will be required.
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans To be provided at time of any Traffic Management Plan.
5.3 Municipal or Local authority Service Connections
Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads. N/A
Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads. N/A

5.4 Facility Other

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

N/A

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

No concerns

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

No concerns

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location.

N/A

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

N/A

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers.

N/A

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults.

N/A

Identify any issues and recommendation with respect to the proposed location of existing and proposed gas and electricity lines and connections.

N/A

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

N/A

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Refer to letter for Regional comments.

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

Information to be provided by the Ministry of Culture.



March 17, 2011

Your file
HAF Wind Energy Project
Our file
10-2089

Mr. Jonathan Veale
Morrison Hershfield Limited
235 Yorkland Boulevard, Suite 600
Toronto, ON
M2J 1T1

RE: Wind Farm: 5 Wind Turbines (See attached spreadsheet) - West Lincoln, ON

Dear Mr. Veale,

We have evaluated the captioned proposal submitted through the NAV CANADA Land Use Submission Process and find that a wind farm at the proposed location will be visible from the Hamilton Radar thus causing the following negative impacts on our operations:

- a) a sizeable number of nuisance (false) primary radar targets in the wind farm geographical limits and its immediate vicinity,
- b) a significant reduction to our capability to identify and track primary surveillance targets in the above mentioned area,
- c) our inability to provide full traffic information to our aviation customers when a primary only surveillance target (s) is in the area,
- d) an increase in the controllers' workload in the affected area,
- e) a decrease in flight safety for aircraft operating in the area,
- f) a potential overload condition in our radar data processing systems, and
- g) a potential requirement to desensitize our primary radar to eliminate false targets as well as real targets if the problem justifies this course of action.

This wind farm will also have the following impacts on nearby airports.

- a) Raise Stoney Creek, ON (CPF6) OCC SW and SE quadrants to 2200 vice 2000 and 1900
- b) Raise Grimsby Airpark, ON (CNZ8) OCC SW quadrant to 2200 vice 1900

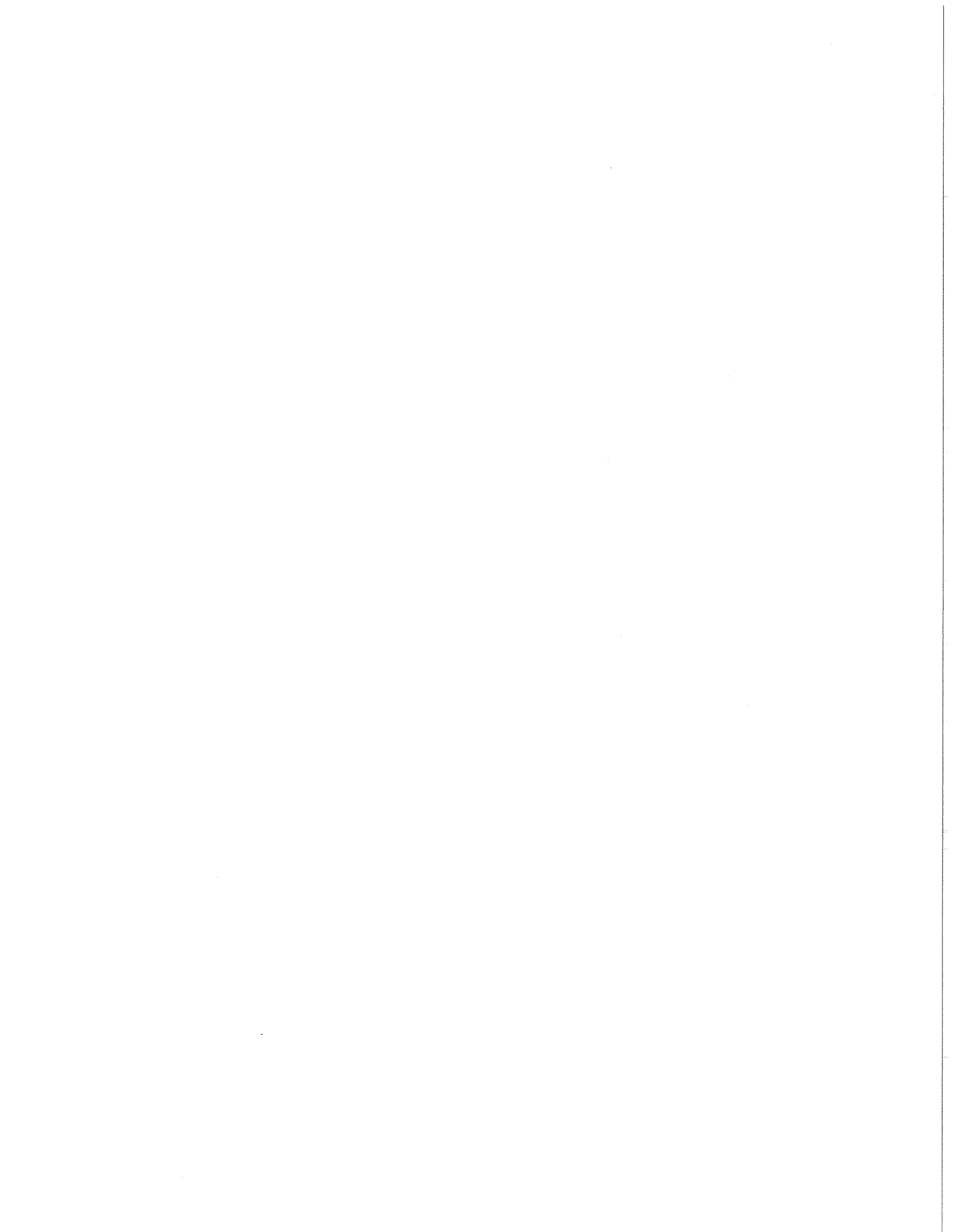
Due to the nature and significance of the negative impact on our capabilities and services, NAV CANADA objects to this project moving forward.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

Yours truly,

Paul W. Pinard
for
Dave Legault
Manager, Data Collection
Aeronautical Information Services

cc ONTR-Ontario Region, Transport Canada (2010-389)
CPF6-STONEY CREEK
Jacques Lemire, NAV CANADA, Surveillance Operational Systems Requirements Specialist
Dave Parco, NAV CANADA, MATCOR
Madeleine Ménard, NAV CANADA, Assistant General Counsel
Jeff MacDonald, NAV CANADA, Director - Operations Planning and Programs
Grimsby Airpark



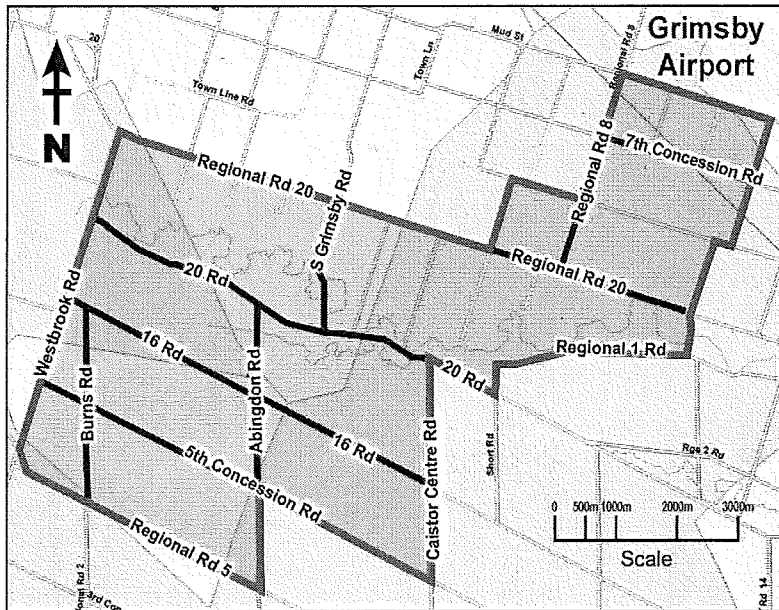
NOTICE OF A PROPOSAL TO ENGAGE IN A PROJECT AND NOTICE OF PUBLIC OPEN HOUSE

HAF Wind Energy Project

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

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

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



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

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

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

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

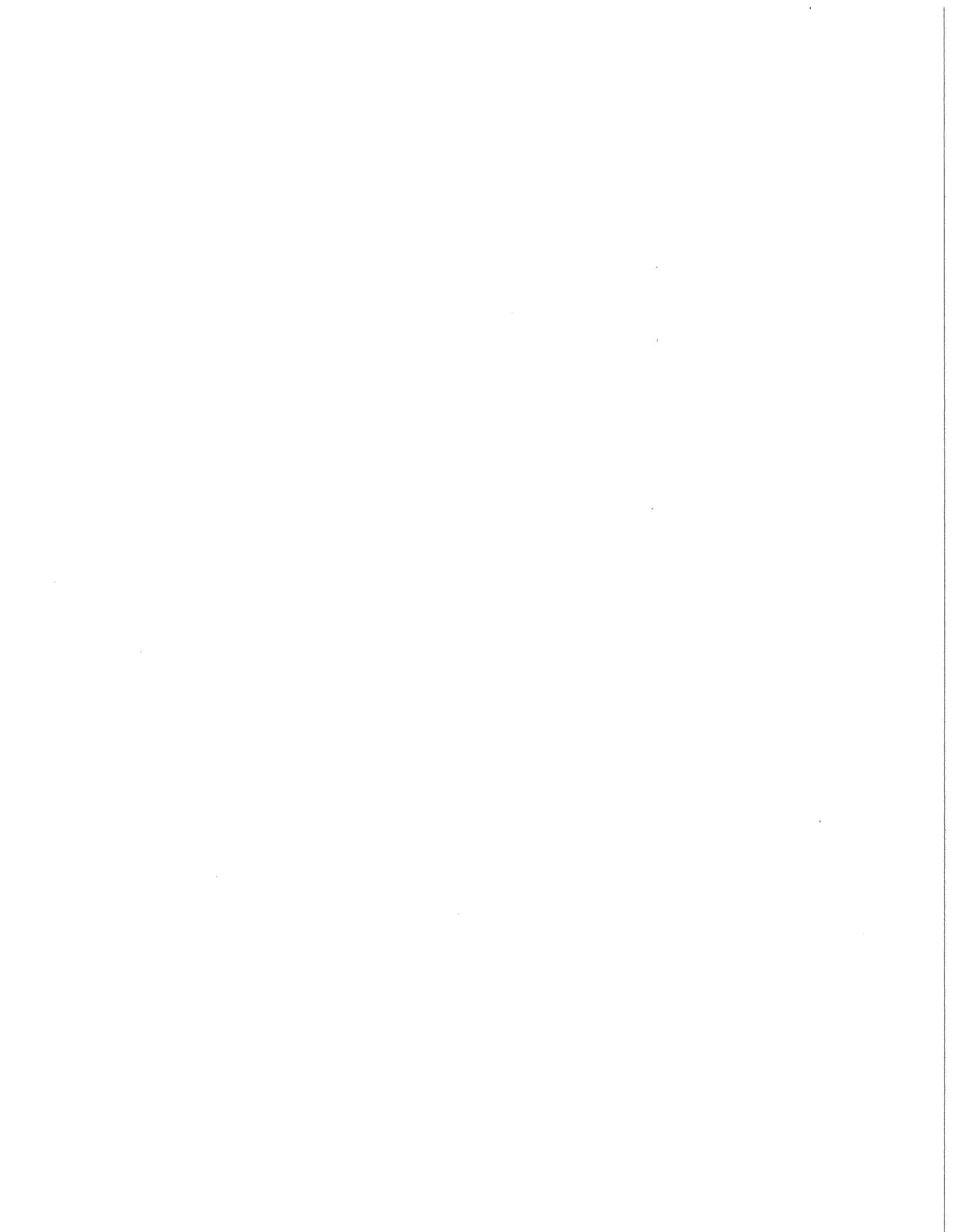
For More Information: If you are unable to attend the Public Open House or wish to learn more about the proposed project, public meetings, or to communicate questions or comments, please contact:

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

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

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From: Robin Jones
Sent: January 17, 2012 1:53 PM
To: narren.santos@ontario.ca; aprilnix@ontario.ca
Cc: Johnson, Brenda; btreble@westlincoln.ca
Subject: IPC/HAF Energy Project

Good afternoon,

I understand the HAF energy project will locate turbines 1 and 2 within the vicinity of the PSW off of 16 Road near Westbrook Road. These turbines will be located downstream from a large body of approximately 10+ acres of PSW to the west of the project. The wetlands flow quite fluently from this PSW into the area under study.

This property hosts an array of wildlife and vegetation ranging from mounds of marsh marigolds, canary grasses other fascinating forms of plant life, that thrive in the spongy terrain, to deer, wild turkey, ducks, frogs and fish. We have even had a mink spotted in the area. I'm not an expert, so I can't even begin to identify the majority of this eco-system, other than to let you know that it can be very breathtaking, and from horse back, it can be so lush that the horse has to hold her head high to see where she is going.

How will the massive excavation of the project land effect the bountiful, lush, wetlands that flow toward the location from the west? It is an extremely sensitive area, where the water can rise in a hurry and spill over the banks. These banks lead directly to the targeted area. I sincerely hope this project will not be approved should there be the slightest chance that it could destroy or alter this meadow.

Secondly, I would like to note that turbine 3 is in very close proximity to the wood lot next to Burns Road. How will this effect the red tail hawks* that live and nest in the area, the evening songbirds*, the owl, the blue herring**, the mallards***, the geese and the bats? All of which **are** present in dangerously close proximity to the turbine.

Will the turbines have any negative effects on the number of tree frogs in the area? Can we count on having them remind us of spring from year to year, for the lifetime of this project, should nothing other than the turbines threaten their presence?

The date is January 17, 2012. We had rain begin last night and the waterways are currently flowing quite abundantly. Please feel free to contact me should you require photos from the area that I'm voicing my concern for, or if you would like to visit the wetlands. Spring would be the optimal time to assess the area, but, unfortunately we may not have the opportunity to do so.

Looking forward to your response.

Respectfully,

Robin Jones
