their projects. In fact, there are a number of property value studies conducted by government organizations and academics that conclude that wind projects do not affect property values. One such study was recently completed by Berkeley National Laboratory and can be downloaded at http://eetd.lbl.gov/EA/EMS

I hope this has gone some way to addressing your concerns.

Thanks again.

Yours Sincerely,

Mark Gallagher
Development Manager

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mark.gallagher@tcir.net
C: 514-805-3243

[redacted]

3rd March 2010

Dear [redacted],

RE: Comments from Open House

As per our recent correspondence, your comments will form part of the public consultation record, thank you for your feedback. I'm sorry that you feel the Open House did not satisfy all of your information needs. You requested additional information on human health, agriculture, property values, natural heritage and stray voltage and I have enclosed some reports and information for your review that will address these issues.

As some of these reports are lengthy, I have copied these electronically to a CD (enclosed) and included the summary and conclusions only, in hard copy. I hope you will find this satisfactory.

Thank you again for your input.

Yours Sincerely,

Mark Gallagher
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[redacted]

3rd March 2010

Dear [redacted],

RE: Comments from Open House

We have had a chance to review your comments from our recent Open House and I hope to address these for you below;

COMMENT ON FEEDBACK FORM:

Thames Valley District School Board

As acknowledged by [redacted] we issued Notice of the project directly to the Adelaide WG MacDonald School and made a follow up enquiry by telephone call as early as March 2008. Since learning of the TVDSB concern, we have ensured that they have received all notices, including the Notice of Engagement as issued under Ontario Regulation 359/09 and sent out in November 2009. The TVDSB were invited to come to the Open House to learn more and provide feedback. I have also followed up directly with the Thames Valley District School Board corresponding with [redacted] representative for Middlesex County. I have also been in discussions directly with the Principal of WG MacDonald School. I can assure you that we have adopted a precautionary approach and in our current design the nearest turbine to the school is located 1.2km away from the school property line i.e. over twice the current setback (550m) for dwellings and other receptors.

ADDITIONAL COMMENTS:

1) You believe the Open House Format is an "inefficient model" for public input;

The Open House is only one part of a wider and more detailed consultation programme that allows feedback from all stakeholders public included. The Open House is held locally in the community to try and bring as much information and expertise to the widest amount of people and is a standard public consultation tool. We had 14 members of staff from various professional

backgrounds (noise, environment, constructions, etc) on hand to have one-on-one discussions with groups and individuals where necessary. We have welcomed feedback at any time throughout the process and I have communicated or met with numerous groups and individuals requesting more detailed information.

2) Significant shadow flicker on residences and roads

A shadow flicker assessment is not required under Ontario Regulation 359/09. However a shadow flicker assessment has been completed for dwellings in the area and the impacts are predicted to be minimal. The model shows that the worst case adjusted figure for a non participating dwelling is less than 7.5 hours per year. Shadow flicker effects can be readily mitigated by planting screening and using blinds where appropriate - but this is unlikely to be required at the Adelaide project give the low likelihood of occurrence.

Shadow flicker is not considered to be an issue on roads as the effects are only reported as an annoyance when experienced in a room. Given the spacing and general arrangement of turbines, shadow flicker effects are not overlapping as you have suggested. Moreover the motion of a car would mean that a person would not be stationary and therefore unable to perceive the effects of the blades moving but rather passing a shadow similar to that of any other when driving when the sun is low in the sky; trees, telegraph poles, cell towers, silos, etc.

3 & 4) Setbacks from roads and Highway 402 inadequate

The turbine you refer to is actually over 175m (not 150m) from County Road 6 and over 220m (not 180m) from the Exit 56 ramp; both distances greatly exceed the actual required setbacks. All turbines in the Adelaide project will meet the required setback regulations under Ontario Regulation 359/09. The wind farm design has been developed in consultation with the Ministry of Transport and meets or exceeds their minimum setback requirements from the 402 and associated ramps. There are no red marker lights on the tips of the blades to cause distraction as you suggest.

5) Stray voltage

Stray voltage is not a wind energy issue but is related to electricity. In Ontario, stray voltage is addressed by the Ontario Energy Board, through an amendment to the distribution system code, as of June 16, 2009 (EB-2007-0709).This amendment requires a distributor to investigate complaints from farmers regarding stray voltage and all complaints should be addressed by the local distribution company. Primary sources of on-farm stray voltage are poor/faulty wiring, poor/improper grounding, unbalanced system loads, defective equipment or voltages from telephone or gas lines. The Adelaide Wind Farm project will be connecting to the transmission

lines and not the local distribution system and the electrical collector lines will be designed to minimize any stray voltage potential. Thus it is highly unlikely that this project will increase or decrease the risk of stray voltage to consumers.

6) Potential sound issues

I would like to direct you to our noise assessment report. Here you will see that Figures 2A-C of the report label the various dwellings with Id numbers and classify these dwellings as participating, vacant, etc. These labels can be cross referenced against Table 11 and 12 near the end of the report to give you a sound level at a given receptor location.

The noise assessment report will demonstrate that the project meets the current sound guidelines for wind farms (MOE Oct, 2008) and this in turn will be reviewed by the Ministry of the Environment's Noise Working Group to ensure compliance with the regulation and guidelines as outlined. We have used the correct turbine noise emission characteristics for the proposed GE 1.5 xle turbine as supplied by the manufacturer (please refer to Appendix C in the noise assessment report).

Thank you for enclosing the letter from [redacted]. I understand his and your concerns but the noise assessment report shows that we will meet the current sound guidelines at the school and all non-participating dwellings.

The school is considered a Point of Reception and was given due consideration in our design and modeled in our noise assessment report. We attempted to address your concerns regarding the involvement of the school by hosting the Open House event in the school and clearly labeling it's location on our display boards at the Open House.

I hope I have addressed your concerns. I have also included some additional information for your review.

Thank you once again for your input.

Yours Sincerely,

Mark Gallagher
Development Manager

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[redacted]

4th March 2010

Dear [redacted]n,

RE: Comments from Open House

Thank you for taking the time to complete a comment form. We have reviewed your comments and I hope to address these below.

You commented that you believed the noise assessment was inaccurate and that people will have "serious noise problems with the wind farm";

The noise assessment was completed by acoustic professionals from carefully selected external environmental consultants - Golder Associates. The noise study was completed to the latest Ministry of the Environment Guidelines (October 2008) and will be reviewed by the Noise Working Group within the Ministry of the Environment to ensure compliance with Ontario Regulation 359/09.

You raise a concern regarding the length of blades i.e. 78m Vs 82m and how this would affect the noise report;

The noise study uses the correct noise profile information as supplied by the manufacturer for the GE 1.5MW xle turbine. Please refer to the revised noise assessment report for full details.

You commented that there was "very little information was readily accessible to the general public" and no maps from the ESR;

We had several copies of the full original ESR report (with all maps) for the project on-hand for review by the general public. This full report (with all maps) has also been available in the local library and Municipal Offices and on our website since July 2009.

Given that this project has now been transitioned under the Green Energy Act; we also completed an "Addendum Report", several copies of which were also on display on the evening of the Open House for review by the general public and has also been available at the Township Offices, local library and on our website since November 2009. In addition to this we had completed some new reports as required by Ontario Regulation 359/09 namely a "built heritage report" and several copies of this were also available on the evening for viewing and again also available at the Township Offices, local library and on our website.

In addition to this we created 20 panels for displaying information about the project and wind energy in general and created a project fact sheet. We also had a number of hard copies of the latest reports on; property prices, health, etc, available for review (please find these enclosed on a CD).

To compliment the written information that was on display we also created an interactive 3D map, utilising "Google Earth" to show attendees live on-screen, where turbines would be located in relation to dwellings etc and we could do on the spot measurements at their request to various natural and built features. This tool was used to show constraints and "fly-throughs" and most found this very useful and much better than a standard 2D map. We also had a number of large quality colour maps on the walls showing all of the project infrastructure set against very high resolution aerial imagery.

We also believe we went to great lengths to ensure there were sufficient staff members and expert consultants present (14 in all) from various key backgrounds (construction, operation, design, environmental, noise) to allow one-on-one and in depth discussions with attendees.

Finally you commented on set-backs from road ways;

I can assure you that all wind turbines in the Adelaide project will meet or greatly exceed the mandatory road setback distances as required under Ontario Regulation 359/09.

Thank you for your input; I hope I have addressed your queries adequately.

Yours Sincerely,

Mark Gallagher
Development Manager

[redacted]

From: Mark Gallagher [mark.gallagher@tcir.net]
Sent: Monday, March 22, 2010 12:15 PM
To: [redacted]
Subject: Additional Information
Attachments: Health Report.pdf; PropertyValuesConsultingReportFebruary42010.pdf; Hydro-One fact Sheet.pdf

Hi [redacted],

I just wanted to send some information for you to review, as you requested additional information at our Open House at the end of January on property values, health and stray voltage;

1. Property Values

Reports have consistently found that there is no evidence to conclude that wind farms negatively affect house prices, but most of these are from the US. A very recent study (Feb 2010) has been conducted in Ontario, in Chatham Kent where the majority of concentrated wind activity has been lately.

I have attached the full report whereby the conclusion was that there was;

"no statistical inference to demonstrate that wind farms negatively affect rural residential market values in Chatham Kent was apparent in this analysis. Furthermore this study did not find any consistent evidence from the analyzed data that such a negative correlation exists……the only consistency was that each evaluation methodology found that it was highly unlikely that any type of causal relationship exists between wind farms and the market values of rural residential real estate"

2. Health

I have also attached a recent report (Dec 2009) that was conducted at the request of CanWEA and AWEA to address the claims that sounds from wind turbines directly affect health. A panel of experts were gathered to review the existing evidence and they concluded;

- "*There is no evidence that audible or sub-audible sounds emitted by wind turbines have any direct adverse physiological effects."*
- *"The ground borne vibrations are too weak to be detected by, or to affect humans."*
- *"The sounds emitted by wind turbines are not unique. There is no reason to believe based on the levels and frequencies of sound and the panel's experience with sound exposures in occupational settings, that the sounds from wind turbines could plausibly have direct adverse health consequences"*

3. Stray Voltage

Stray voltage is not a wind energy issue but is related to electricity in general. In Ontario, stray voltage is addressed by the Ontario Energy Board, through an amendment to the distribution system code, as of June 16, 2009 (EB-2007-0709).This amendment requires a distributor to investigate complaints from farmers regarding stray voltage and all complaints should be addressed by the local distribution company. Primary sources of on-farm stray voltage are poor/faulty wiring, poor/improper grounding, unbalanced system loads, defective equipment or voltages from telephone or gas lines. The Adelaide Wind Farm project will be connecting to the transmission lines and not the local distribution system and the electrical collector lines will be designed to minimize any stray voltage potential. Thus it is highly unlikely that this project will increase or decrease the risk of stray voltage to consumers.

I have included some information on stray voltage from hydro one it outlines the process individuals can follow should they feel there is a potential issue.

Thank you again for your input. I hope you will find that attached information useful and that it goes some way to addressing your concerns.

Kind regards,

Mark

Mark Gallagher
(Development Manager)

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