

Attachment D

Property Line Setback Assessment



Stantec

**SUNCOR ENERGY CEDAR POINT
WIND POWER PROJECT
PROPERTY LINE SETBACK ASSESSMENT
REPORT**

File No. 160960709
April 2013

Prepared for:

Suncor Energy Products Inc.
150 6th Avenue SW
Calgary AB T2P 3E3

Prepared by:

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Suite 1 – 70 Southgate Drive
Guelph, Ontario N1G 4P5

Executive Summary

Suncor Energy Products Inc. (“Suncor”) is proposing to develop the Suncor Energy Cedar Point Wind Power Project (the Project) within the Town of Plympton-Wyoming, the Municipality of Lambton Shores, and Warwick Township all within Lambton County, Ontario. The proposed Project was awarded a Feed-In-Tariff (FIT) contract with the Ontario Power Authority (OPA) in July, 2011 for up to 100 MW (FIT Contract F-002175-WIN-130-601).

It is envisioned that the proposed Project will include up to 46 wind turbines. The proposed Project would also include access roads, meteorological towers (met towers), electrical collector lines, substation, switching facility and a 115 kV transmission line.

This Property Line Setback Assessment Report is one component of the REA application for the Project, and has been prepared in accordance with O. Reg. 359/09, the Ontario Ministry of Natural Resources’ (MNR’s) Approval and Permitting Requirements Document for Renewable Energy Projects (September 2009), and MOE’s “Technical Guide to renewable Energy Approvals”.

The following table summarizes the documentation requirements as specified under O. Reg. 359/09.

Table E.1: Property Line Setback Assessment Report Requirements: O. Reg. 359/09

Requirements	Completed	Section Reference
As part of an application for the issues of a renewable energy approval or a certificate of approval in respect of the construction, installation or expansion of the wind turbine, the person who is constructing, installing or expanding the wind turbine submits a written assessment,		
1. Demonstrating that the proposed location of the wind turbine will not result in adverse impacts on nearby business, infrastructure, properties or land use activities, and	✓	Attachment B
2. Describing any preventative measures that are required to be implemented to address the possibility of any adverse impacts.	✓	Section 2.0, Attachment B

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Attachment B Individual Property Line Setback Assessments

1.0 Introduction

1.1 PROJECT OVERVIEW

Suncor Energy Products Inc. (“Suncor”) is proposing to develop the Suncor Energy Cedar Point Wind Power Project (the Project) within the Town of Plympton-Wyoming, the Municipality of Lambton Shores, and Warwick Township all within Lambton County, Ontario. The proposed Project was awarded a Feed-In-Tariff (FIT) contract with the Ontario Power Authority (OPA) in July, 2011 for up to 100 MW (FIT Contract F-002175-WIN-130-601).

It is envisioned that the proposed Project will include up to 46 wind turbines. The proposed Project would also include access roads, meteorological towers (met towers), electrical collector lines, substation, switching facility and a 115 kV transmission line. The Project site plan which depicts the Project Location is provided in the **Project Description Report**. Suncor has elected to assess and seek approval for some alternative Project configurations. The Renewable Energy Approval (REA) application process will consider up to nine (9) alternative turbine locations. Final selection of the turbine sites will be determined prior to Project construction and will be based on consultation activities, potential effects assessments, and detailed design / engineering work.

The Project Location includes all land and buildings/structures associated with the Project and any air space in which the Project will occupy. This includes structures such as turbines, access roads and power lines that will be utilized during the operation of the Project.

1.2 SETBACK REQUIREMENTS

The purpose of the Property Line Setback Assessment Report is to provide a review of potential adverse impacts and preventative measures for wind turbines located within the prescribed setback from neighbouring parcels of land.

All of the proposed turbine sites meet the minimum setback requirement of at least 550 metres from the nearest noise receptor. None of the proposed turbine sites are located less than the length of the turbine blades plus 10 metres (i.e. 65 metres) from a property line (measured from turbine base). However fourteen (14) are located closer to a property line than the height of the turbine tower (99.5 metres). Mapping of each turbine location within the 99.5 m setback is provided in **Attachment A**.

In accordance with Section 53 of O.Reg 359/09, this report has been prepared to:

- Demonstrate that the proposed location of the wind turbine will not result in adverse impacts on nearby business, infrastructure, properties or land use activities; and
- Describe any preventative measures that are required to be implemented to address the possibility of any adverse impacts.

2.0 Property Line Setback Analysis

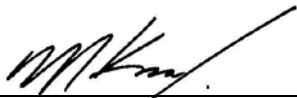
An analysis for each turbine, including the distance of each potential turbine site from the property line, and the distance of overlap, is provided in **Attachment B**. This includes an assessment of features within the overlap such as businesses, infrastructure and land use activities along with preventative measures that will be employed to minimize the potential effects related to unlikely event of turbine collapse.

The primary preventative measure relates to the design and construction of the turbines. The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain automatic shutdown mechanisms in instances such as extreme weather. All of these measures are standard best practices detailed in the REA documents.

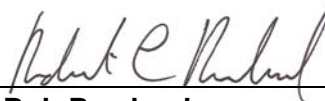
3.0 Closure

This report has been prepared by Stantec for the sole benefit of Suncor, and may not be used by any third party without the express written consent of Suncor. The data presented in this report are in accordance with Stantec's understanding of the Project as it was presented at the time of reporting.

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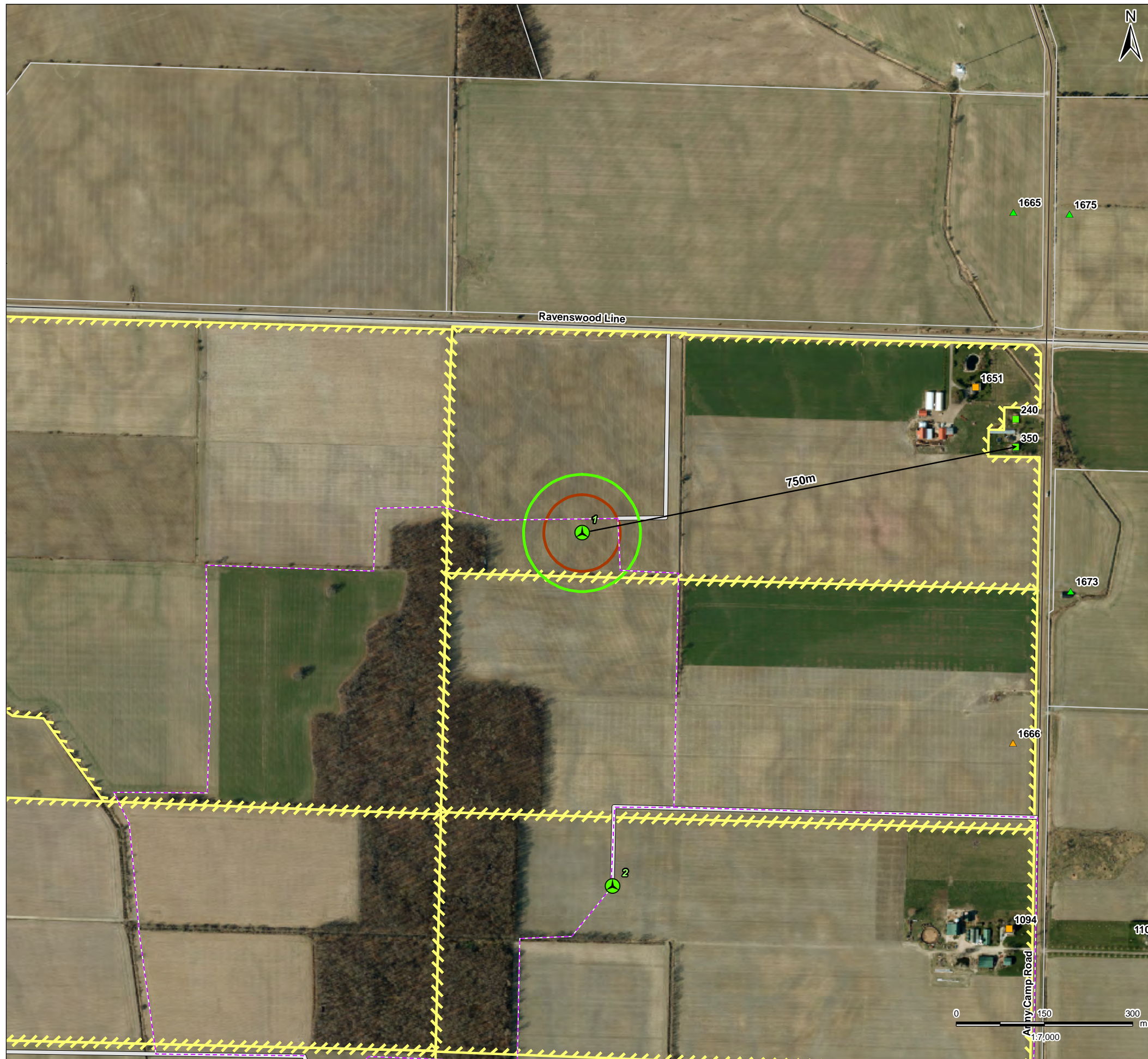
Mark Kozak
Project Manager



Rob Rowland
Senior Project Manager

Attachment A

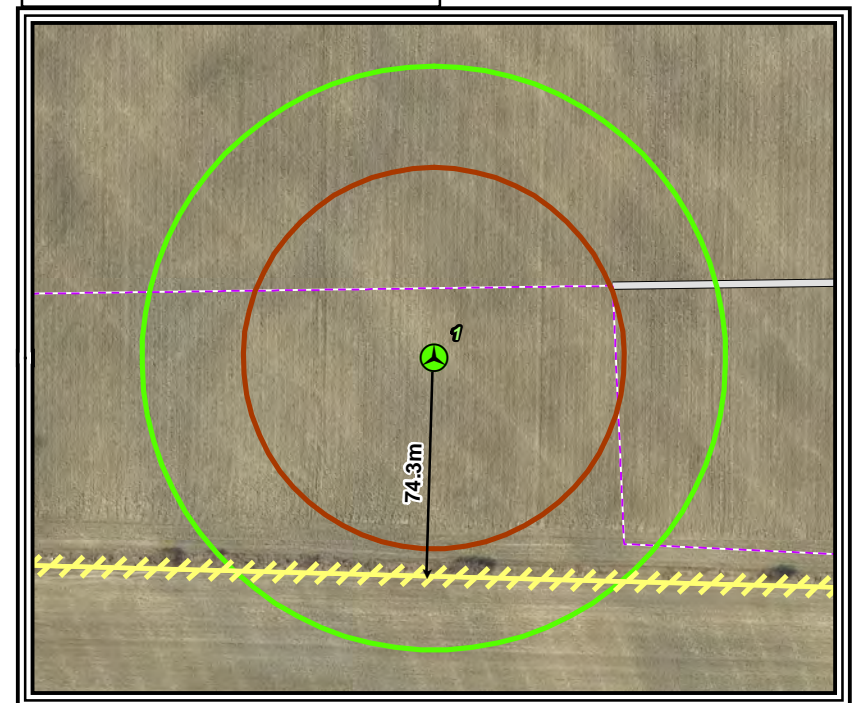
**Figures: Individual Turbine Locations and
Property Line Setbacks**



Legend

- Turbine Location
- Access Road
- Underground Collector Line
- Turbine 65m Buffer (Blade + 10m)
- Turbine 99.5m Buffer (Hub height)
- Participating Property
- Road
- Property Boundary
- Noise Receptors**
- Participating Occupied
- Participating Vacant
- Non-Participating Occupied
- Non-Participating
- Other

Detailed Turbine Location



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2012.
3. Orthographic imagery provided by Suncor, 2011. Imagery taken in Spring 2010.



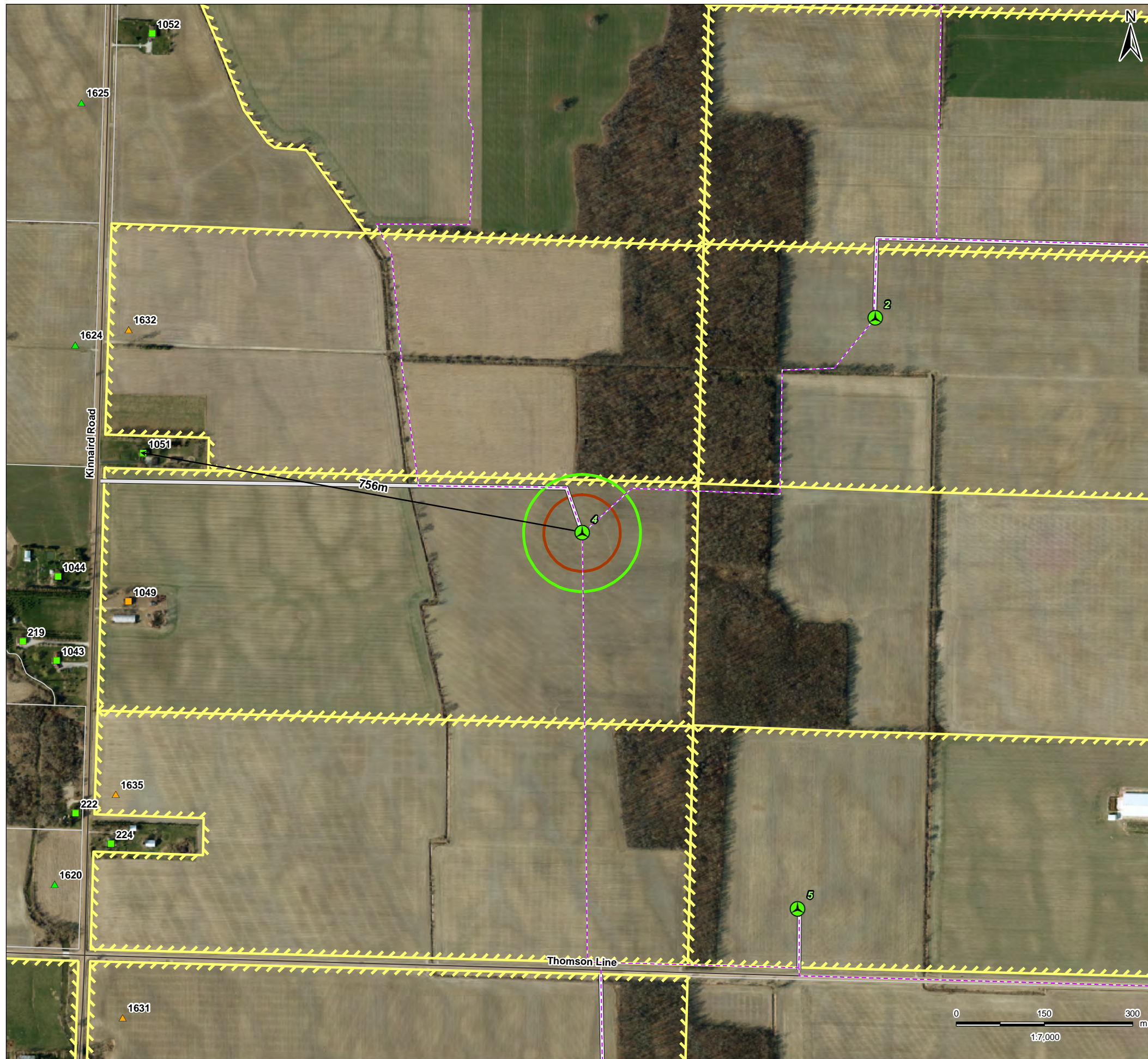
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Client/Project
Suncor Energy
Cedar Point Wind Project

Figure No.
Turbine 1

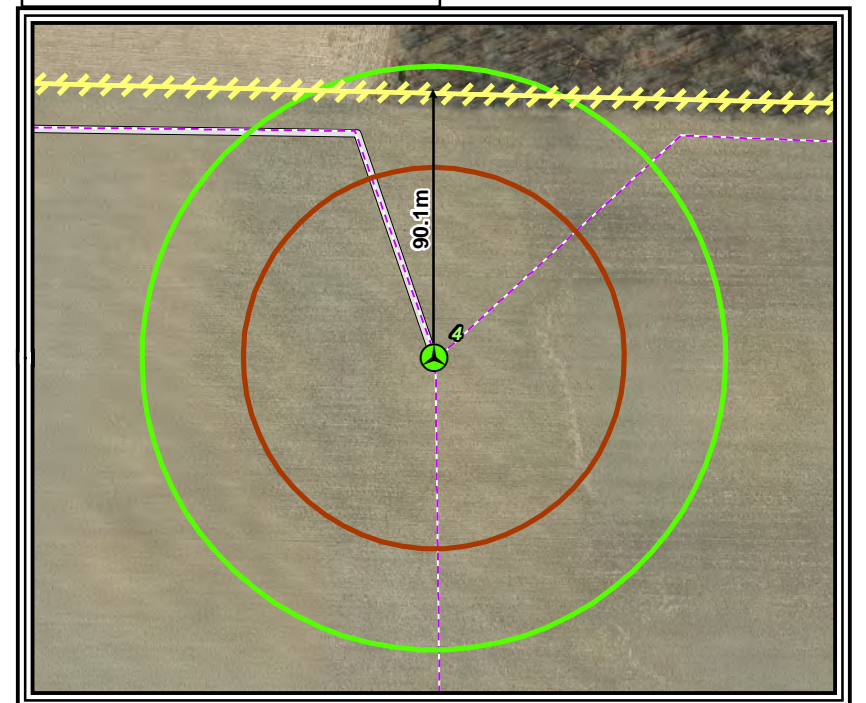
Title
Property Line Assessment Mapbook



Legend

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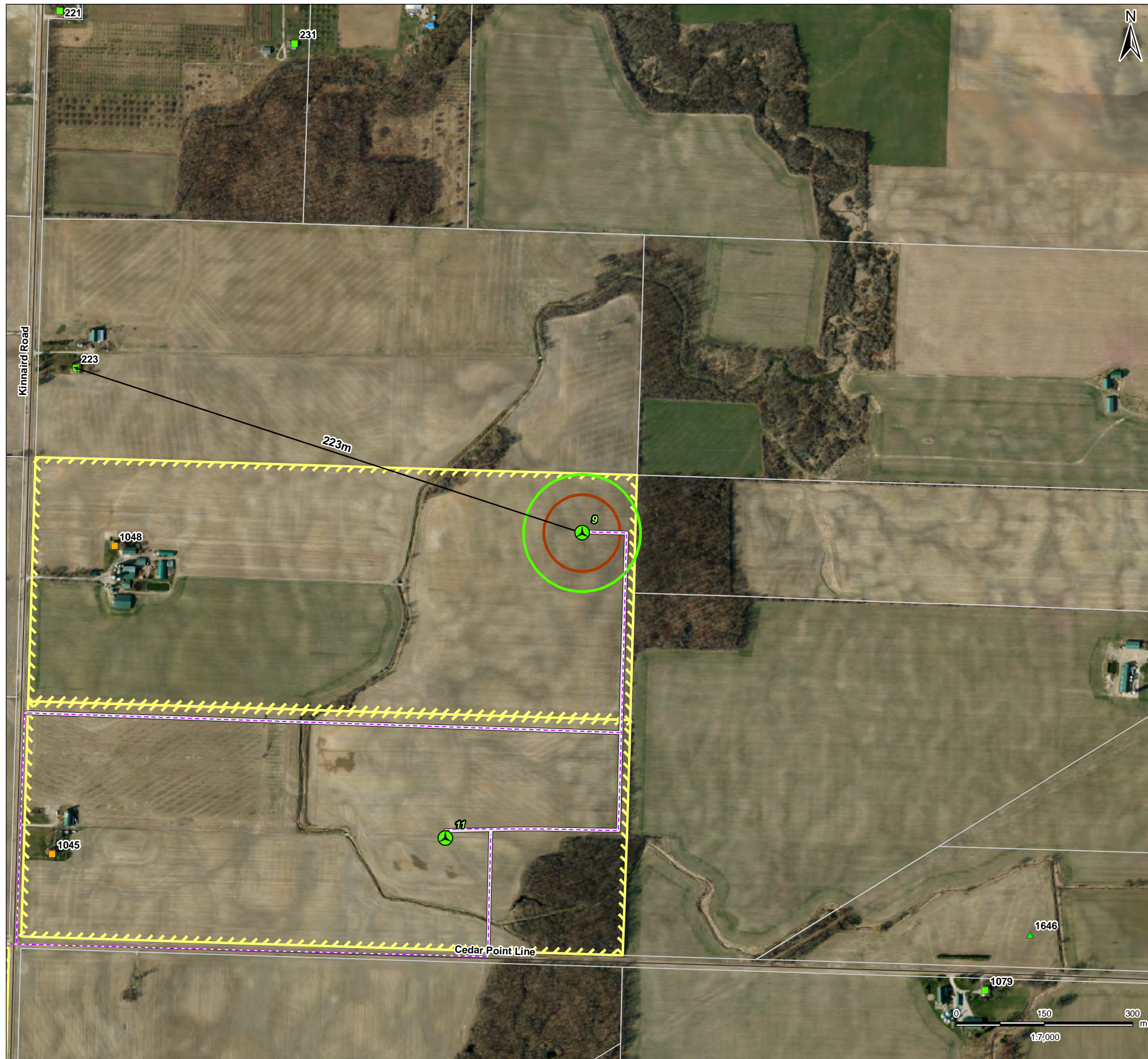
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Suncor Energy
Cedar Point Wind Project

Figure No.
Turbine 4

Title
Property Line Assessment Mapbook



Legend

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Detailed Turbine Location



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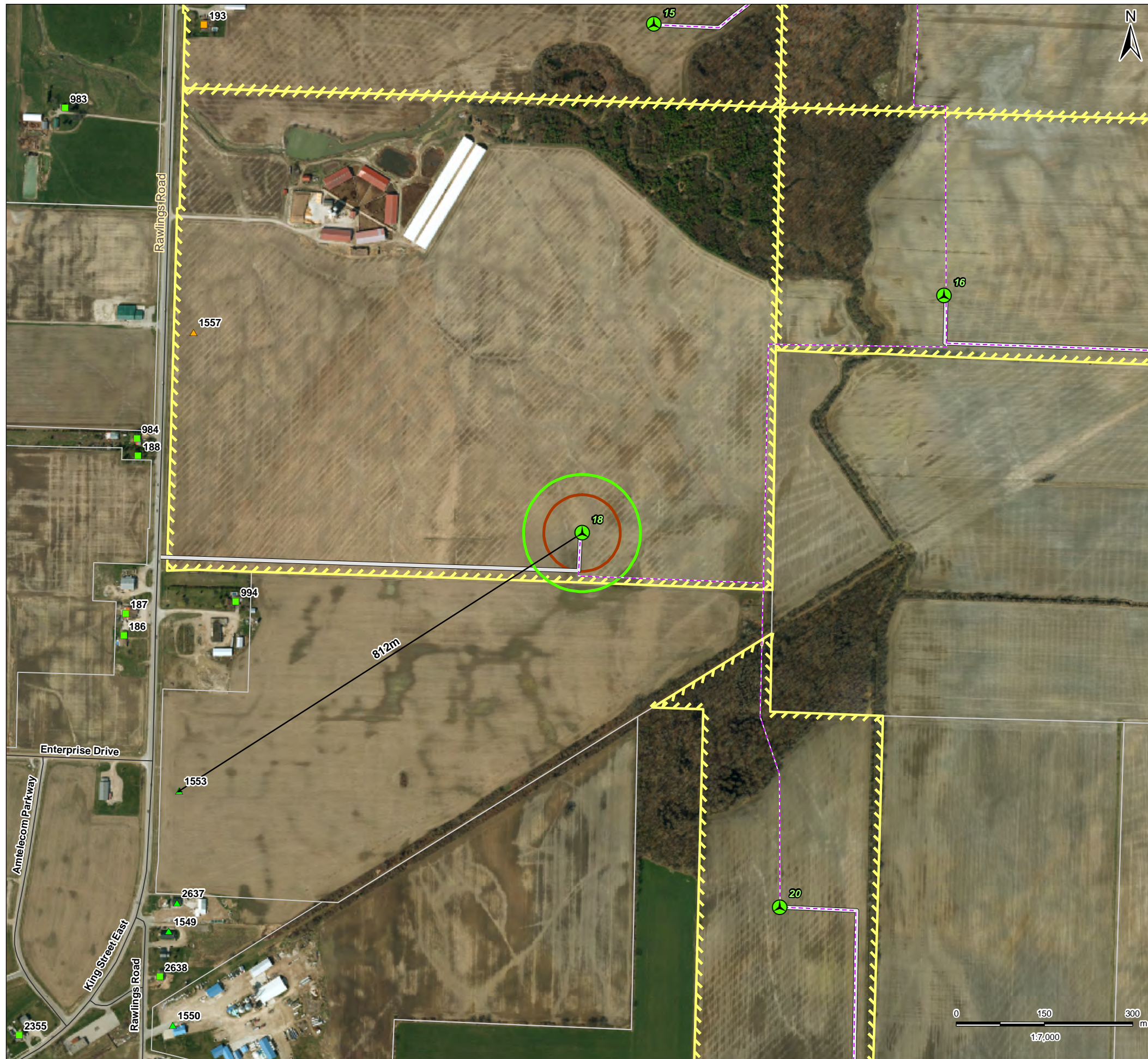
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Cedar Point Wind Project

Figure No.
Turbine 9

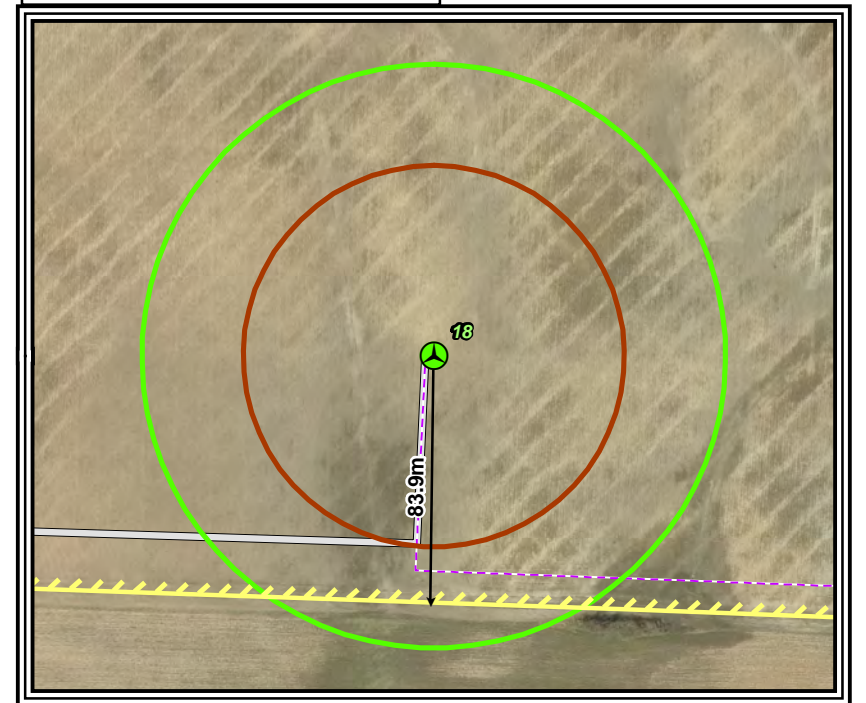
Title
Property Line Assessment Mapbook



Legend

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Detailed Turbine Location



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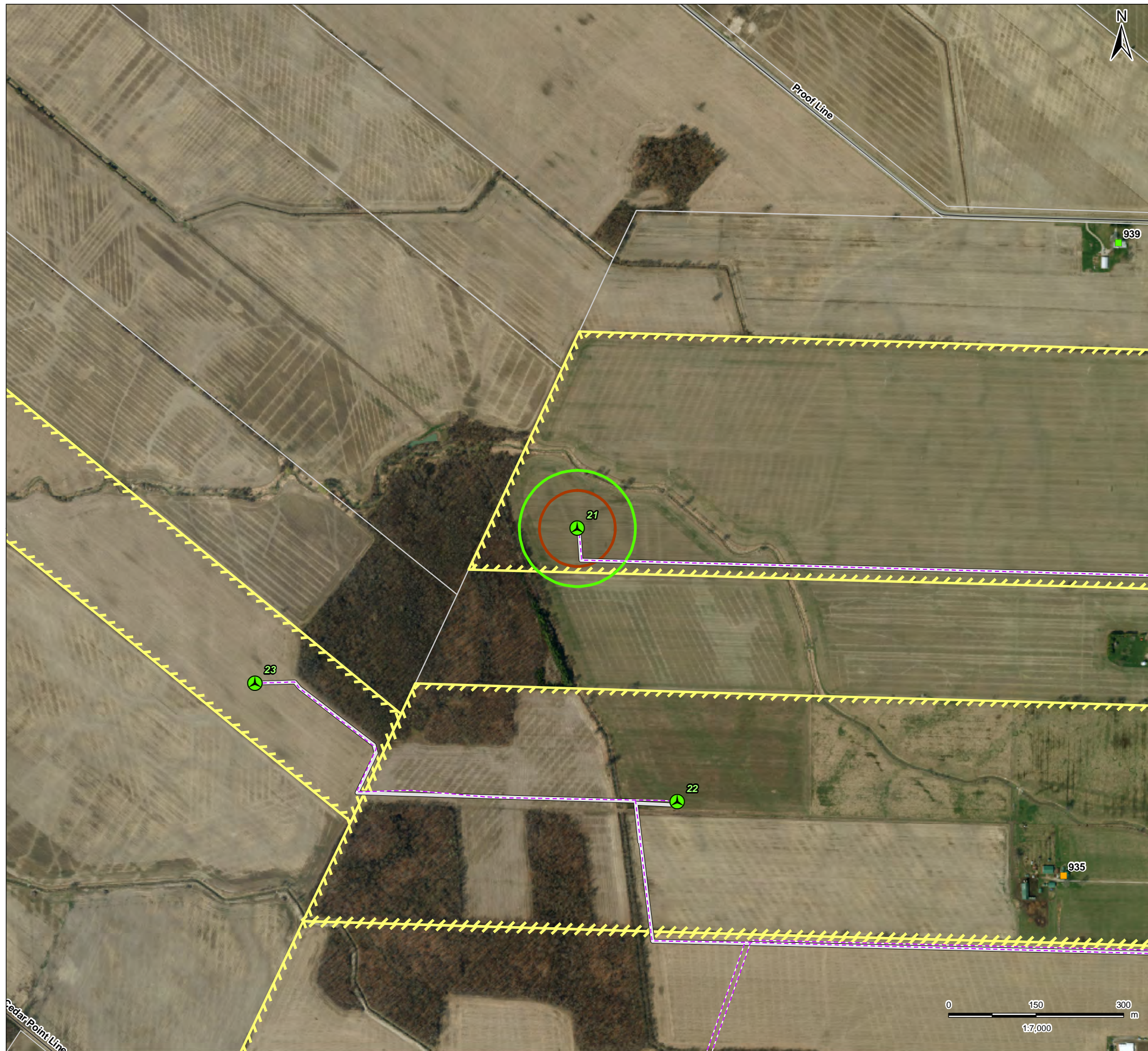
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Cedar Point Wind Project

Figure No.
Turbine 18

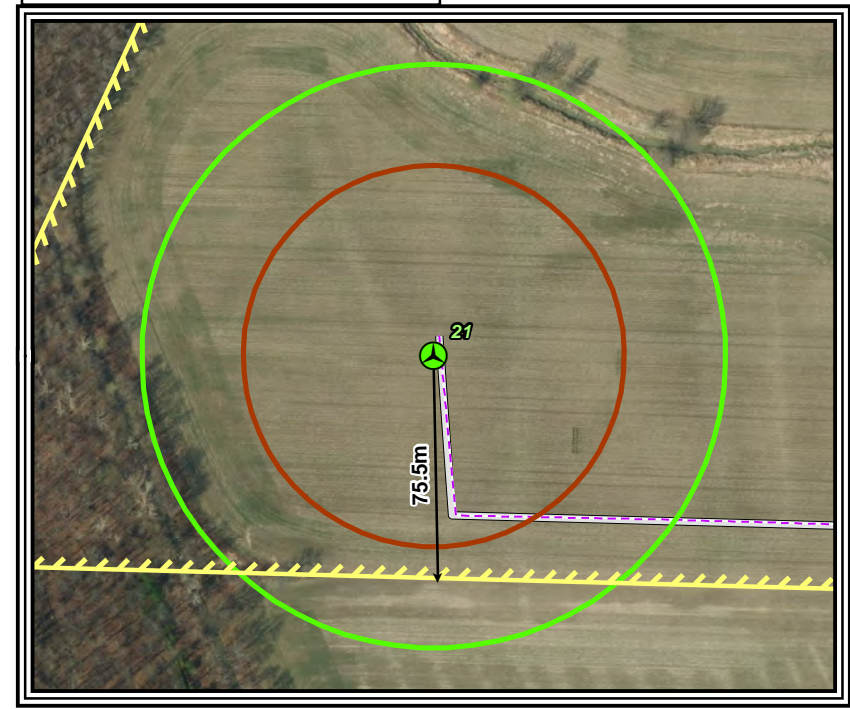
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Property Line Assessment Mapbook



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Detailed Turbine Location



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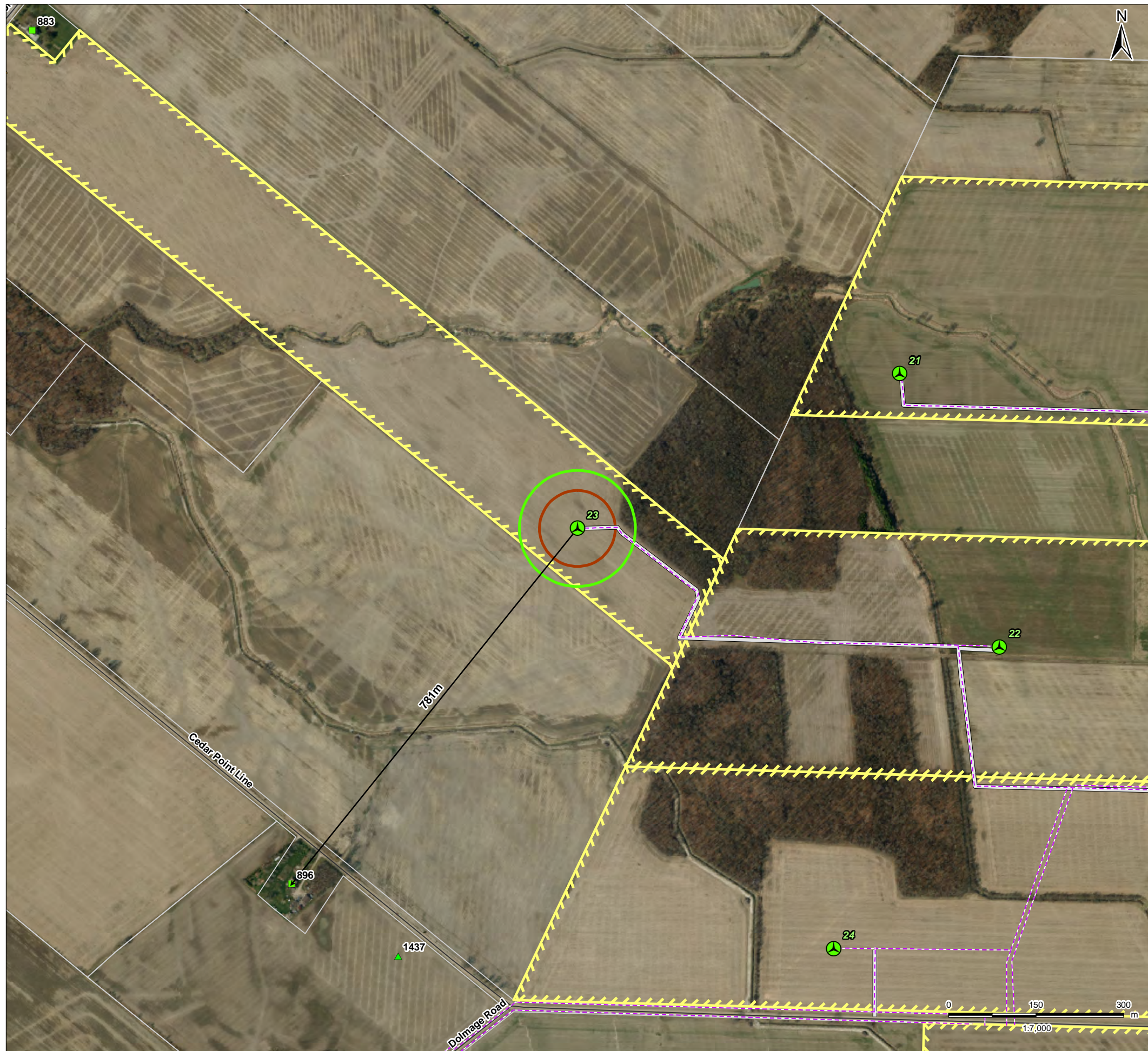
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Suncor Energy
Cedar Point Wind Project

Figure No.
Turbine 21

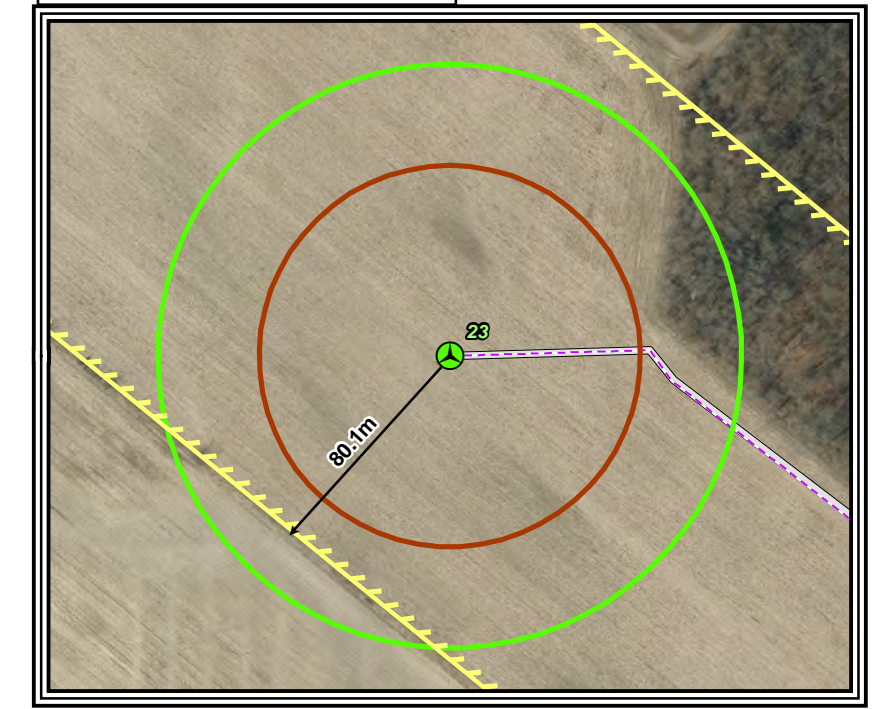
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Property Line Assessment Mapbook



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Detailed Turbine Location



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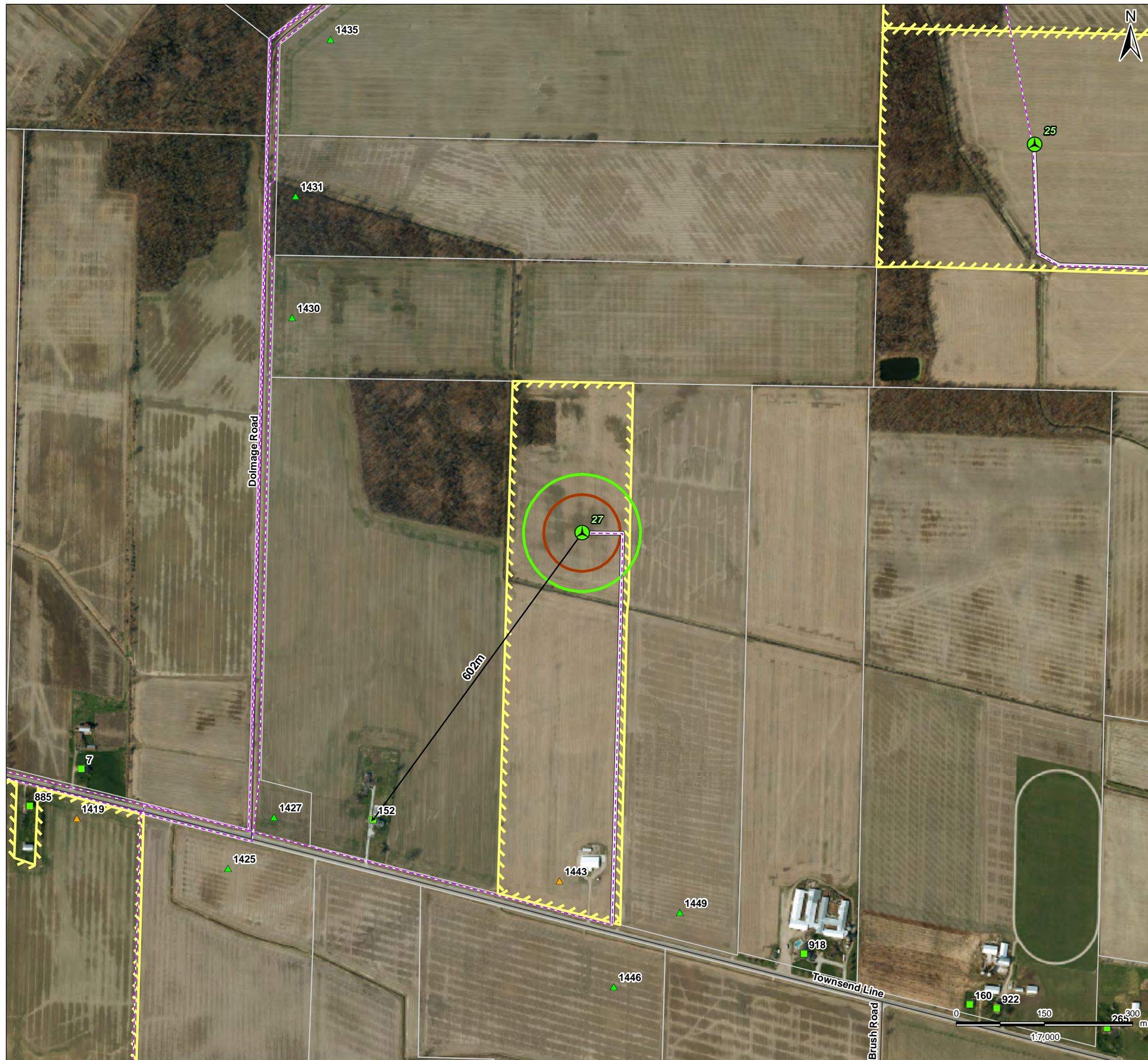
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Suncor Energy
Cedar Point Wind Project

Figure No.
Turbine 23

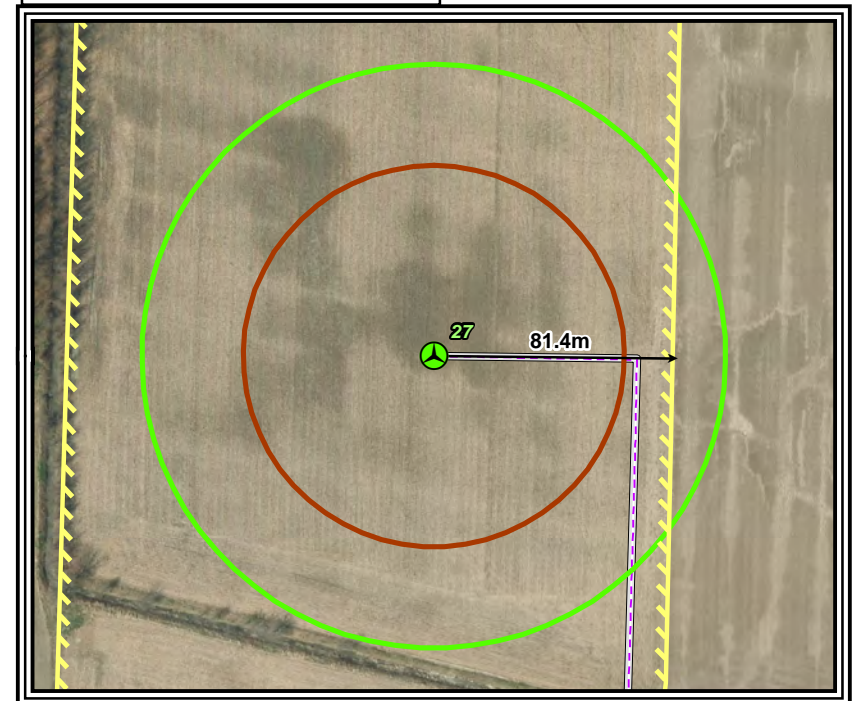
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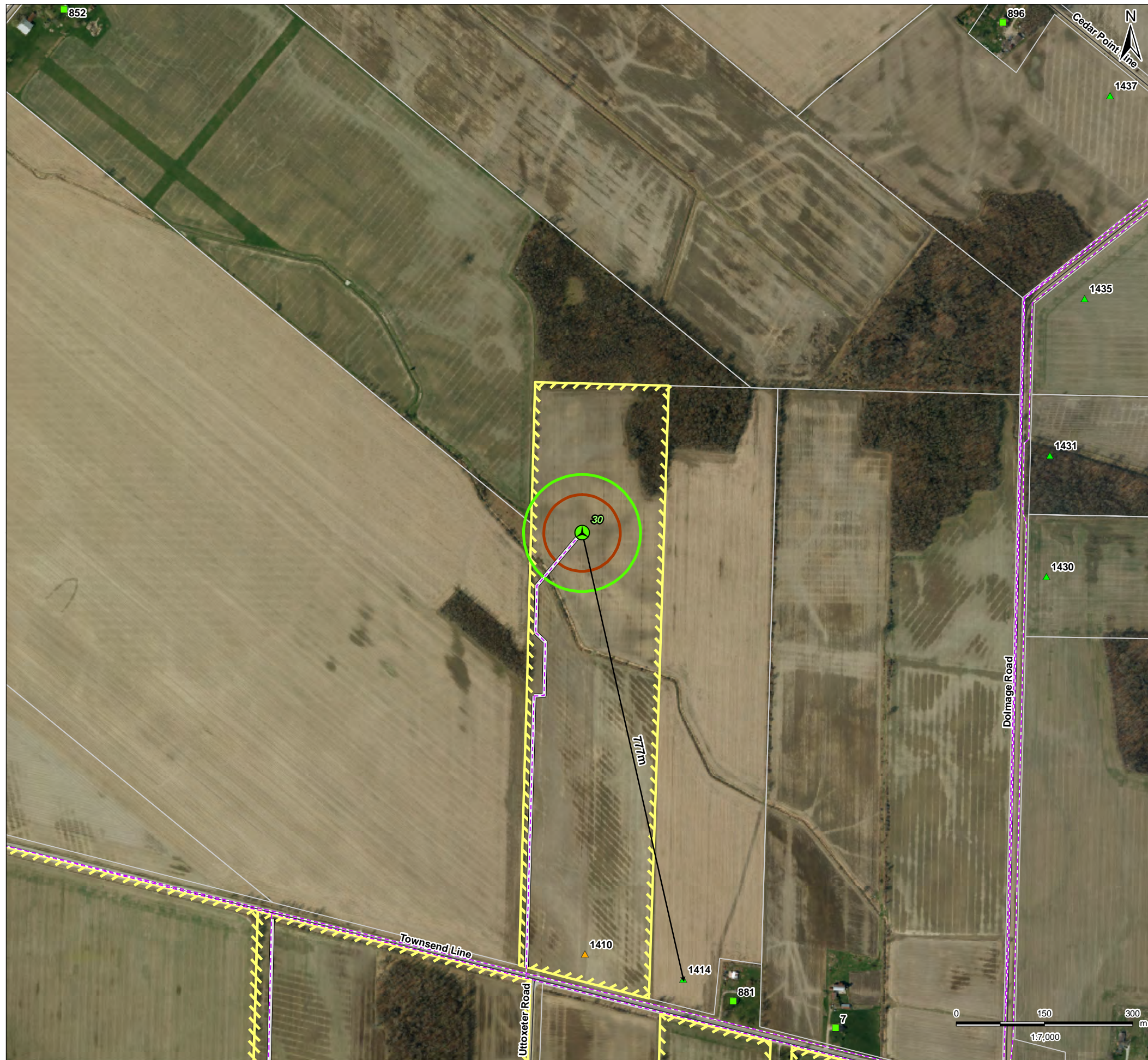
Suncor Energy
Cedar Point Wind Project

Figure No.

Turbine 27

Title

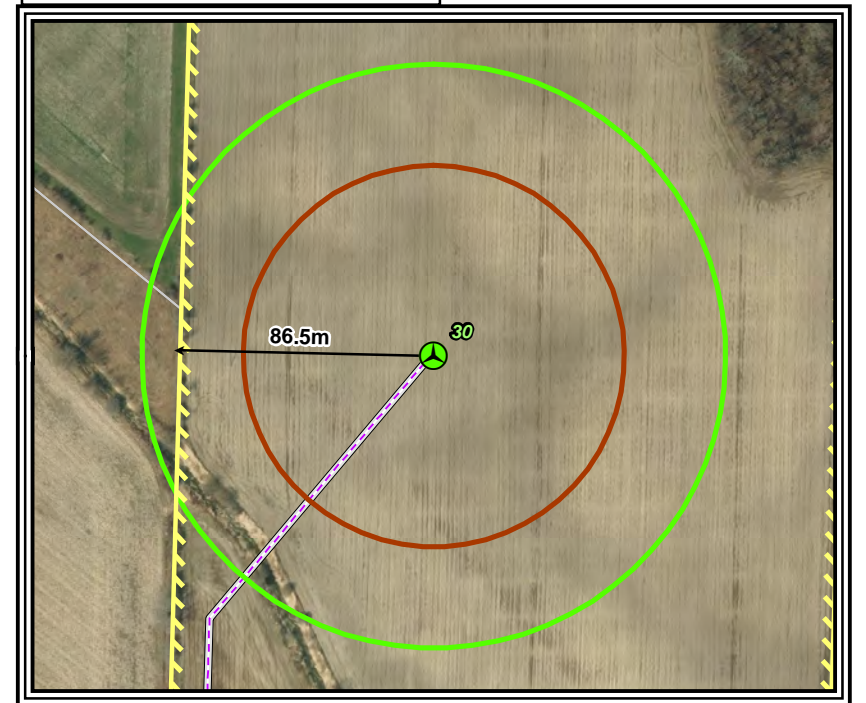
Property Line Assessment Mapbook



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Detailed Turbine Location



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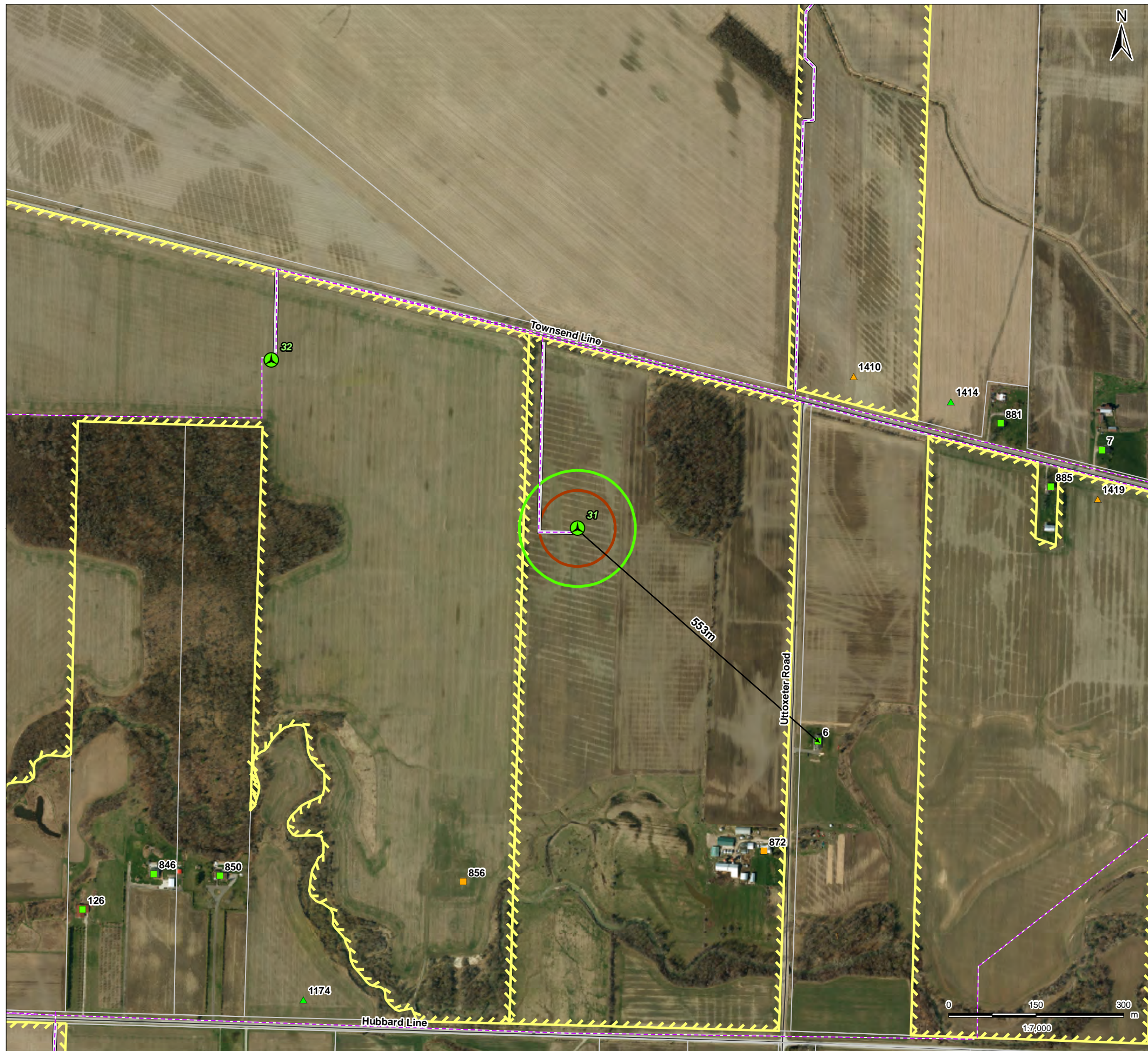
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Cedar Point Wind Project

Figure No.
Turbine 30

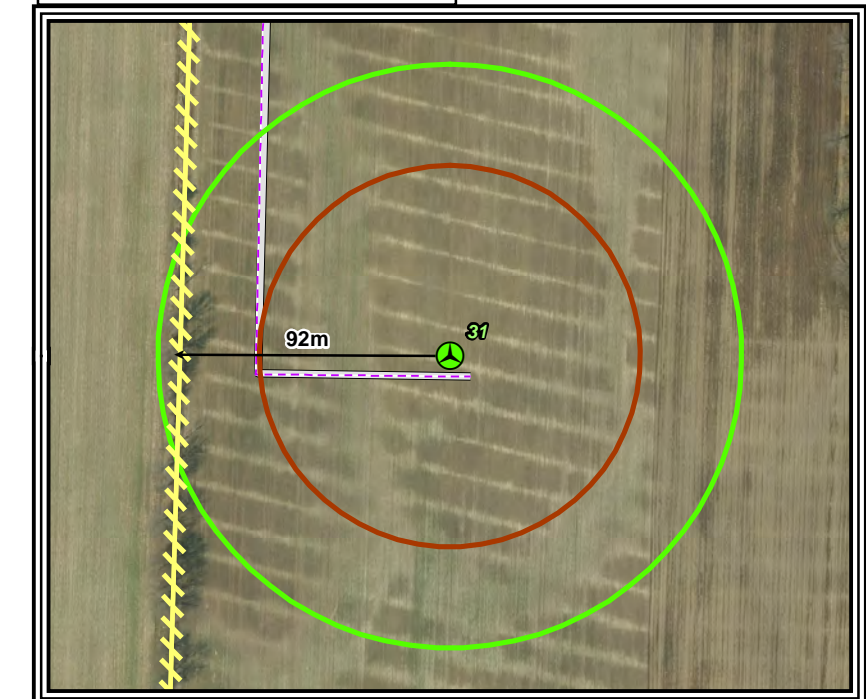
Title
Property Line Assessment Mapbook



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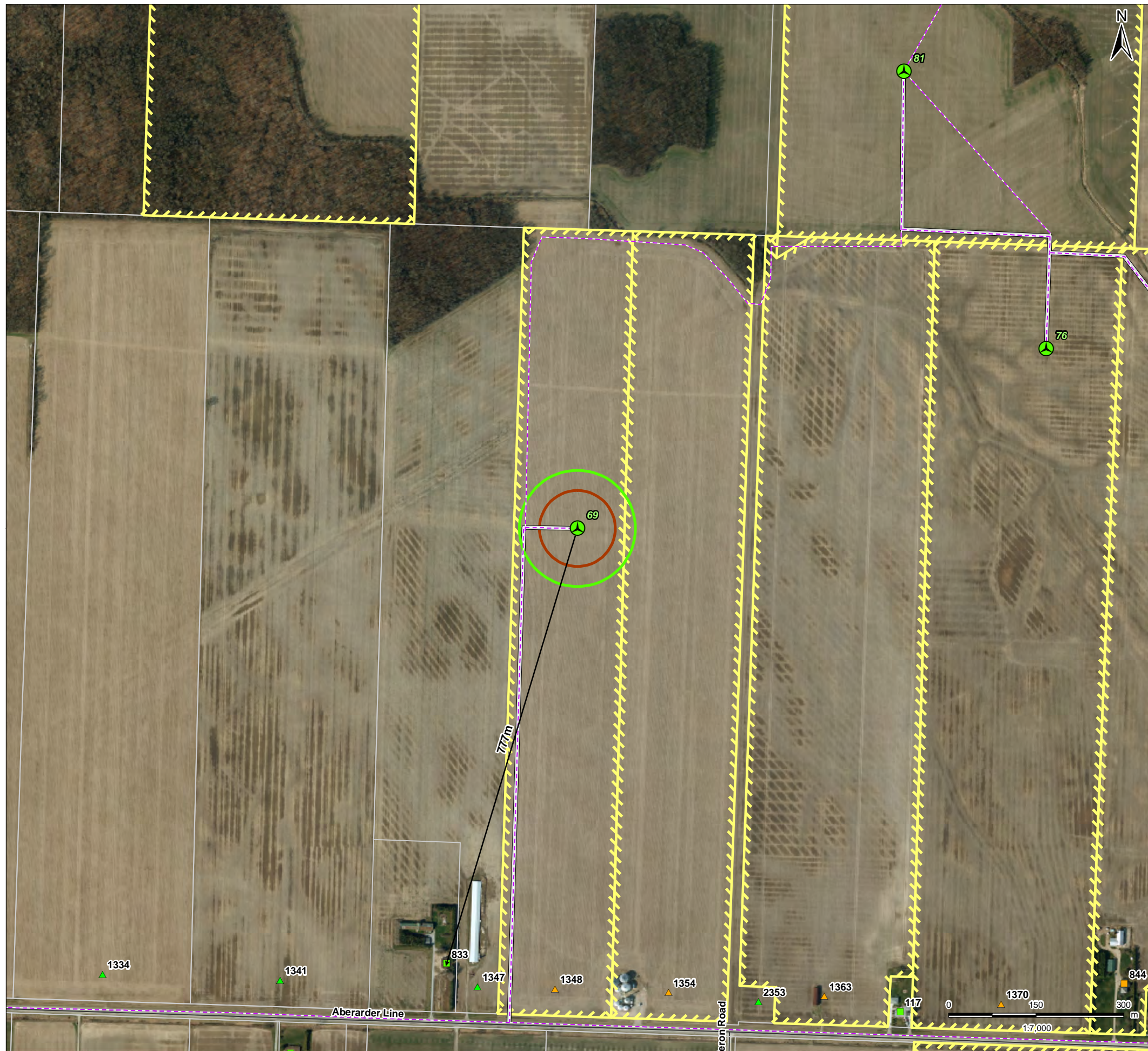
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Cedar Point Wind Project

Figure No.
Turbine 31

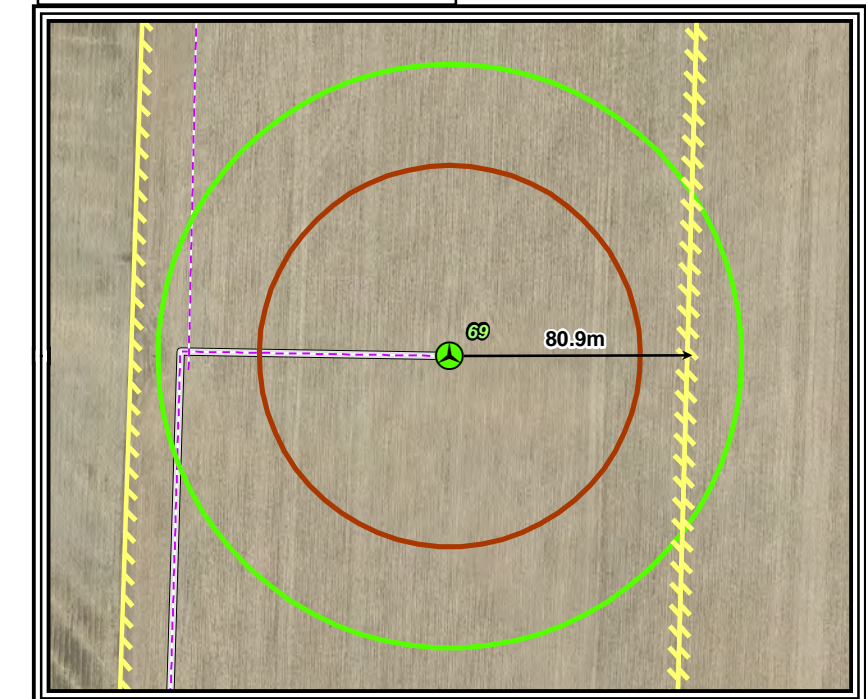
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Figure No.
Turbine 69

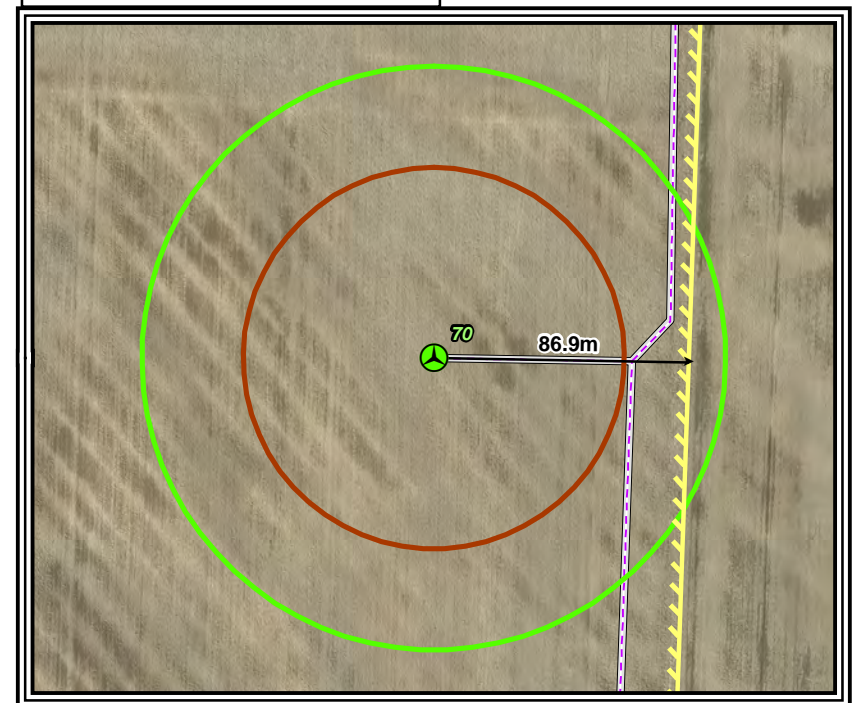
Title
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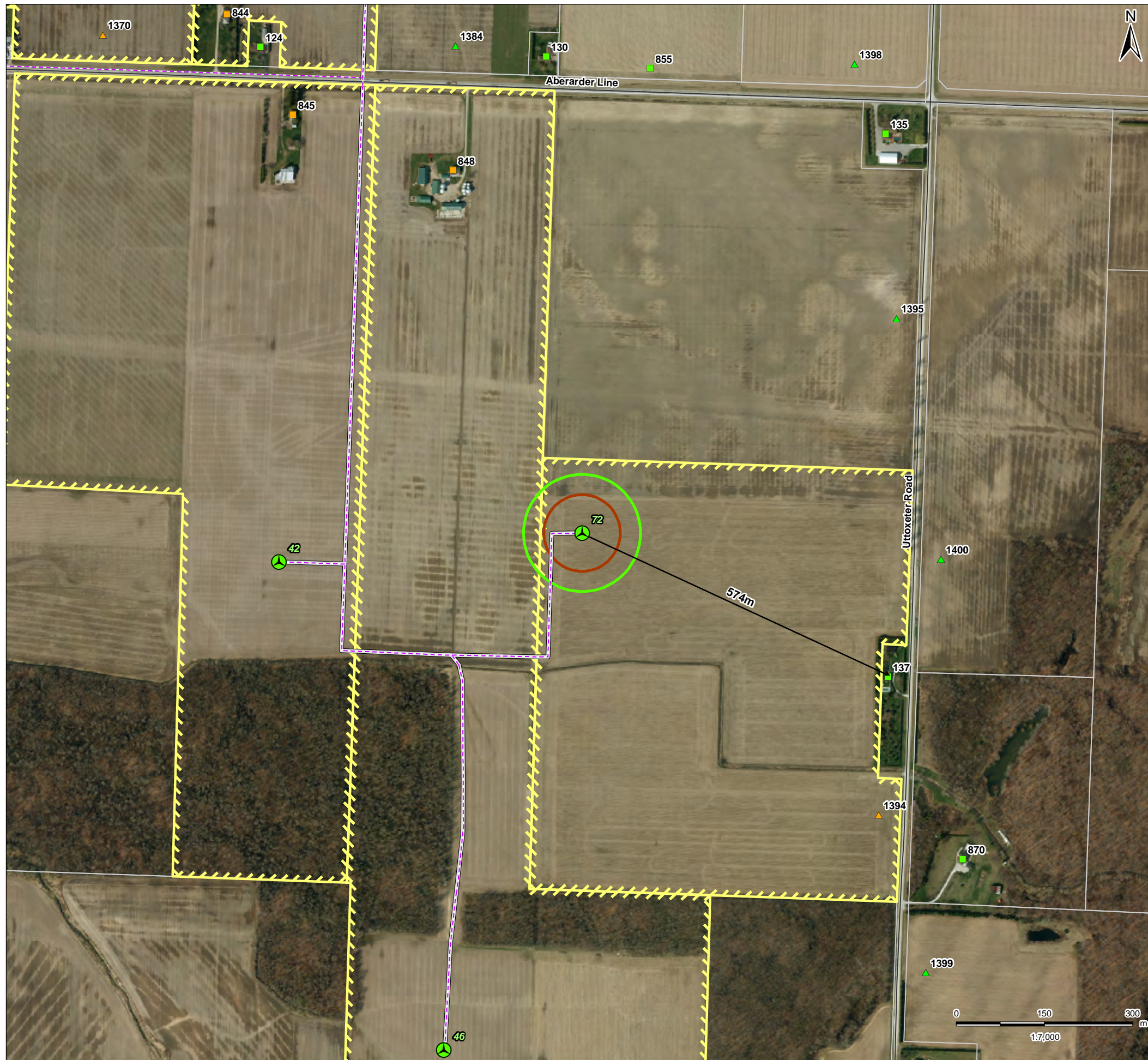
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Cedar Point Wind Project

Figure No.
Turbine 70

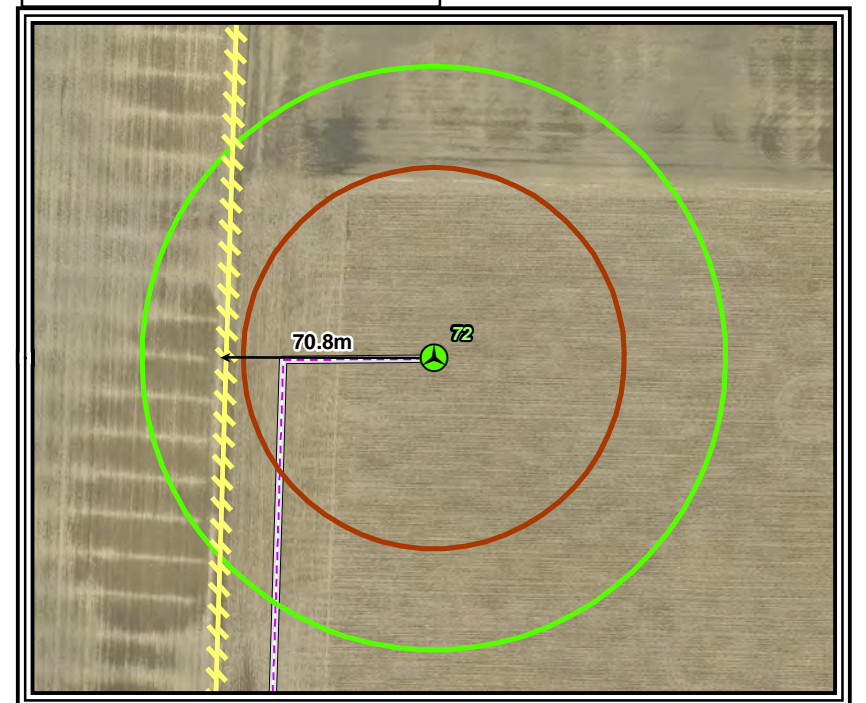
Title
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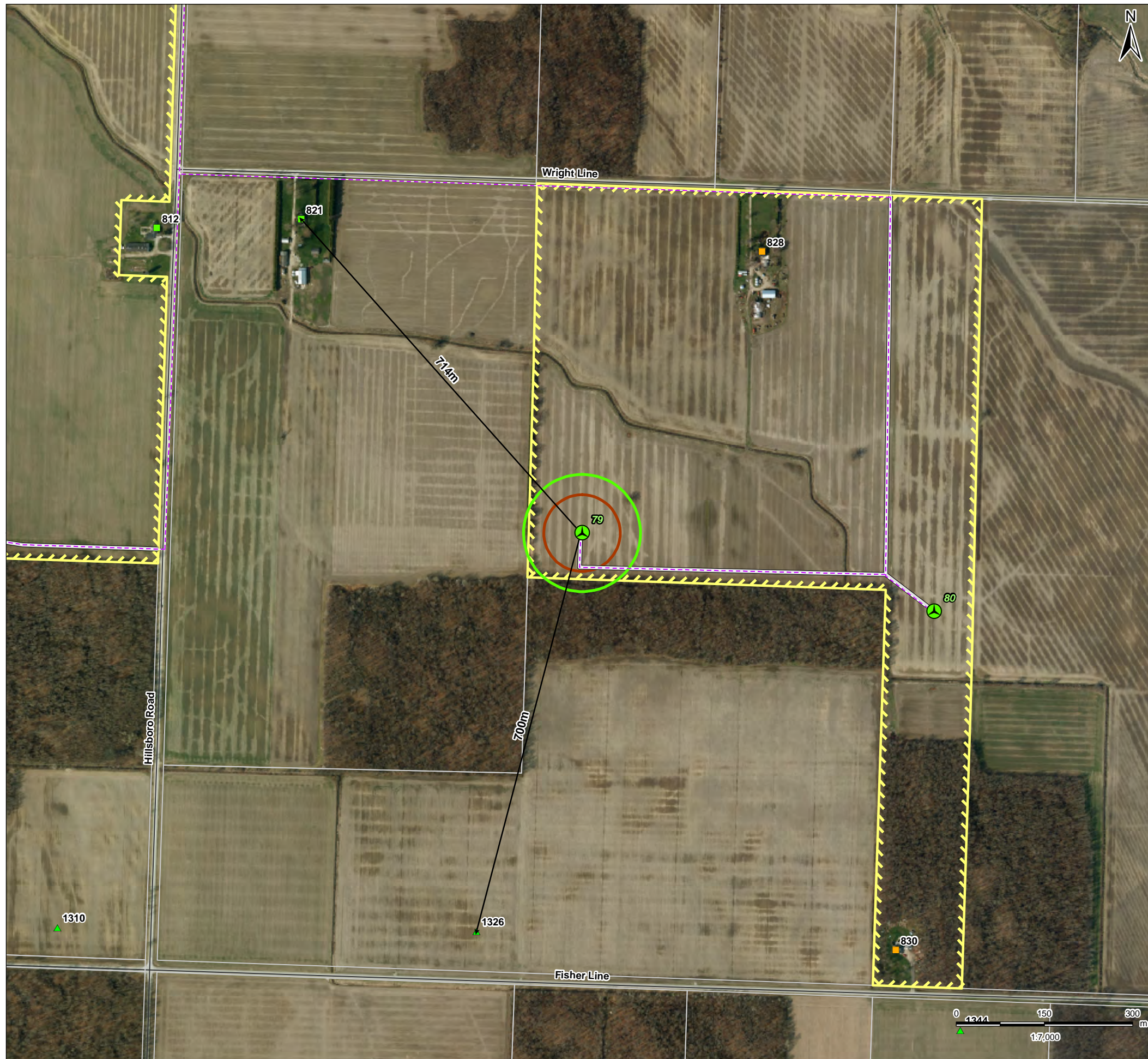
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Cedar Point Wind Project

Figure No.
Turbine 72

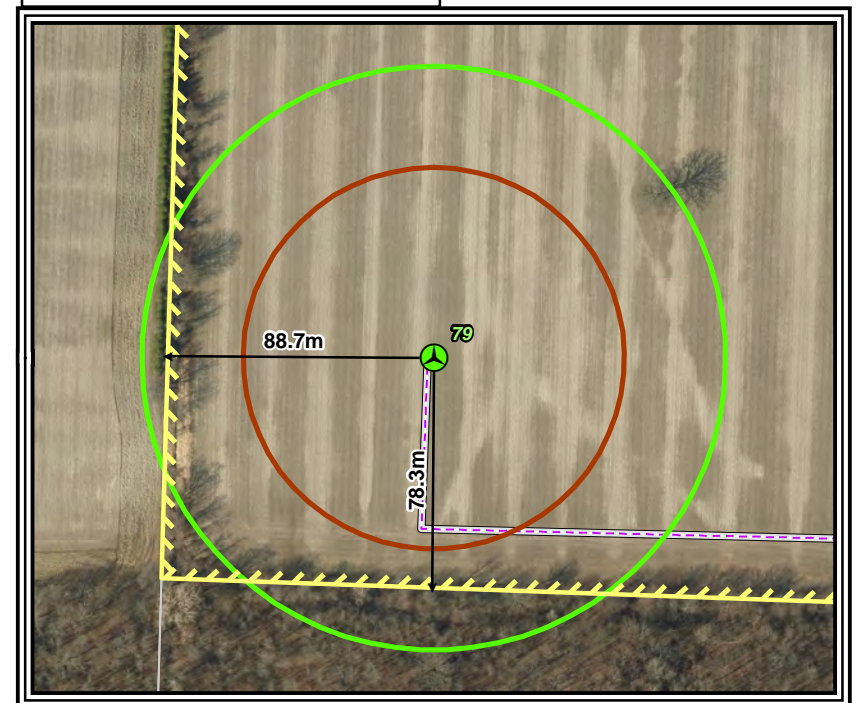
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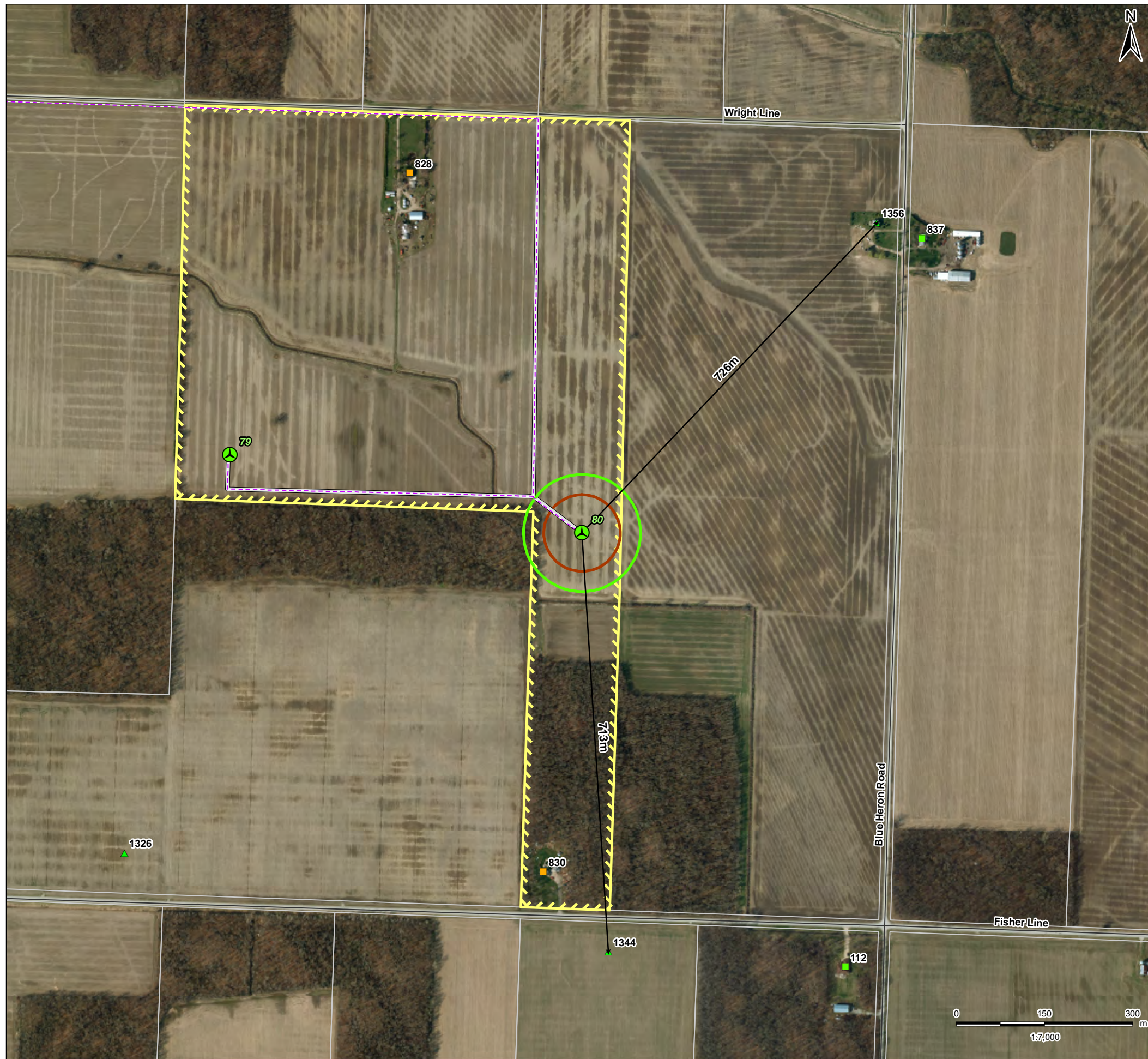
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Suncor Energy
Cedar Point Wind Project

Figure No.
Turbine 79

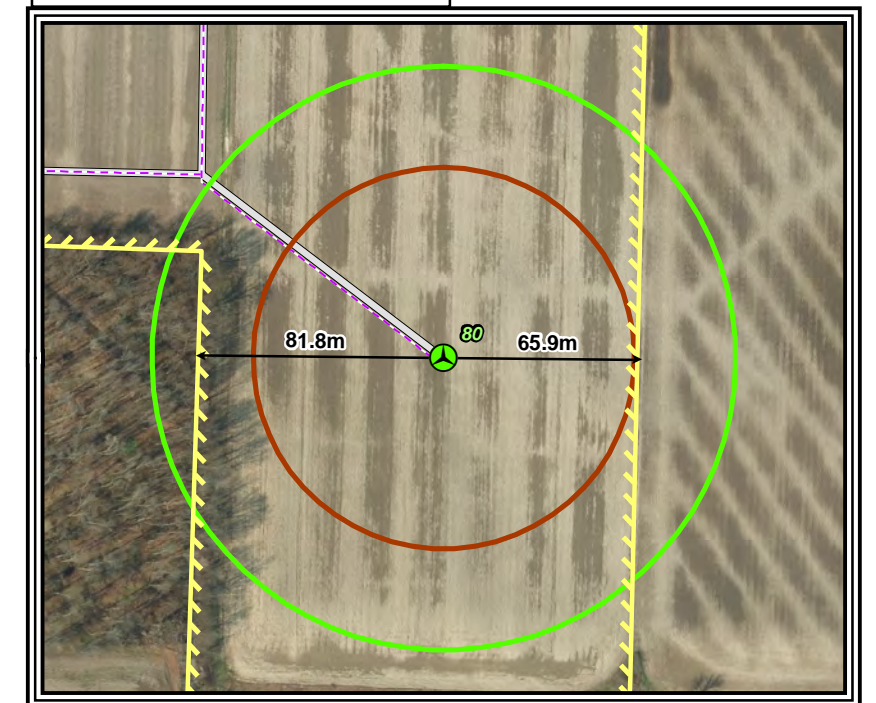
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Figure No.
Turbine 80

Title
Property Line Assessment Mapbook

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**SUNCOR ENERGY CEDAR POINT WIND POWER PROJECT
PROPERTY LINE SETBACK ASSESSMENT REPORT**

Attachment B

Individual Property Line Setback Assessments

Attachment B: Property Line Assessment Summary

Turbine ID	Distance to Property Line (m)	Distance of Overlap (m)	Features Within Overlap	Potential Adverse Impacts	Preventative Measures
1	74.3	25.2	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired. <i>* Neighbouring property is a participating vacant lot.</i>
4	90.1	9.4	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input checked="" type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential damage to natural features within the adjacent woodlot. Damage to the woodlot would be limited to less than 1% of the total area of the woodlot and the impact would not be considered significant to the overall function of the woodlot.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. Damaged trees and vegetation would be removed and the impacted land remediated to a similar condition to the extent practical. <i>* Neighbouring property is a participating vacant lot.</i>
9	90.5	9	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input checked="" type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential damage to natural features within the adjacent woodlot. Damage to the woodlot would be limited to less than 1% of the total area of the woodlot and the impact would not be considered significant to the overall function of the woodlot.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. Damaged trees and vegetation would be removed and the impacted land remediated to a similar condition to the extent practical.
18	83.9	15.6	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired.
21	75.5	24	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired.
23	80.1	19.4	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be

Attachment B: Property Line Assessment Summary

Turbine ID	Distance to Property Line (m)	Distance of Overlap (m)	Features Within Overlap	Potential Adverse Impacts	Preventative Measures
			Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>		compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired.
27	81.4	18.1	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired.
30	86.5	13	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired.
31	92	7.5	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired. * Neighbouring property is a participating lot.
69	80.9	18.6	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired.
70	86.9	12.6	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired.

Attachment B: Property Line Assessment Summary

Turbine ID	Distance to Property Line (m)	Distance of Overlap (m)	Features Within Overlap	Potential Adverse Impacts	Preventative Measures
72	70.8	28.7	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired. * Neighbouring property is a participating occupied lot.
79	78.3	21.2	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input checked="" type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential damage to natural features within the adjacent woodlot. Damage to the woodlot would be limited to less than 1% of the total area of the woodlot and the impact would not be considered significant to the overall function of the woodlot.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. Damaged trees and vegetation would be removed and the impacted land remediated to a similar condition to the extent practical.
79	88.7	10.8	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired.
80	81.8	17.7	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input checked="" type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential damage to natural features within the adjacent woodlot. Damage to the woodlot would be limited to less than 1% of the total area of the woodlot and the impact would not be considered significant to the overall function of the woodlot.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. Damaged trees and vegetation would be removed and the impacted land remediated to a similar condition to the extent practical.
80	65.9	33.6	Infrastructure: <input type="checkbox"/> Land Use and Businesses: <input checked="" type="checkbox"/> Hedgerows: <input type="checkbox"/> Woodlots: <input type="checkbox"/> Watercourses: <input type="checkbox"/>	Potential adverse impacts to agricultural land, including crop damage, soil compaction and tile drainage damage may occur in the unlikely event of turbine collapse.	The turbines would be constructed and designed by professional engineers, undergo regular maintenance and monitoring by operational staff, and contain shutdown mechanisms in instances such as extreme weather or malfunction. In the unlikely event of damage to agricultural land due to turbine collapse, landowners would be compensated by Suncor for any crop damage, soil compaction would be remediated and damaged tile drains (if any) would be repaired.