
Meeting purpose	Cedar Point Community Liaison Committee
Meeting date	March 19, 2015, 6-8 p.m.
Report date	March 26, 2015
Location	Warwick Community Hall 7074 Egremont Road, Watford
Attendees	John Couwenberg, Monica Douglas, Cynthia Cook, Ed Vanderaa, Joseph Zanyk, Sue Bressette, Jocelyn Kelln
Not in attendance	Tomas Burget, Sandra de Jong
Suncor Representatives	Dan Visser- Major Projects Engineer, Jason Weir- Operations Lead, Chris Scott - Sr. Engineer Project Development, Jason Vaillant - Communications and Stakeholder Relations
Third-party facilitator	Curt Hammond - Chief Listening Officer, Pearl Street Communications

Subject

Cedar Point Wind Power Project Community Liaison Committee Meeting #1

Welcome and Introductions

Meeting Goals

- Introduce community to CLC members and purpose
- Share project update and answer questions
- Explore best ways to share information as project develops

Safety Moment - Safety on Suncor construction sites

Cedar Point Project Update

Construction has begun on the Cedar Point Wind power project. The project is located on privately owned lands located within Lambton County and falls within three Tier II municipalities: Lambton Shores, Plympton-Wyoming and Warwick.

The project will consist of 46 turbines; however 55 sites have been approved. The primary locations have been selected and can be reviewed in the presentation and the maps available on suncor.com/cedarpoint. The remaining 9 sites will be held as alternates in the event that unforeseen obstacles are encountered during construction.

Construction activities and milestones include:

- Construction of entrances, transmission line, trenching for collection system is underway
- Construction of substation and access roads will begin shortly once fields have dried and road bans have been lifted
- Construction of turbine foundations will begin in April in order to facilitate the arrival of turbine components starting in mid-May

- Construction is anticipated to be complete by October of 2015

Cedar Point is a 50/50 partnership with NextEra Energy Canada affiliates. This does not change the scope of the project. Suncor will continue to develop and construct the project on behalf of the partnership. The transmission line is still required and will connect with the Jericho substation and then share a transmission line to Evergreen. This allowed the elimination of a parallel transmission line. Suncor will continue to provide a site representative to allow for transparent and effective engagement with the community.

A construction plan has been completed and is available for review on the Cedar Point website. A preliminary sound modelling report has been completed and sound monitoring will commence after the start of operations in accordance with the requirements laid out in the REA (Renewable Energy Approval) for the project.

A traffic management plan is currently in draft with a final plan expected the week of March 23, 2015. To minimize impact to the community, we have scheduled and limited construction activities to daylight hours from Monday to Friday, except during critical times of work. Safety is Suncor's primary goal; if you have concerns about construction vehicles or traffic flows please let us know. The more details the better because then we are able to pinpoint the issue and address it as soon as possible.

Contact Information

Construction lead: Dan Visser
Stakeholder and Aboriginal Relations: Jocelyn Kelln
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Community Liaison Committee (CLC)

The Cedar Point CLC provides a forum to exchange ideas and share concerns. At least 2 meetings per year for 2 years following the start of construction will be open to the public. It is a requirement of the REA for Cedar Point to form a CLC. Suncor is a member of the CLC and will provide resources to the group.

Purpose: The CLC is a liaison between community members and the company with respect to the project as it is constructed and becomes operational. It is a forum to share project information and to share community information and ask questions.

The CLC follows a Terms of Reference document that has been signed by CLC members. As the group continues to establish itself and outline roles and responsibilities, there is an opportunity to continue to refine the Terms of Reference document to better reflect the needs and wishes of the group.

The group plans to meet again in the coming weeks to clarify how the members will work together going forward.

Questions

Q: Once Cedar Point has been constructed, does the option to construct future projects on the remaining alternate sites still exist?

A: Yes. Suncor will continue to hold existing leases with participating landowners for potential development in future projects.

Q: Is the plan still for a 110 kV connection to the Jericho Substation?

A: Yes. It will step up to 500 kV at the connection to the transformer.

Q: Have you started digging foundations for turbines?

A: No. Digging is happening right now will be related to construction of the substation, drainage and collector lines and directional drilling to run collector lines under roadways.

Q: How much cable will be buried as part of the collection system?

A: 125 km of cable will be in the ground as part of Cedar Point Project.

Q: When are the current road bans in effect?

A: Road bans are currently posted to May 1, however they may be extended by the municipalities. Suncor and contractors are communicating with the regulators to ensure road restrictions are complied with and we do not damage roads. We started some construction while the ground was still frozen to get ahead of the road bans. We are in regular communication with the municipalities to ensure we respect all road bans.

Q: How do you manage road use in the various municipalities?

A: We have hired Amec to oversee the construction of the project. Amec has a team of inspectors and leads to manage construction crews and ensure that we are abiding by any municipal restrictions, limitations or guidelines related to the project.

Q: How deep are the trenches for the collector lines?

A: Generally, cables are buried 4 feet below the surface.

Q: Are there connections or junction boxes between turbines as part of the collection system?

A: There are splices between turbines because of the distances between turbines. Those splices are GPS marked in the event of a failure at any time.

Q: How will Suncor respond to wildlife in construction areas? Example: Tundra swans resting in flooded areas.

A: Our guidelines are to avoid disturbing wildlife to the greatest extent possible. Contractors have been notified that they are not to disturb wildlife, so in the case of the example they would be re-dispatched to another construction area until the swans had moved on.

Q: How will Suncor deal with impacts to Tundra swans as a result of Cedar Point operations? The project area is a migratory path for the birds and they often rest in the region as they are passing through.

A: As part of our application to the Ministry of Environment (MOE), studies were conducted to understand the potential impact on wildlife, including Tundra swans at the turbine sites. During construction and into operations, the project will employ various wildlife monitors to track the impact of the project. In the event of an incident regarding Tundra swans, we will follow the requirements as laid out by the Ministry of Natural Resources.

The reality is that Tundra swans do migrate through the project area and there is the potential for impact. We acknowledge this risk and are committed to mitigating our impact wherever possible.

Q: Is there an adverse impact to property values when turbines are built?

A: We have not done any studies of our own on property values, but there has been some research from CanWea (Canadian Wind Energy Association) in the region that concluded there was no statistical inference that wind farms had negatively affected property values in the region of Chatham-Kent. For more information, visit canwea.ca. There is still debate about the impact to property values. Additional resources are available in the footnotes.¹

Q: Is it possible/have you considered using helicopters to erect the turbines?

A: There is only one type of helicopter with the power necessary to lift the heavy components. The manufacturer has looked into the possibility but at this point, the cost is prohibitive.

Q: Were there any significant archeological finds during the preliminary scoping? What happens with finds during construction?

A: There are fairly strict regulations around archeological finds that prohibit sharing any information around the location of the find in order to protect the materials. Generally in this region, the types of artifacts that are uncovered include arrowheads, old porcelain and anything dating prior to 1840. As the project is constructed, Suncor will have First Nations monitors on site to alert construction crews to any potential sensitive areas.

Q: What is the return on investment for wind farms?

A: Wind projects are a competitive business and operating wind farms meet Suncor's hurdle for capital development. Investing in renewable energy also aligns with Suncor's mission, vision and values and supports our broader energy portfolio.

Q: What is process for calling and dealing with adverse impact when project is operational?

A: Currently there is a Suncor Cedar Point phone line and email available. There will be an investigation started should there be a concern that may or may not lead to immediate shutdown.

Key Concerns to be addressed in future meetings

- Noise
 - Clarity on whom to call
 - Sharing past experience with noise
- Wildlife
 - Migration patterns
 - Habitats
 - Specific interest in Tundra swans
 - Ministry requirements and monitoring
- Response time and platform for community calls
 - Reaction process and decision making
 - How can we build a plan based on learnings from other projects
- Frustrations with construction work happening in March
 - Significant damage to farm fields (mud, water, lack of response from construction crew)

¹ CBC article: <http://www.cbc.ca/news/canada/ontario-wind-power-bringing-down-property-values-1.1003889>
CanWea report: <http://canwea.ca/pdf/talkwind/PropertyValuesConsultingReportFebruary42010.pdf>
CanWea report critique: <http://www.bpwtac.ca/canning-critique.pdf>
Ben Lansink report: http://www.lansinkappraisals.com/downloads/CaseStudy_DiminutionInValue_InjuriousAffection_WindTurbines.pdf

- Suncor appears to not be working with landowners
- Community perceptions about Suncor shifting as a result of poor communications around spring work
- Are deadline pressures forcing Suncor to make hasty decisions?
- Lack of collaboration and resolve for issues brought forward
- Stripping away top soil
- Discrepancy of access road locations – difference in actual placement vs. communicated placement
- Drainage issues created
- NextEra partnership
 - What does it mean to project?
 - How will it change community presence?
- Operations building
 - Where are operators
 - Does community have single point of contact
- First nations concerns
 - Turbine lights and impact on traditional fishing practices
- Turbine lights
 - more education needed on regulations and purpose
 - Is there a way we can innovate on reducing light pollution?
- Community benefit fund
 - Clarity on process and funds available

Hopes for the CLC

- To be heard
- To be kept in the loop
- To be an open forum with open questions
- More than four meetings
- Learn
- Share accurate and honest minutes with CLC and community
- Be open and transparent
- Rotate locations around project area

Possible CLC Conversations

- Noise
- Ministry monitoring process
- Response time and process from community calls
- Real estate values
 - Community benefit fund
- Distribution of community benefit fund
- Complexity of electrical hydro rates
- The general wind story
- Using the third-party facilitator on an ongoing basis

Key decisions made

1. The CLC agrees to meet in the coming weeks to discuss the terms of reference and establish a go-forward plan.

Actions and responsibilities

Action	Responsibility	Deadline
Coordinate a meeting with CLC members	Jocelyn Kelln	April 3
Continue to work with landowners to respond to concerns	Suncor	Ongoing

Next meeting

To be determined by the CLC