



February 25, 2013

Ms. Agatha Garcia-Wright
 Director, Environmental Approvals Branch
 Ministry of the Environment
 2 St. Clair Avenue West,
 Toronto, ON
 M4V 1L5

Subject: Bornish Wind Energy Centre, Project Amendment to REA Number 2494-94QQ97

Dear Ms. Garcia-Wright,

Please find the enclosed revised modification report in support of the REA amendment application for the Bornish Wind Energy Project.

Please note that the modifications proposed in this application include the following:

- Infrastructure or construction disturbance area added or changed to optimize project design/constructability and to address stakeholder input.

In addition to the above modifications outlined in the enclosed reports, we also request changes to REA Conditions of Approval D1, E1, F1.(2)a) and b) and F2.(1) and (2) to reflect our experience and/or to be consistent with conditions issued in more recent REAs.

Current Condition of Approval	Requested Amendment
D1. The Company shall carry out an Acoustic Audit of each of the three (3) transformer substations in accordance with the procedure set out in Publication NPC-103, and shall submit to the District Manager and the Director an Acoustic Audit Report prepared by an Independent Acoustical Consultant in accordance with the requirements of Publication NPC-233, no later than six (6) months after the commencement of the operation of the Facility.	D1. The Company shall carry out an Acoustic Audit of each of the three (3) transformer substations in accordance with the procedure set out in Publication NPC-103, and shall submit to the District Manager and the Director an Acoustic Audit Report prepared by an Independent Acoustical Consultant in accordance with the requirements of Publication NPC-233, no later than twelve (12) months after the commencement of the operation of the Facility.
E2. The Company shall submit to the District Manager and the Director an Acoustic Audit Report -Emission, prepared in accordance with Section 9 of the IEC Standard 61400-11 by an Independent Acoustical Consultant, no later than six (6) months after the commencement of the operation of the Facility.	E2. The Company shall submit to the District Manager and the Director an Acoustic Audit Report-Emission, prepared in accordance with Section 9 of the IEC Standard 61400-11 by an Independent Acoustical Consultant, no later than twelve (12) months after the commencement of the operation of the

<p>F1. The Company shall carry out an Acoustic Audit – Immission of the Sound Levels produced by the operation of the Equipment in accordance with the following:</p> <p>(2) The acoustic audit measurements shall be performed by an Independent Acoustical Consultant at three (3) different Points of Reception that have been selected using the following criteria:</p> <ul style="list-style-type: none"> a. The Points of Reception should represent the location of the greatest predicted noise impact, i.e., the highest predicted Sound Level; and b. The Points of Reception should be located in the direction of prevailing winds from the Facility; 	<p>Facility.</p> <p>F1. The Company shall carry out an Acoustic Audit – Immission of the Sound Levels produced by the operation of the Equipment in accordance with the following:</p> <p>(2) the acoustic audit measurements shall be performed by an Independent Acoustical Consultant on two (2) separate occasions at three (3) different Points of Reception.</p> <p>(3) the Points of Reception shall be selected using the following criteria, subject to the constraints imposed by the location of the Points of Reception with respect to the location of the Equipment:</p> <ul style="list-style-type: none"> (a) the selected Point(s) of Reception should represent the location of the greatest predicted noise impacts, i.e., the highest predicted Sound Levels; and (b) the selected Point(s) of Reception should be located in the direction of prevailing winds from the Facility.
<p>F2. The Company shall submit to the District Manager and the Director an Acoustic Audit Report-Immission, prepared by an Independent Acoustical Consultant, at the following points in time:</p> <p>(1) no later than nine (9) months after the commencement of the operation of the Facility for the first of the two (2) acoustic audit measurements at the three (3) Points of Reception; and</p> <p>(2) no later than fifteen (15) months after</p>	<p>F2. The Company shall submit to the District Manager and the Director an Acoustic Audit Report-Immission, prepared by an Independent Acoustical Consultant, at the following points in time:</p> <p>(1) no later than twelve (12) months after the commencement of the operation of the Facility for the first of the two (2) acoustic audit measurements at the three (3) Points of Reception; and</p>

the commencement of the operation of the Facility for the second of the two (2) acoustic audit measurements at the three (3) Points of Reception.	(2) no later than eighteen (18) months after the commencement of the operation of the Facility for the second of the two (2) acoustic audit measurements at the three (3) Points of Reception.
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If you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Yours very truly,



Andrea Garcia
Environmental Specialist

Enclosures: Revised Modification Report

BORNISH WIND ENERGY CENTRE RENEWABLE ENERGY APPROVAL MODIFICATION REPORT

February 2014





**RENEWABLE ENERGY APPROVAL-
MODIFICATION REPORT
BORNISH WIND ENERGY CENTRE, ONTARIO**

Client	NextEra Energy Canada, ULC
Contact	Ben Greenhouse
Document No.	1008-CAMO-R-11
Issue	B
Status	Final
Classification	Client's Discretion
Date	24 February 2014

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REVISION HISTORY

Issue	Issue Date	Summary
A	23 December 2014	Initial issue for review
B	24 February 2014	Adjusted changes to be amended

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1 PREAMBLE

Bornish Wind L.P., a wholly-owned subsidiary of NextEra Energy Canada ULC (NextEra), is proposing to develop the Bornish Wind Energy Centre (the "Project") located in the Municipality of North Middlesex, Middlesex County, Ontario. The Project received a Renewable Energy Approval (REA) from the Ministry of the Environment (MOE) on 26 April 2013 [1]. Subsequent to the issuance of the REA approval, the Project location has been modified as compared to REA application dated 23 July 2012. The following sections of this Modification Report describe the proposed modification to the Project and resulting changes to the originally approved REA reports.

1.1 General Project Description

The Project is located in south-western Ontario, in the Municipality of North Middlesex, Middlesex County, Ontario. The Project Study Area has not changed from the original REA submission.

1.1.1 Project Proponent

The Project proponent is Bornish Wind L.P. The proponent has not changed from the initial REA submission. The primary contact for Bornish Wind LP for this Project is:

Ben Greenhouse
NextEra Energy Canada, ULC
390 Bay St., Suite 1720
Toronto, ON M5H 2Y2
Phone 1-877-257-7330
www.nexteraenergycanada.com
Bornish.Wind@NextEraEnergy.com

2 PROPOSED PROJECT MODIFICATIONS

The proposed modification to the Project consists of additional lands for transmission line construction, installation, operation and decommissioning to include private easements, as well as the addition of Project access roads to facilitate access to Turbine 38 (T38) during construction. Moreover, changes requested to the REA approval conditions pertaining to the Acoustic Audit (Immission) are described in the cover letter.

The proposed Project modifications are summarized in Table 2-1 which documents the following:

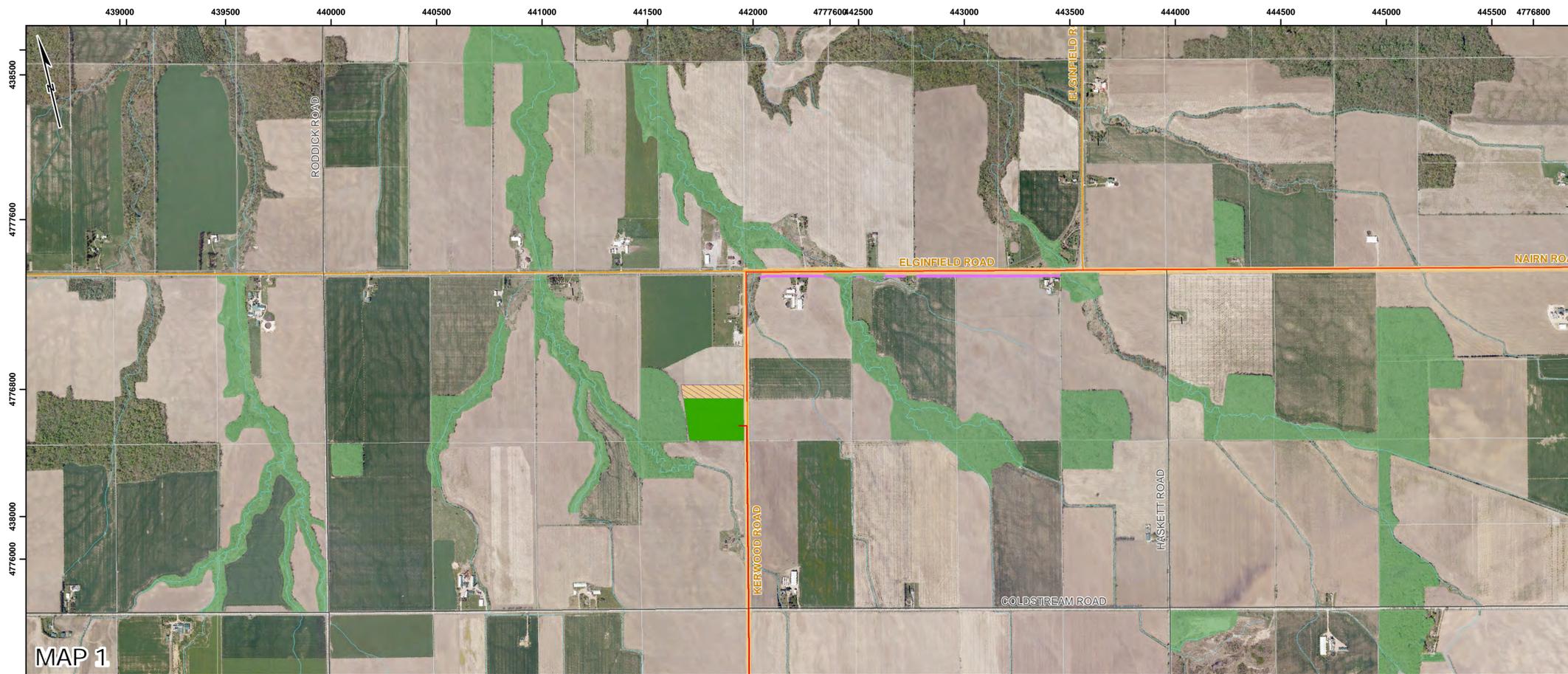
1. A description of the modification and a rationale for the proposed modification; and
2. New potential environmental effects and corresponding mitigation measures.

Figure 2-1 and Figure 2-2 illustrate the proposed modification for the transmission line additional lands and the T38 access road, respectively.

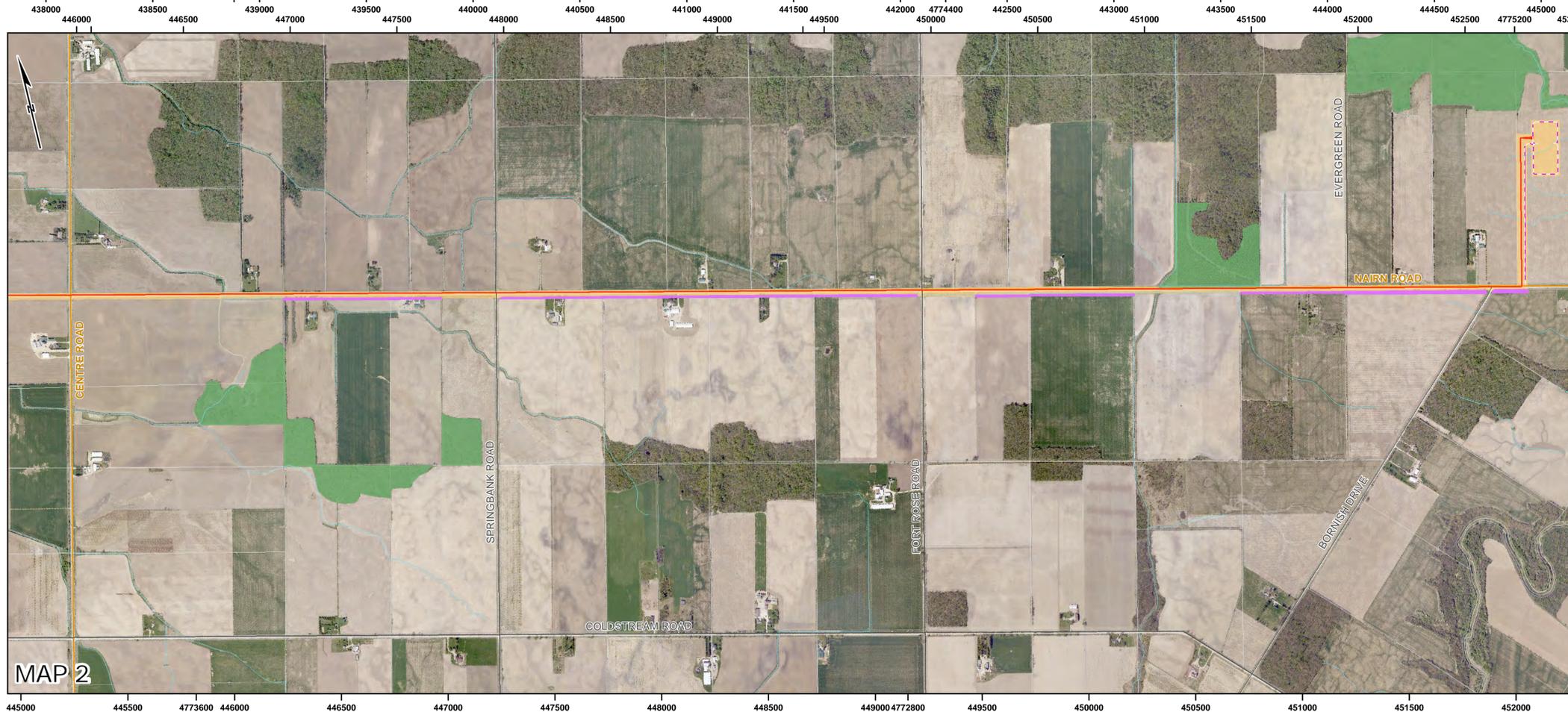
Table 2-1 : Summary of Project Modification

Proposed Modification	Rational for Proposed Modification	New Potential Environmental Effect	New Mitigation Measures
<p>The addition of private easements to the permitted Project location for the transmission line running east from the Project substation, along Kerwood, Elginfield and Nairn Roads to the switchyard. The additional lands will increase the permitted Project location by up to approximately 14 m east or west of the originally permitted area.</p>	<p>Following further municipal consultation and consultation with Construction and Engineering, the transmission line may be relocated from municipal right of way to private land to assist in the successful development of the Project.</p>	<p>None :</p> <ul style="list-style-type: none"> • No new natural heritage or water body features that had not been previously studied. A memo in Appendix A has been prepared to describe the modifications to the Natural Heritage Assessment report; no additional adverse effects are anticipated on the natural environment as a result of the proposed change. • Stage 2 archaeological assessments have been completed for the additional disturbance area [2]; the MTCS is satisfied with the fieldwork and reporting for the archaeological assessment consistent with the Ministry's 2011 Standards and Guidelines, as shown in Appendix B. • No new consideration of Built Heritage is required as the entire parcel was considered as part of the Self-Assessment dated 22 March 2012 [3]. • No impacts to the MOE-approved Noise Impact Assessment (NIA) [4] will result from this proposed change. 	<p>N/A</p>
<p>The addition of access roads for T38 to the permitted Project location on Lot 5, Concession 12.</p>	<p>Following further consultation with landowner and Construction and Engineering, additional access roads for T38 is required to facilitate access during construction and subsequently minimize the impact to agricultural land once the construction phase is completed.</p>	<p>None :</p> <ul style="list-style-type: none"> • No new natural heritage or water body features within 120 m. A memo in Appendix A has been prepared to describe the modifications to the Natural Heritage Assessment report; no additional adverse effects are anticipated on the natural environment as a result of the proposed change. • Stage 2 archaeological assessments have been completed for the additional disturbance area [5]; the MTCS believes that the archaeological assessment complies with the Ontario Heritage Act's licensing requirements, including the Ministry's 2011 Standards and Guidelines, as shown in Appendix B. • No new consideration of Built Heritage is required as the entire parcel was considered as part of the Self-Assessment dated 22 March 2012 [3]. 	<p>N/A</p>

Proposed Modification	Rational for Proposed Modification	New Potential Environmental Effect	New Mitigation Measures
		<ul style="list-style-type: none">No impacts to the MOE-approved NIA [4] will result from this proposed change.	



MAP 1



MAP 2

Legend

Project Components

- Transmission Line
- Parkhill Access Road
- Transmission Line Easement
- Substation / Switchyard
- O&M Building Area
- Project Location

Other Components

- Arterial Road
- Local Road / Street
- Permanent Watercourse
- Intermittent Watercourse
- Waterbody
- Wetland
- Significant Woodlot
- Lot Line

OVERVIEW

0 250 500 1,000 1,500 m

NEXTERA ENERGY

Bornish Wind Energy Centre

TRANSMISSION LINE EASEMENT

GL GL Garrad Hassan

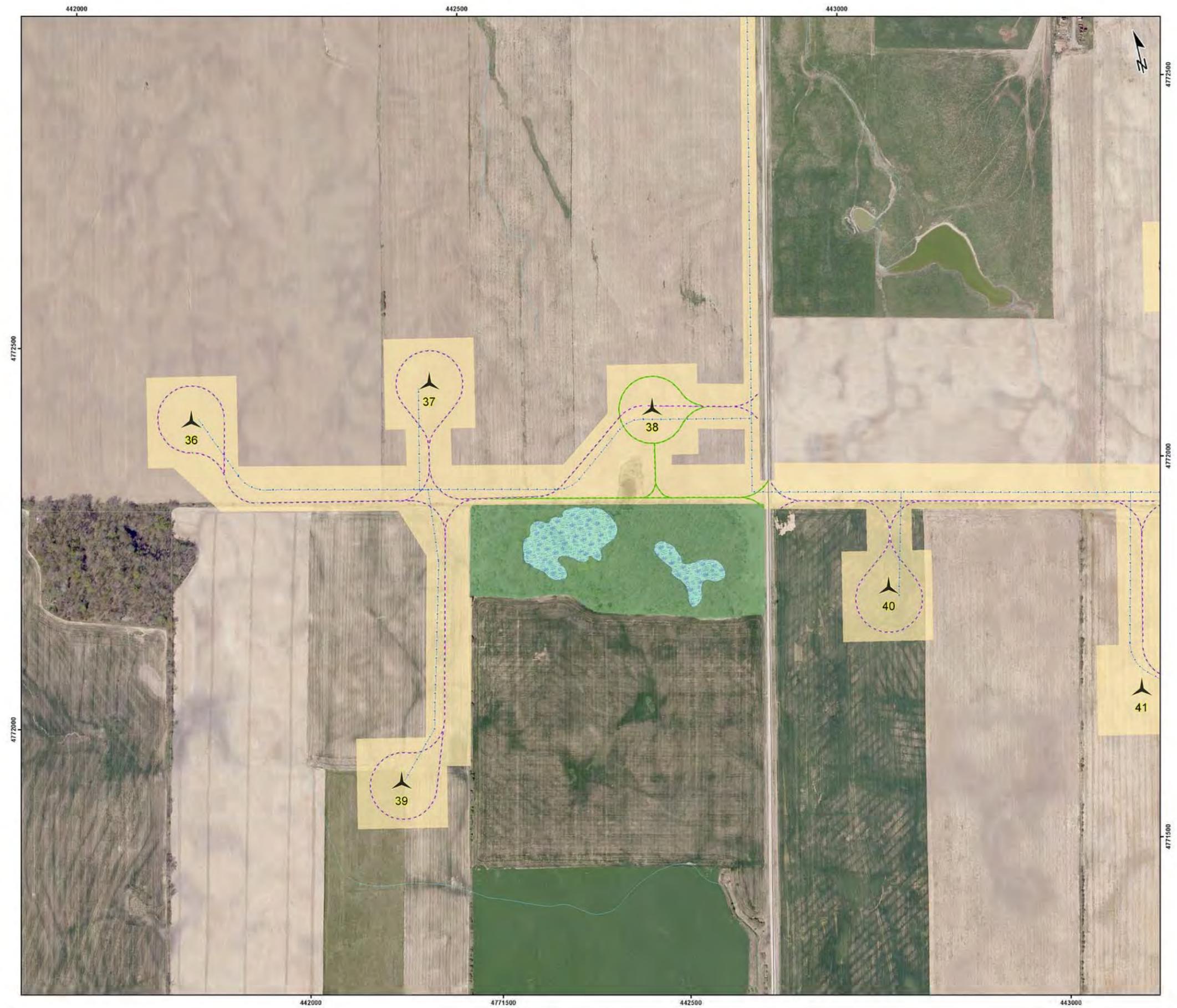
1009-131213-002-AD

February 24, 2014

Projection: UTM Zone 17, NAD83

Sources: Ontario Base Mapping, Ontario Road Network, Land Information Ontario, Geobase, CanVec, Google Earth.

Figure 2-1: Proposed Layout Modification - Transmission Line Easement



Legend

Project Components

- Turbine
- Access Road
- Proposed Access Road
- Collection System
- Project Location

Other Components

- Permanent Watercourse
- Intermittent Watercourse
- Woodland
- Lot Line

0 75 150 300 Meters

Bornish Wind Energy Centre

ACCESS ROAD: T38

1006-131218-001-AD

December 18, 2013

Projection: UTM Zone 17, NAD83

Sources: Ontario Base Mapping, Ontario Road Network, Land Information Ontario, Geobase, CanVec.

Figure 2 2: Proposed Layout Modification – T38 Access Roads

3 EDITS TO THE PROJECT DESCRIPTION REPORT

Table 3-1 documents the edits to the Project Description Report [6] from the modification described above.

Table 3-1 : Edits to the Project Description Report

Section / Page	Original Text	Revised Text
Section 1.1 / p. 2	The proposed transmission route is to travel from the switchyard east along Elginfield and Nairn Roads within municipal rights-of-way to an existing Hydro One 500 kV transmission line. As the proposed route is using existing rights-of-way, limited environmental studies were undertaken for this section; however general natural heritage information in the vicinity of the transmission line route is provided in the Natural Heritage Assessment reports.	The proposed transmission route is to travel from the switchyard east along Elginfield and Nairn Roads within municipal rights-of-way on a combination of private lands and public right of ways to an existing Hydro One 500 kV transmission line. As the proposed route is using existing rights-of-way, limited environmental studies were undertaken for this section; however general Natural heritage information in the vicinity of the transmission line route is provided in the Natural Heritage Assessment reports.
Section 2.1.3 / p. 9	The transmission line will travel east along Elginfield and Nairn Roads within the municipal rights-of-way to an existing Hydro One 500 kV transmission line.	The transmission line will travel east along Elginfield and Nairn Roads within the municipal rights-of-way on a combination of private lands and public right of ways to an existing Hydro One 500 kV transmission line.
Section 2.2.1 / p. 16	From there, the transmission line will travel east along Elginfield and Nairn Roads within the municipal rights-of-way to an existing Hydro One 500 kV transmission line.	From there, the transmission line will travel east along Elginfield and Nairn Roads within the municipal rights-of-way on a combination of private lands and public right of ways to an existing Hydro One 500 kV transmission line.
Section 3.1 / Table 3-2 / p. 26	Any vegetation removal required along roadside collector lines or transmission lines should be minimized and occur completely within the road right of way.	Any vegetation removal [or trimming] required along roadside collector lines or transmission lines should be minimized and occur completely within the road right of way will occur in a combination of the road right of way and permitted easements.

4 EDITS TO THE DESIGN AND OPERATIONS REPORT

Table 4-1 documents the edits to the Design and Operations Report [7] resulting from the modification described above. The Site Plan maps originally approved as described in the Project Design Change Summary Report [8] are presented in Appendix C and the modified Site Plan maps are illustrated in Appendix D.

Table 4-1 : Edits to the Design and Operations Report

Section / Page	Original Text	Revised Text
Section 1.1 / p. 2	The proposed transmission route is to travel from the switchyard east along Elginfield and Nairn Roads within municipal rights-of-way to an existing Hydro One 500 kV transmission line. As the proposed route is using existing rights-of-way, limited environmental studies were undertaken for this section; however general natural heritage information in the vicinity of the transmission line route is provided in the Natural Heritage Assessment reports.	The proposed transmission route is to travel from the switchyard east along Elginfield and Nairn Roads within municipal rights-of-way on a combination of private lands and public right of ways to an existing Hydro One 500 kV transmission line. As the proposed route is using existing rights-of-way, limited environmental studies were undertaken for this section; however general Natural heritage information in the vicinity of the transmission line route is provided in the Natural Heritage Assessment reports.
Section 3.4 / p. 11	The transmission line will travel east along Elginfield and Nairn Roads within the municipal rights-of-way to an existing Hydro One 500 kV transmission line.	The transmission line will travel east along Elginfield and Nairn Roads within the municipal rights-of-way on a combination of private lands and public right of ways to an existing Hydro One 500 kV transmission line.
Section 5.1.1 / Table 5-2 / p. 16	Any vegetation removal required along roadside collector lines or transmission lines should be minimized and occur completely within the road right of way.	Any vegetation removal [or trimming] required along roadside collector lines or transmission lines should be minimized and occur completely within the road right of way will occur in a combination of the road right of way and permitted easements.

5 EDITS TO THE CONSTRUCTION PLAN REPORT

Table 5-1 documents the edits to the Construction Plan Report [9] resulting from the modification described above. The Site Plan maps originally approved as described in the Project Design Change Summary Report [8] are presented in Appendix C and the modified Site Plan maps are illustrated in Appendix D.

Table 5-1 : Edits to the Construction Plan Report

Section / Page	Original Text	Revised Text
Section 1.1 / p. 2	The proposed transmission route is to travel from the switchyard east along Elginfield and Nairn Roads within municipal rights-of-way to an existing Hydro One 500 kV transmission line. As the proposed route is using existing rights-of-way, limited environmental studies were undertaken for this section; however general natural heritage information in the vicinity of the transmission line route is provided in the Natural Heritage Assessment reports.	The proposed transmission route is to travel from the switchyard east along Elginfield and Nairn Roads within municipal rights of way on a combination of private lands and public right of ways to an existing Hydro One 500 kV transmission line. As the proposed route is using existing rights of way, limited environmental studies were undertaken for this section; however general Natural heritage information in the vicinity of the transmission line route is provided in the Natural Heritage Assessment reports.
Section 2.9 / p. 11	The transmission line will travel east along Elginfield and Nairn Roads within the municipal rights-of-way to an existing Hydro One 500 kV transmission line.	The transmission line will travel east along Elginfield and Nairn Roads within the municipal rights of way on a combination of private lands and public right of ways to an existing Hydro One 500 kV transmission line.
Section 3.1.1 / Table 3-2 / p. 18	Any vegetation removal required along roadside collector lines or transmission lines should be minimized and occur completely within the road right of way.	Any vegetation removal [or trimming] required along roadside collector lines or transmission lines should be minimized and occur completely within the road right of way will occur in a combination of the road right of way and permitted easements.

6 EDITS TO THE DECOMMISSIONING PLAN REPORT

Table 6-1 documents the edits to the Decommissioning Plan Report [10] resulting from the modification described above.

Table 6-1 : Edits to the Decommissioning Plan Report

Section / Page	Original Text	Revised Text
Section 1.1 / p. 2	The proposed transmission route is to travel from the switchyard east along Elginfield and Nairn Roads within municipal rights-of-way to an existing Hydro One 500 kV transmission line. As the proposed route is using existing rights-of-way, limited environmental studies were undertaken for this section; however general natural heritage information in the vicinity of the transmission line route is provided in the Natural Heritage Assessment reports.	The proposed transmission route is to travel from the switchyard east along Elginfield and Nairn Roads within municipal rights of way on a combination of private lands and public right of ways to an existing Hydro One 500 kV transmission line. As the proposed route is using existing rights of way, limited environmental studies were undertaken for this section; however general Natural heritage information in the vicinity of the transmission line route is provided in the Natural Heritage Assessment reports.

7 SUMMARY AND CONCLUSIONS

The Project modification described in this Modification Report does not change the overall conclusion of the REA Report which states that the Project can be constructed, installed, operated and decommissioned without any significant adverse residual effects.

8 REFERENCES

- [1] Ministry of Environment (MOE), Renewable Energy Approval letter (2494-94QQ97) - Bornish Wind Energy Centre, dated 26 April 2013
- [2] URS Canada Inc., Stage 2 Archaeological Assessment (Revised Report) – NextEra Bornish Wind Energy Centre, dated 28 November 2013
- [3] Scarlett Janusas, Self-Assessment of Protected Properties, Archaeological and Heritage Resources – Bornish Wind Energy Centre, dated 22 March 2012
- [4] GL Garrad Hassan, Noise Impact Assessment – Bornish Wind Energy Centre, dated 15 April 2013
- [5] Golder Associates Ltd., Stage 2 Archaeological Assessment (Revised Report) – NextEra Bornish Wind Energy Centre, dated 18 April 2012
- [6] GL Garrad Hassan, Project Description Report – Bornish Wind Energy Centre, dated 19 July 2012
- [7] GL Garrad Hassan, Design and Operations Report – Bornish Wind Energy Centre, dated 5 April 2012
- [8] GL Garrad Hassan, Project Design Change Summary Report – Bornish Wind Energy Centre, dated 19 July 2012
- [9] GL Garrad Hassan, Construction Plan Report – Bornish Wind Energy Centre, dated 2 April 2012
- [10] GL Garrad Hassan, Decommissioning Plan Report – Bornish Wind Energy Centre, dated 25 february 2012