

Socio-economic conditions and property values

An in-depth assessment of the socio-economic conditions identified both beneficial and adverse effects associated with the Adelaide Wind Farm.

Benefits included:

- Helping Ontario meet its wind energy targets
- Use of clean renewable energy and reduced emissions of Greenhouse Gases such as CO₂, etc
- Job creation for local skilled workers (short & long term)
- Local spending on materials, plant hire, and boost to local economy; hotels, restaurants, etc.
- Payment into the municipal tax base through property taxes for the entire operational life of the project
- Payments to land owners with land option agreements for the entire operational life of the project
- Long term contracts for maintenance, snow removal, etc.
- Potential for tourism
- Improved infrastructure



The total cost of the Adelaide Wind Farm is estimated to be \$216 million. At over \$150 million the wind turbines represent the major cost component (approximately 70%), while the remaining \$64 million-plus would be spent on the balance of plant, foundations, access tracks, cabling, plant, substation, transformers etc. A significant proportion of this could be sourced locally and regionally. This offers a significant opportunity for the local economy.

The table identifies the major adverse effects and what can be done to minimize them:

Impact	Action
Changes in the visual amenity	Tower, nacelles and blades painted in low-lustre finish, off-white. Light grey paint - recommended for the region.
Stress loads on road system	Routes selected for minimal disruption. Mitigation measures developed as part of the municipal permitting process
Increased pressure on waste facilities during decommissioning phase	Removal and sale of all recyclable materials with value in their respective scrap markets. Monitoring the capacity of local waste facilities.
Loss of agricultural land	Agree with landowners on siting of infrastructure to mitigate impact, facilitate their farming practices and minimize the amount of land taken out of production

Recent concern about the effect of wind farms on property values has prompted several research papers about this issue. The general consensus amongst researchers and in the industry is that property values do not decline as a result of wind farms. For detailed information please visit the CanWEA website (www.canwea.ca) or refer to the studies listed below.

Blake, Matlock and Marshal Ltd. 2006. The Relationship of Windmill Development and Market Prices. Prepared for Windrush Energy September 2006. <http://www.windrush-energy.com/>

Grover, Stephen. 2002. *The Economic Impacts of a Proposed Wind Power Plant in Kittitas County, Washington State, USA*. Wind Engineering. 26(5):315-328.

Sterzinger, George, Frederic Beck and Damian Kostuk. 2003. The effects of Wind Development on Local Property Values. Analytical Report prepared by the Renewable Energy Policy Project, sponsored by United States government. <http://www.repp.org/wind/index.html>

Adelaide Wind Farm community

Public involvement is integral to the project

We believe that working with the community is of paramount importance and we take our responsibilities seriously in providing accurate, detailed information.

Throughout the environmental assessment process we are committed to consulting with area residents, community organizations, First Nations communities and government officials. We want to understand and address where possible the needs and concerns of the community and we will continue to share information as the project design progresses and develops.

Some of the key activities will be:

- Consultation letters
- Dissemination of project description
- Open Houses
- Local zoning applications
- Media articles
- Meetings and discussions with interested parties and agencies
- Progress updates
- Project webpage at www.tcirenewables.com
- Posting of ESR/EIS report during public review period and addressing any concerns raised
- Freephone number

consultation
response
open house
freephone
website
news
update



Adelaide Wind Farm THANK YOU



Air Energy/TCI Renewables would like to thank you for attending the Open House for the Adelaide Wind Farm

Please fill out your comments sheet and leave it with us, and feel free to ask any questions you might have about:

- the Adelaide Wind Farm project
- the Environmental Assessment Report
- Our public involvement and consultation plans
- Any other topic of interest or concern to you

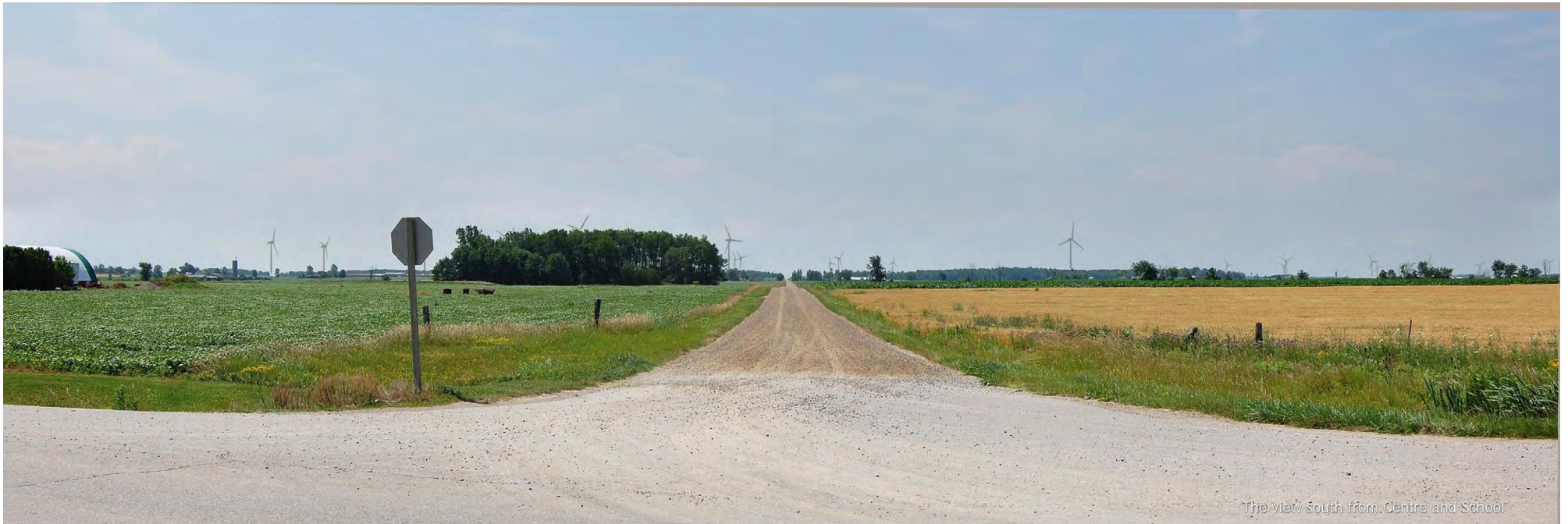
Your feedback will help to enrich both the EA process and, ultimately, the proposed project and will be considered throughout the development phase as well as within the 30-day review period for the Environmental Assessment Report.

For more information or to offer your feedback please go to our website at:
www.tcirenewables.com

You can also contact our Project Development Manager, Mark Gallagher, on:
514 805-3243
Or email to:
Mark.gallagher@tcir.net



Adelaide Wind Farm



Photomontage

Adelaide Wind Farm



The view north from Kerwvood and Napperton

Photomontage