

## PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

### Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality (include each local municipality in which project location is situated) <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality Adelaide Metcalfe	Address 2340 Egremont Dr. Strathroy N7G 3H6	Phone 519-247-3687	Clerk's Name Mrs. Fran Urbshott	Clerk's Phone/Fax fax 519-247-3411	E-Mail Address fran@adelaide metcalfe.on.ca
Upper Tier Municipality (include each upper tier municipality in which project location is situated) <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality Co. Middlesex	Address 399 Ridout St. N. London ON N6A2P1	Phone 519-434-7321	Clerk's name Ms. Kathy Bunting	Clerk's Phone/Fax 519-434-0638 fax	E-Mail Address kbunting@ middlesex.ca
Local roads area (include each local roads area in which project location is situated) <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of local roads board Adelaide Metcalfe Twp.	Address 2340 Egremont Dr. Strathroy N7G 3H6	Phone 519-247-3687	<del>Secretary-treasurer's</del> Name Eldon Bryant	Secretary-treasurer's Phone/Fax 519-247-3411 fax	E-Mail Address eldon@ adelaidemetcalfe on.ca
Board Area (include each board area in which project location is situated) <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address

### Section 5: Consultation Requirement

5.1 - Project Location
Provide comment on the project location with respect to infrastructure and servicing.
The project location is within agricultural area. There are no municipal services provided.
5.2 - Project Roads
Provide comment on the proposed project's plans respecting proposed road access.
Access to project locations on municipal roads will require approval from Township Engineer and Township Road Supervisor. Access to county roads will require approval and permits from the County Engineer.
Identify any issues and provide recommendations with respect to road access
Township Road Supervisor and County Engineer to be contacted prior to construction.
Provide comment on any proposed Traffic Management Plans
A traffic management plan has not been submitted, but will have to comply with temporary conditions as outlined in the Ontario Traffic Manual Book 7.
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans
No traffic management submitted yet. Bridges and culverts and roads to be assessed by a certified engineer.

<b>5.3 – Municipal or Local authority Service Connections</b>
Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.
There are no municipal service connections proposed.
Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.
N/A
<b>5.4 – Facility Other</b>
Identify any issues and recommendations with respect to the proposed landscaping design for the facility
The transformer station and sub station areas will require fencing.
Provide comment on the proposed project plans for emergency management procedures / safety protocols.
The Design & Operations Report that outlines emergency procedures will be part of the agreement that will be prepared.
Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.
Municipal staff will provide comments on the proposed emergency management procedures/safety protocols before it is finalized.
Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location
Any easements on private property will require approval from the Township Land Division Committee.
<b>5.5 Project Construction</b>
Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.
Recommendations with the proposed rehabilitation will be part of the agreements between the municipality and the applicant.
Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers
No municipal connections proposed. Applicant needs to ensure no impacts to municipal drains or farm tile drains that exist.
Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults
Not applicable.

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

No concerns with municipality

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

- all signs to be allocated at each entrance
- provide survey certificate for each turbine location with dimensions to all lot lines
- 2 sets of engineered drawings for all turbines and sub station
- and if they construct the operation and maintenance building, an approved septic system designed by a qualified engineer will be required.

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Approval would be required from the Conservation Authorities, M.O.E., M.N.R.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

The municipality has no concerns as long as the applicant conforms to the proposed design and operations report.

Complaint received from Kelly Dortmans, March 22, 2012 with regards to the siting of her vacant lot receptor from turbine location #2. It appears that the applicant has not followed the standard set back distance for existing dwellings. Further investigation into this matter by the applicant is required to resolve this issue.

All turbines shall meet the requirements under Section 53 of ONT Reg 359/09 with respect to set back requirements.





## Municipality of North Middlesex

P.O. Box 9, Parkhill, Ontario N0M 2K0

Tel.: 519-294-6244

Fax: 519-294-0573

Nextera Energy Canada  
5500 North Service Road Suite 205  
Burlington, Ontario  
L7L 6W6

Attention: Thomas Bird, Environmental Services Project Manager

Re: Bornish and Adelaide Wind Energy Centre- Municipal Consultation

This letter is in response to the initiation of the Municipal Consultation process for the Municipality received regarding the above wind energy project.

The attached Schedule E has been attached in response to this process request. We anticipate you will find this useful in compiling the necessary information the municipality will require in order to proceed with the project.

If you have any questions concerning this form, Barbara Rosser, Municipal Planner is acting as co-ordinator for this project and can be reached at her home office at 519-293-3210.

Yours truly,

Jackie Tiedeman  
Deputy Clerk

**SCHEDULE  
E**

**MUNICIPALITY OF NORTH MIDDLESEX  
GREEN ENERGY DEVELOPMENT SUBMISSIONS  
GUIDELINES**

**GENERAL INFORMATION REQUIRED WITH SUBMISSIONS**

1. Geographic location of project
2. Background information related to project (such as reports, environmental screenings, etc.)
3. Proposed project phases & associated timelines

**SUBMISSIONS FOR REVIEW BY PUBLIC WORKS:**

**Roads Information required:**

Submissions should include the following:

1. Plans indicating:
  - all proposed construction sites
  - all proposed transmission lines
  - all municipal roads which will serve as proposed access routes & delivery routes to the site (traced back to the geographic limits of the Municipality of North Middlesex)
  - all proposed new driveway or roadway entrances off of municipal roads to serve project sites complete with details, such as hydraulic design associated with sizing of pipe when crossing a municipal drain or roadside ditch
  - all proposed haul roads over private lands complete with details, such as hydraulic design associated with sizing of any structures necessary to provide access across a municipal drain
2. Information associated with delivery of materials & construction, including:
  - road evaluation and structure surveys conducted by an independent consultant agreed upon with the Municipality

- turning radii of all large vehicles & any proposed improvements road cross section or intersection geometry
  - hydraulic design associated with sizing of pipe when modifying intersection at a municipal drain crossing
  - hydraulic design associated with sizing of pipe when modifying intersection at a roadside ditch
  - loads associated with delivery and construction of project (total loads, axle loads, axle spacing etc.)
  - engineered evaluation of all bridges and culverts by a Professional Engineer licensed in the Province of Ontario in accordance with the Canadian Highway Bridge Design Code
  - modifications to any road signage or traffic control signage to facilitate geometry modifications
  - preliminary traffic and worker protection plans
3. Shared use agreement with County of Middlesex, the Municipality and/or Hydro One, in cases where hydro lines meet in municipal right-of-way (ROW). In situations involving longer distances between high voltage feeds from the applicant's transformer to Hydro One main transmission lines or distribution to the power grid, those feeds should be on private property with easements.
  4. Approval from Transport Canada and Nav Canada in relation to any restricted zones
  5. Agreement with the Municipality for Hydro transmission or collector lines in the municipal ROW.
  6. Application for entrance permits on roadside ditches to access internal service roads to new wind/solar/green energy projects
  7. Notification of any municipal roads/intersections which need to be improved to allow for construction of the wind/solar/green energy projects (turning radius) etc. Road evaluation and structure survey (including proposed remedies) are to be conducted by an independent consultant at the applicant's expense.
  8. Application for moving permits for delivery of equipment (such as tower parts and erection cranes). The Half Load By-law No.28 of 2003 runs from March 1st to April 30<sup>th</sup> inclusive on the majority of municipal roads.

**Drainage Information required:**

Submissions should include the following:

1. Details on study area. Please provide as soon as possible, since the Drainage

Act process can take up to a year.

2. Details concerning locations of wind turbines/solar panels/green energy components, any planned access roads and any proposed road widening
3. Contact information for proponent and contractor. The Drainage Act process is not a permit process, but rather a design, discussion/input and construction/inspection process.
4. Review of documents to ensure compliance with the following requirements:
  - proposed setbacks from municipal drains. All permanent and temporary buildings, foundations, equipment, roads, storage and staging areas, poles, and buried cable will not be constructed or placed closer than 15 metres to the top of the bank of an open drain or closer than 8 metres horizontally to a buried drain.
  - installation of buried cables. If installed by open cut, power cables will be placed 1.5 metres below the designed bottom of any buried municipal drain. If directional drilling used, power cables will be placed 2.5 metres below any buried municipal drain. Power cables will be directionally drilled to 2 metres below the bottom of the drain, ensuring that there is no damage to the drain bank. No cables are to be buried within a culvert backfill or across a new or existing crossing.
  - crossing of municipal drains will be designed and constructed according to the Drainage Act
  - provision for surface water inlets. Any collection of surface drainage water that outlets to a municipal drain requires conduits that are correctly sized and composed of suitable materials. Consideration must be given to erosion protection of and for municipal drains.
  - on-site project review to view and discuss entrances, turns and crossings, especially as they relate to municipal drains
5. Planned construction schedule with mind to foreseeing any conflict with other construction activities and determining compatibility with other time and process restrictions

## **SUBMISSIONS FOR REVIEW BY PLANNING and DEVELOPMENT SERVICES:**

### **Planning Information required:**

Submissions should include the following:

1. Studies indicating:
  - cumulative effects [i.e. impact on human health and migratory bird behaviour]

- Electro Magnetic Interference (EMI) for project
2. Details regarding aesthetic considerations, including:
    - visual impacts of project & maintaining vistas
    - colour and finish on tower and blades
    - landscaping around substation
    - cabling routed underground to the greatest extent possible
    - higher order roads avoided where possible, if overhead wiring necessary
    - synchronization of navigation lighting with other wind towers, including those associated with other projects
    - installation of navigation lighting such that local residents are sheltered to the greatest extent possible
  3. All local private landing strips identified early in the process and landowners consulted. The Municipality can assist in identifying landing strip locations.
  4. Impact of wind turbine/ solar/green energy development on neighbouring vacant developable property
  5. Final copies of project-related plans, including those concerning:
    - operational management
    - construction management
    - decommissioning
    - dispute resolution/noise complaint protocol
    - avian impact assessment

**Building Information required:**

Submissions should include the following:

1. Building permit application for each turbine/green energy component, including:
  - 911 and identifying number for each turbine/green energy component
  - soil report for each turbine/green energy component location

- site plan, showing location of turbine/green energy components complete with dimensions
- three sets of drawings for foundations, turbine/green energy components and accessory buildings [i.e. transfer stations] with signed Ontario structural engineer stamp. Foundations that are atypical due to soil conditions shall be added to the specific building permit application.
- General Third Party Review Certificates signed by Ontario structural engineer of the Municipality's choosing
- building permit fees and other related fees shall be paid before construction commences.

**Note: Building permits are not required for solar panels attached to ground.**

## **SUBMISSIONS FOR REVIEW BY NORTH MIDDLESEX FIRE DEPARTMENT**

### **Information required:**

Submissions should include the following:

1. Emergency response plan including all revisions. Applicants are required to demonstrate that arrangements have been made to provide emergency protection for each turbine/solar panel/green energy component as the Municipality does not have the specialized equipment or personnel other than in the capacity to secure a safe perimeter around the site.
2. Location of each turbine/solar panel/green energy component for municipal GIS and Civic addressing purposes (provided in spreadsheet format), including:
  - number assigned to turbine/solar panel/green energy component
  - access road UTM coordinates (centre point)
  - UTM coordinates of turbine/solar panel/green energy component location
  - Lot and Concession
  - roll number of turbine/solar/green energy host property
  - roll number of access point (if different from above)
  - municipal road name of access point

## **CONSULTATION WITH THE MUNICIPALITY OF NORTH MIDDLESEX**

At least **90 days** before the final public meeting is held in respect of a green energy project, the person who proposed to engage in the project shall distribute the consultation form to the Clerk of the Municipality of North Middlesex.

### **Municipal Clerk's Office:**

Linda Creaghe, C.A.O. and Municipal Clerk  
Telephone: 519-294-6244  
Email: [lindac@northmiddlesex.on.ca](mailto:lindac@northmiddlesex.on.ca)

## **CONTACT INFORMATION FOR MUNICIPAL DEPARTMENTS**

### **Public Works:**

Brad Davies, Roads Supervisor,  
Telephone: 519-293-3344  
Email: [bradd@northmiddlesex.on.ca](mailto:bradd@northmiddlesex.on.ca)

Glen Bullock, Water Supervisor and Drainage Inspector,  
Telephone: 519-294-0011  
Email: [glenb@northmiddlesex.on.ca](mailto:glenb@northmiddlesex.on.ca)

### **Planning and Development Services:**

Vic Stellingwerff, CBO  
Telephone: 519-294-6244  
Email: [vics@northmiddlesex.on.ca](mailto:vics@northmiddlesex.on.ca)

Barbara Rosser, planning consultant  
Telephone: 519-293-3210  
Email: [brosser@execulink.com](mailto:brosser@execulink.com)

### **North Middlesex Fire Department:**

Ron Whitmore, Fire Chief  
Email: [FireChief@northmiddlesex.on.ca](mailto:FireChief@northmiddlesex.on.ca)

## CONTACT INFORMATION FOR LOCAL UTILITIES

### **Bell Aliant:**

Richard Penney  
Telephone: 519-245-4714  
Email: [Richard.penny@bell.ca](mailto:Richard.penny@bell.ca)

### **Hydro One:**

Mark Walters  
Telephone: 519-245-1825  
Email: [mark.walters@hydroone.com](mailto:mark.walters@hydroone.com)

### **Execulink Cable:**

Doug Beauprie  
Telephone: 519-296-5700  
Email: [doug.beauprie@execulink.com](mailto:doug.beauprie@execulink.com)

### **Union Gas Limited:**

Reg Thompson  
Telephone: 519-495-7630  
Email: [rthompson@uniongas.com](mailto:rthompson@uniongas.com)

Other:

### **Ministry of Labour:**

Jeff Vansteensel  
Telephone: 519-646-3251  
Email: [jeff.vansteensel@ontario.ca](mailto:jeff.vansteensel@ontario.ca)

### **County of Middlesex:**

Warren Knight  
Telephone: 519-294-0176  
Email: [wknight@middlesex.ca](mailto:wknight@middlesex.ca)



WG MacDonald School/School Board consultations

**School:**

<b>Event/Activity</b>	<b>Date</b>	<b>Comment</b>
Notice of Commencement posted to WG MacDonald School (WGMD)	30 January 2008	Notice posted as part of mail out to the community
Call to Principal of WGMD	27 February 2008	TCIR followed up with a call to the school to discuss project and offer meeting.
Telephone Discussion with School Principal	31 August 2009	TCIR had detailed discussion with the School Principal about the project and offered to help arrange a trip to a local wind farm
Discussion with TREC and WGMD	Throughout August 2009	Attempts were made to co-ordinate a visit for the school to a local wind farm.
Email correspondence with Principal	December 2009	Arranging the use of the hall for Open House in January 2010 and discussion about wind projects in other schools
Email correspondence with School Principal	12 <sup>th</sup> January 2010	TCIR offered to provide kids with early access to the Open House scheduled for Jan 2010 so they could ask questions about the project and wind energy in general.
Email correspondence with School Principal	28 <sup>th</sup> January 2010	Follow-up after Open House and offer to discuss project at any time.

**School Board:**

<b>Event/Activity</b>	<b>Date</b>	<b>Comment</b>
Email	3 <sup>rd</sup> November 2009	Email sent to Mrs Peters TVDSB member for Adelaide Metcalfe area with project information and details of wind projects in schools
Email	3 <sup>rd</sup> November	Email sent to James Stewart Chair of TVDSB with project information and

	2009	details of wind projects in schools
Invite to Open House	27 <sup>th</sup> November 2009	Emailed Notice to key members of TVDSB
Email	3 December 2009	Emailed information to Chair and representative for Middlesex County on TVDSB
Letter	12 <sup>th</sup> February 2010	Letter sent to Bill Tucker, Director of Education, Thames Valley School Board – detailing communications with WGMD and TVDSB



Rick,

I hope we don't have that many at one time!

It won't be a sitting affair - more of an information event that people can walk around, pick up information, ask questions one on one with our team. We would like some tables if available to put information on and some chairs for sit down discussion with some folk; but it won't be laid out with rows of chairs or anything.

We will keep a record of numbers at the door and ensure we have no more than the set amount at any one time.

Also in response to the claims of the anti wind group regarding proximity to the school (even though we're twice the set-back distance) - I've been conducting a lot of research on wind energy and schools. I have been gathering data and I actually just received the response attached today from a school in Minnesota. I have several like this and would welcome the opportunity to discuss these with you at some point.

Thanks again for your assistance,

Mark

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**From:** Richard Lamb [<mailto:r.lamb@tvdsb.on.ca>]

**Sent:** 03 December 2009 15:57

**To:** Mark Gallagher

**Subject:** Re: Fwd: Gymnasium Rental Request; Tuesday, January 26; 4PM-10PM

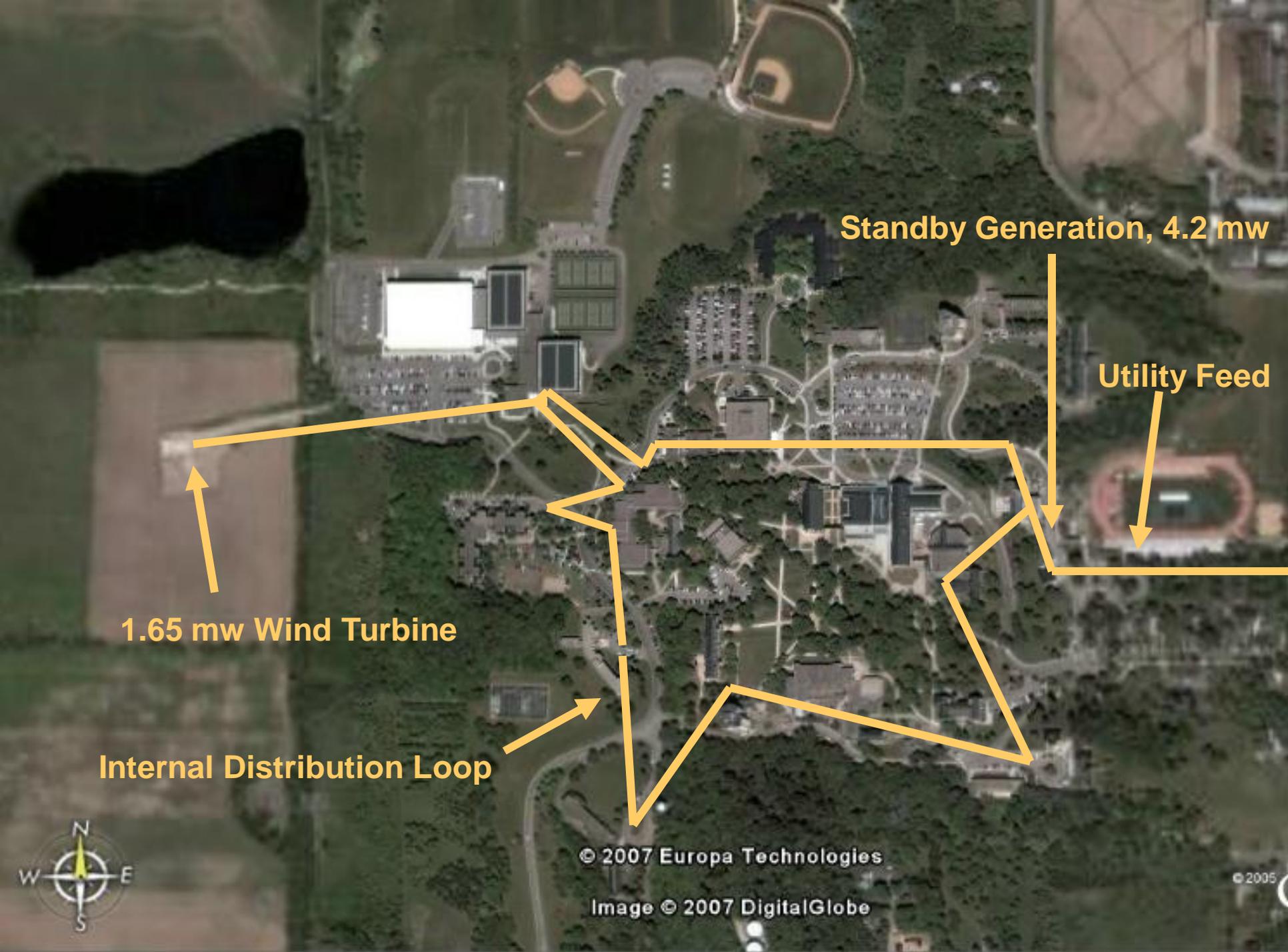
Happy to help. I did mention to your colleague that it will be important to monitor the number of participants, as the gym size is mandated for no more than 386(I don't know if we even have that many chairs).....Rick

Rick Lamb  
Principal  
Adelaide W.G. MacDonald Public School  
519.452.2000 ext 47101  
519.452.2000 ext 47100 (school)  
519.246.3030(fax)  
[r.lamb@tvdsb.on.ca](mailto:r.lamb@tvdsb.on.ca)



# St. Olaf Wind





**Standby Generation, 4.2 mw**

**Utility Feed**

**1.65 mw Wind Turbine**

**Internal Distribution Loop**



© 2007 Europa Technologies

Image © 2007 DigitalGlobe

© 2005



St. Olaf College Facilities  
1520 St. Olaf Avenue  
Northfield, MN 55057

Pete Sandberg, LEED AP  
Assistant Vice President for Facilities  
[sandberg@stolaf.edu](mailto:sandberg@stolaf.edu)  
507.786.3611

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Mr. Mark Gallagher  
Development Manager  
TCI Renewables  
[mark.gallagher@tcir.net](mailto:mark.gallagher@tcir.net)

St. Olaf College, Northfield, MN has had a great experience working with an on campus, self-generating, 1.65 mw Vestas V82 wind turbine.

St. Olaf is a selective residential liberal arts college of 3,000 students and 800 faculty and staff. 94% of students live in campus residences, and we operate 1,980,000 square feet of space. We distribute 3 phase primary voltage electricity to the buildings via a loop, which allows us to plug generation in anywhere on the loop.

Our tower is 70 meters and the rotor has an 82 meter diameter, so when a blade is straight up the overall height is 364 feet.

The turbine is located about 1,000 feet from the closest campus buildings. One is an athletics field house, and the other is 404 bed residence hall. We have never had a complaint about any aspect of the machine's operation in over 3 years of service. We have not seen any evidence of ice build up, or of the rotor throwing ice.

Our county's zoning ordinance provides for wind turbines as a conditional use, so we had to go through the CUP process. At the public hearing, with a very full hearing room, the members of the public who spoke were all in support of the project.

I am happy to answer any question that may arise as your project proceeds.

Sincerely,

Pete Sandberg, LEED AP  
Assistant Vice President for Facilities  
St. Olaf College



Dear James/Sharon,

Further to my recent correspondence. I just wanted to directly keep both of you informed regarding our project. I have attached a notice of transition and the draft addendum report to be read in conjunction with our Environmental Screening Report. All of the appropriate documents are available on our website [www.adelaidewindfarm.ca](http://www.adelaidewindfarm.ca) We have of course maintained a 1.2km setback from the edge of the school boundary i.e. over twice the Provincial Guideline of 550m.

We will also host an Open House in Adelaide WG MacDonald School in the New Year (see attached) to engage with the local community and provide more information about the project.

If you have any specific queries, please feel free to contact me.

Thanks,

Mark Gallagher  
(Development Manager)

T: 514-842-1923  
C: 514-805-3243



# ADELAIDE WIND FACILITY

## NOTICE OF PUBLIC OPEN HOUSE AND TRANSITION FROM THE ENVIRONMENTAL SCREENING PROCESS TO THE RENEWABLE ENERGY APPROVALS PROCESS

This notice is to inform the residents of Adelaide-Metcalf that the Adelaide Wind Facility (the Project) is undergoing a formal regulatory transition process. The assessment and approvals process for the Project was previously governed by the Environmental Screening Process under Ontario Regulation (O. Reg) 116/01 of the *Environmental Assessment Act*. This Project is now governed by O. Reg. 359/09 of the *Environmental Protection Act*, which requires the proponent, Air Energy TCI Inc (AET) to acquire a Renewable Energy Approval (REA).

### Project Description

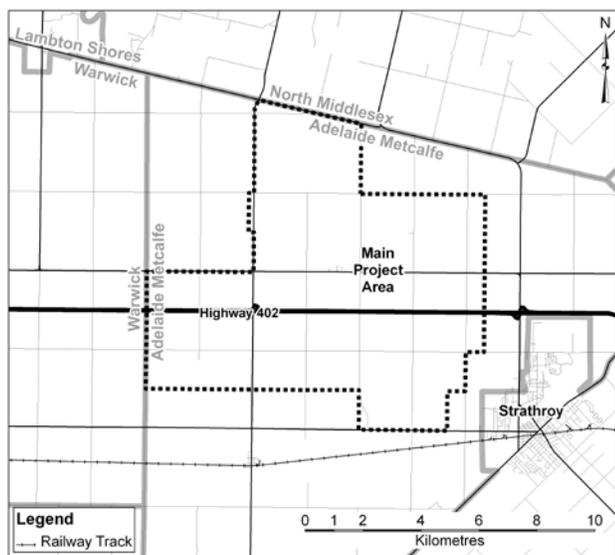
AET plans to develop a wind project with a generation capacity of up to 72 MW. The Project would involve the erection of up to 40 wind turbines and installation of temporary and permanent access roads, cabling, a substation, permanent meteorology mast and other ancillary works. The location of the Project is identified on the map below.

### Project Proponent and REA Applicant

AET is the North American subsidiary of TCI Renewables Limited, a UK registered company and part of the TCI Group. The company is a leading independent renewable energy business with offices in Great Britain, Ireland and Canada, and interests in over 30 wind power development projects in these countries and the United States. Further information about the proponent is available at [www.tcir.net](http://www.tcir.net).

### The REA Process

Ontario Regulation 359/09 of the *Environmental Protection Act* became law on September 24, 2009. A new process for the approval of renewable energy projects, including wind facilities, is outlined within this Regulation. The Project is categorized as a Class 4 wind facility and will be designed to meet the associated requirements under O. Reg. 359/09.



### The Transition Process

A transition process is required for this Project because the Environmental Screening was not formally completed at the time that O. Reg 359/09 was legislated. The Director has, however, formally identified the Adelaide Wind Facility as a transition project since a formal notice of completion had been issued under the prior O. Reg. 116/01 process and many other studies with equivalent REA requirements have been completed. Notably, AET and their Project team have conducted environmental studies in accordance with the Environmental Screening Process. On July 10, 2009 a harmonized Environmental Screening Report (ESR)/ Environmental Impact Statement (EIS) was made available for a 30-day public review and comment period.

An addendum to the ESR/EIS has been prepared to meet the new requirements of O. Reg. 359/09. Paper copies of the completed ESR/EIS and a draft of the addendum will be available at the Adelaide-Metcalf Township office as early as November 23, 2009. A digital copy of the original ESR/EIS report and draft addendum report will also be available on our website at [www.tcir.net](http://www.tcir.net) from that date.

AET is holding an additional Public Open House in the community to present any new information, explain the transition process, and identify how the combined reports meet the requirements of O. Reg. 359/09.

### Open House

We invite you to attend this Public Open House so that we may provide you with information about the Project, you can provide feedback and give you an opportunity to speak with the AET Project team. The time and location are provided below.

**Tuesday, January 26, 2010**

**5pm – 8pm**

**WG MacDonald School  
29059 School Road  
Strathroy, Ontario  
N7G 3H7**

If you have any questions, please feel free to contact:

**Mark Gallagher**

**Air Energy TCI Inc**

**381 Rue Notre-Dame (Ouest)**

**Montreal, PQ H2Y 1V2**

**Toll Free : 1-888-842-1923 Fax: (514) 842-7904**

**Email: [mark.gallagher@tcir.net](mailto:mark.gallagher@tcir.net)**

**Website: [www.tcir.net](http://www.tcir.net)**

**Jeff Wright**

**Golder Associates Ltd.**

**2390 Argenta Rd., Mississauga, ON L5Z 5Z7**

**Toll free: 1-800-414-8314 Fax: (905) 567-6561**

**Email: [jawright@golder.com](mailto:jawright@golder.com)**

**[www.adelaidewindfarm.ca](http://www.adelaidewindfarm.ca)**











December 19, 2011

Mayor and Members of Council  
c/o Fran Urbshott, AMCT  
Administrator/Clerk/Treasurer  
2340 Egremont Drive, R.R.#5  
STRATHROY, ON. N7G 3H6

Dear Mayor Bolton and Members of Council:

The purpose of this letter is to address the proposed amendments to the Building Permit Fee By-law. It is our understanding that the proposed fees are proposed to be set at \$10,000 for a building permit for a single wind turbine. It is also our understanding that these fees are intended to cover the cost of review and inspection by the Chief Building Official (CBO), as well as cover the cost of the Township's consulting engineering review of the building permit drawings. The total building permit fees for the Adelaide Wind Energy Centre would be \$370,000.

We understand that the above-noted fees do not cover the cost of detailed design engineering review for other project infrastructure such as roads, culverts, driveway entrances, etc. and are not intended to cover the costs associated damage to municipal roads during construction and delivery. It is our standard practice to enter into a Road Use Agreement with municipalities that require us to repair roads to their previous, or better, condition. We fully intend to enter into such an agreement with the Township of Adelaide-Metcalf.

NextEra Energy Canada would like the opportunity to review the building permit fees with staff at a more comprehensive level to look at ways at which these fees might be reduced, while still ensuring that the Township's interests can be met. Wind energy project proponents will not be seeking building permits until Renewable Energy Approvals are issued, which should allow for an opportunity to review any such changes early in the new year. Based on the information above, we would ask that Council **defer** any decision to amend the Building Permit Fee By-law until further discussion can take place. In addition, we would formally ask that NextEra Energy Canada be added to any notification lists regarding future decisions to amend the By-law.

Thank you,

A handwritten signature in black ink, appearing to read "Derek Dudek".

Derek Dudek  
Community Relations

Cc: Mark Gallagher, TCI Renewables



March 7, 2012

Fran Urbshott, AMCT  
Administrator/Clerk/Treasurer  
2340 Egremont Drive, R.R.#5  
STRATHROY, ON. N7G 3H6

Dear Ms. Urbshott:

The purpose of this letter is to provide you with information regarding the decommissioning requirements in place for our Adelaide Wind Energy Centre project. I can confirm that we do in fact have a contractual obligation to our landowners to remove all project infrastructure from their lands. In addition, the requirements for approval from the Province include a requirement for decommissioning. I will further explain both of these components in an effort to alleviate any concerns the Township may have respect to decommissioning.

#### **Landowner Contracts**

Given the timing of your request I am unable to provide you with a copy of the clause from our landowner agreements, but will endeavor to obtain this for your review. However, I would stress these are commercial agreements between two private parties and that for competitive reasons we do not normally share such information in the public realm. Having said that, to date we have not received any complaints from our landowners regarding the decommissioning responsibilities outlined in our agreements, and feel strongly that our landowners are satisfied that they will not be held responsible for costs or liability associated with decommissioning.

#### **Renewable Energy Approval**

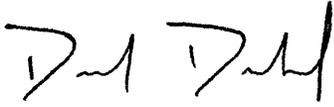
As part of our Conestogo Wind Energy Centre, the REA that was recently received for that project outlined several conditions of approval related to decommissioning. The verbatim wording of these clauses is provided below for your consideration:

- 5. The Company shall, at least six (6) months prior to the anticipated retirement date of the entire Facility, or part of the Facility, review its Decommissioning Plan Report to ensure that it is still accurate. If the Company determines that the Facility cannot be decommissioned in accordance with the Decommissioning Plan Report, the Company shall provide the Director and District Manager a written description of plans for the decommissioning of the Facility.**
- 6. The Facility shall be retired in accordance with the Decommissioning Plan Report and any directions provided by the Director or District Manager.**
- 7. The Company shall, at least six (6) months prior to the anticipated retirement date of the entire Facility, or part of the Facility, the Company shall contact the Ministry of Agriculture, Food and Rural Affairs plans for the decommissioning of the Facility, and follow any directions provided by that ministry in respect of the Company's plans to restore the project location to its previous agricultural capacity.**

We would suspect similar conditions to be applied to the Adelaide WEC project based on stakeholder comment. We have submitted our Decommissioning Plan Report to your office (Feb 24) for comment and are open to any discussion on the Plan.

I hope that this information is of use to the Township, and I will continue to pursue more detailed information for you with respect to our individual landowner agreements. Please do not hesitate to contact me if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Derek Dudek'. The signature is stylized with a large 'D' and 'U'.

Derek Dudek  
Community Relations



# Minutes

<b>To/Attention</b>	File	<b>Date</b>	March 29, 2012
<b>From</b>	Derek Dudek	<b>Project</b>	Adelaide
		<b>Steno</b>	dd
<b>Subject</b>	Meeting Summary / Next Steps - Adelaide Wind Energy Centre Township Office, Adelaide-Metcalf March 29, 2012 - 10am		
<b>Present</b>	Fran Urbshott, Jeff Denomy, Eldon Bryant, Arend Noordhof (Adelaide-Metcalf) Ben Greenhouse, Derek Dudek (NextEra) Chris Scott, Dianne Zimmerman (Suncor) Valerie Kitchell (WPD)		
<b>Distribution</b>	File		

Item Discussed	Action By
1. Eldon Bryant to prepare RUA with draft available in late June or early summer 2012 / Spriet is Twp Engineer / confirmed that there is no expiration date on engineered drawings and any permits received in advance of construction	Ad-Met
2. Limited discussion on CVF due to differences in community support models (NEEC wants CVF, Suncor uses existing endowment fund, WPD limited in project size so hasn't considered any such fund) / current NEEC CVF still with Twp's lawyer (Barry Card) for review and comment	Ad-Met
3. Jeff Denomy confirmed building permits could be submitted all at once / 911 signs would be required at all access roads	none
4. Developers to see about forwarding Garrad Hassan presentation on decommissioning	NextEra
5. Arend Noordhof – concerned that REA covers only basic points on emergency response / developers to forward individual EAP's and set up meetings / developers responsible for training	NextEra





May 22, 2012

Chris Traini  
County Engineer  
Middlesex County  
399 Ridout Street North  
LONDON, ON. N6A 2P1

Dear Mr. Traini:

Thank you for meeting with Ross Groffman, Allen Brugioni, Derek Dudek, and me on May 9<sup>th</sup>, 2012. The purpose of this letter is to request support from you with respect to the planned construction of an overhead transmission line within County Rights-of-Way in Middlesex County as it relates to our proposed wind energy developments. During our meeting, we advised you of our recent meetings with Hydro One Networks (HONI) regarding our willingness to co-locate our overhead infrastructure on a single pole system with HONI's system. The single pole system would be constructed entirely at NextEra's cost and would be built to HONI standards to accommodate their infrastructure. We are proposing to build an overhead transmission line on the following County Rights-of-Way:

- Kerwood Road (north of Cuddy Drive to Elginfield Road);
- Elginfield Road (from Ausable River to Nairn Road);
- Nairn Road (from Elginfield Road to existing 500kv HONI transmission line near Bornish Drive)

While HONI only has limited experience with these systems, our affiliates NextEra Energy Resources and Florida Power and Light have approximately 8,500 of these types of transmission poles in operation today. We have provided HONI with technical information to assist them in evaluating our proposal, and have shared with them our extensive experience in the construction, operation, and maintenance of these types of systems across the United States. Our understanding is that HONI is fully reviewing this information with an open mind, which has been reflected in their willingness to meeting with us to discuss these possibilities.

It is our understanding that the County shares our preference for a single co-located pole system within County Rights-of-Way, and that there is similar support across the Province at the County level. As such, we encourage you to use appropriate channels to communicate your preference to HONI. Our contact at HONI is Tom Kydd, Director-Technical Services and Organizational Support at 416.345.5168.

We look forward to working with Middlesex County as these projects progress. If you have any questions or concerns, please don't hesitate to contact me directly at 561.304.5648 or as provided below, or Derek Dudek, Community Relations at 519.318.0237.

Sincerely,

**NextEra Energy Canada, ULC**

A handwritten signature in blue ink, appearing to read "Adam Camp".

**BY:** Adam Camp  
Project Director, Wind Development





December 19, 2011

Mayor and Members of Council  
c/o Fran Urbshott, AMCT  
Administrator/Clerk/Treasurer  
2340 Egremont Drive, R.R.#5  
STRATHROY, ON. N7G 3H6

Dear Mayor Bolton and Members of Council:

The purpose of this letter is to address the proposed amendments to the Building Permit Fee By-law. It is our understanding that the proposed fees are proposed to be set at \$10,000 for a building permit for a single wind turbine. It is also our understanding that these fees are intended to cover the cost of review and inspection by the Chief Building Official (CBO), as well as cover the cost of the Township's consulting engineering review of the building permit drawings. The total building permit fees for the Adelaide Wind Energy Centre would be \$370,000.

We understand that the above-noted fees do not cover the cost of detailed design engineering review for other project infrastructure such as roads, culverts, driveway entrances, etc. and are not intended to cover the costs associated damage to municipal roads during construction and delivery. It is our standard practice to enter into a Road Use Agreement with municipalities that require us to repair roads to their previous, or better, condition. We fully intend to enter into such an agreement with the Township of Adelaide-Metcalf.

NextEra Energy Canada would like the opportunity to review the building permit fees with staff at a more comprehensive level to look at ways at which these fees might be reduced, while still ensuring that the Township's interests can be met. Wind energy project proponents will not be seeking building permits until Renewable Energy Approvals are issued, which should allow for an opportunity to review any such changes early in the new year. Based on the information above, we would ask that Council **defer** any decision to amend the Building Permit Fee By-law until further discussion can take place. In addition, we would formally ask that NextEra Energy Canada be added to any notification lists regarding future decisions to amend the By-law.

Thank you,

A handwritten signature in black ink, appearing to read "Derek Dudek".

Derek Dudek  
Community Relations

Cc: Mark Gallagher, TCI Renewables



**From:** [Dudek, Derek](#)  
**To:** ["fran@adelaidemetcalfe.on.ca"](mailto:fran@adelaidemetcalfe.on.ca)  
**Subject:** staff update meeting  
**Date:** Thursday, June 30, 2011 3:28:00 PM

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Hello Fran,

We were interested in scheduling a brief meeting with you and your staff to update you on our Adelaide Wind Farm project, as well as the substation consent application for our Bornish Wind Farm project.

Could you let me know a couple of possible dates that we might be able to get together over the next couple of weeks.

**Derek Dudek | Community Relations Consultant**  
**NextEra** Energy Canada, ULC  
5500 North Service Road, Burlington, ON L7L 6W6  
o:905.335.4904 x18    f:905.335.5731  
mobile - 519.318.0237  
[derek.dudek@nexteraenergy.com](mailto:derek.dudek@nexteraenergy.com)

**From:** [Dudek, Derek](#)  
**To:** ["fran@adelaidemetcalf.com"](mailto:fran@adelaidemetcalf.com)  
**Cc:** [Greenhouse, Ben](#); ["Mark Gallagher"](#); ["brett.oconnor@tcir.net"](mailto:brett.oconnor@tcir.net)  
**Subject:** Adelaide WEC  
**Date:** Monday, July 11, 2011 3:19:00 PM  
**Attachments:** [Bruce-Milton Contract List - July 4 2011.pdf](#)

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Hello Fran,

I understand you spoke with Brett at TCI last week about the contract offer we received for the Adelaide Wind Energy Centre project. Attached is a list (see No. 11) of the projects that were offered contracts last week and the link below is to the OPA's news release.

<http://fit.powerauthority.on.ca/projects-enabled-bruce-milton-transmission-line-offered-contracts>

We would very much like to meet with staff to give them an update on this project, particularly now that there is news of a contract to sell power to the grid.

Could you get back to me with a couple of dates that would work for your staff. If possible, we could meet this Wednesday the 13th, understanding that might be too short notice.

If you have any questions, please do not hesitate to contact me.

Take care,

**Derek Dudek | Community Relations Consultant**  
**NextEra** Energy Canada, ULC  
5500 North Service Road, Burlington, ON L7L 6W6  
o:905.335.4904 x18 f:905.335.5731  
mobile - 519.318.0237  
[derek.dudek@nexteraenergy.com](mailto:derek.dudek@nexteraenergy.com)

**From:** [Dudek, Derek](#)  
**To:** ["fran@adelaidemetcalf.com"](mailto:fran@adelaidemetcalf.com)  
**Cc:** [mark.gallagher@tcir.net](mailto:mark.gallagher@tcir.net); [Greenhouse, Ben](#)  
**Subject:** meeting w/ NextEra  
**Date:** Wednesday, July 20, 2011 11:23:00 AM

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Hi Fran,

I can't remember where we left off with trying to schedule a meeting with staff to discuss our Bornish and Adelaide projects?

I believe you were having trouble pinning down Bill Green, and I don't have anything in my calendar.

You can call me on my mobile to discuss.

**Derek Dudek | Community Relations Consultant**  
**NextEra** Energy Canada, ULC  
5500 North Service Road, Burlington, ON L7L 6W6  
o:905.335.4904 x18 f:905.335.5731  
mobile - 519.318.0237  
[derek.dudek@nexteraenergy.com](mailto:derek.dudek@nexteraenergy.com)

**From:** [Dudek, Derek](#)  
**To:** ["fran@adelaidemetcalf.on.ca"](mailto:fran@adelaidemetcalf.on.ca)  
**Cc:** [Greenhouse, Ben](#)  
**Subject:** minutes  
**Date:** Thursday, July 28, 2011 2:00:00 PM  
**Attachments:** [minutes\\_adelaide\\_ad-met2011-07-20.pdf](#)

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Hello Fran,

Attached are minutes from our July 20, 2011 meeting for your review. Please let us know if there are any omissions or required revisions.

I should be able to address the action items in short order.



**From:** [Dudek, Derek](#)  
**To:** ["eldon@adelaidemetcalfe.on.ca"](mailto:eldon@adelaidemetcalfe.on.ca)  
**Cc:** ["fran@adelaidemetcalfe.on.ca"](mailto:fran@adelaidemetcalfe.on.ca)  
**Subject:** unopened road allowances  
**Date:** Thursday, September 15, 2011 3:29:00 PM  
**Attachments:** [Adelaide LRO Results.pdf](#)

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Hello Eldon,

Attached is a drawing done up the unopened road allowances in question. We were hoping to locate some access roads along portions 1 (closed road allowance) and 2 (northerly unopened lane) and were wondering if that would be something that the Township would be amenable to.

**Derek Dudek | Community Relations Consultant**  
**NextEra** Energy Canada, ULC  
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