

**From:** [kerwoodfiredept@bellnet.ca](mailto:kerwoodfiredept@bellnet.ca)  
**To:** [Dudek, Derek](#)  
**Subject:** Delivered: Adelaide - Draft Emergency Action Plan  
**Date:** Monday, April 23, 2012 3:23:34 PM  
**Attachments:** [ATT00001](#)

---

Your message was delivered to the recipient.

**From:** [Microsoft Outlook](#)  
**To:** [fran@adelaidemetcalf.on.ca](mailto:fran@adelaidemetcalf.on.ca)  
**Subject:** Relayed: Adelaide - Draft Emergency Action Plan  
**Date:** Monday, April 23, 2012 3:19:40 PM

---

Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:  
HYPERLINK "mailto:fran@adelaidemetcalf.on.ca"fran@adelaidemetcalf.on.ca  
Subject: Adelaide - Draft Emergency Action Plan

\_\_\_\_\_  
Sent by Microsoft Exchange Server 2007

**From:** [Microsoft Outlook](#)  
**To:** [kerwoodfiredept@bellnet.ca](mailto:kerwoodfiredept@bellnet.ca)  
**Subject:** Relayed: Adelaide - Draft Emergency Action Plan  
**Date:** Monday, April 23, 2012 3:19:37 PM

---

Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:  
HYPERLINK "mailto:kerwoodfiredept@bellnet.ca"kerwoodfiredept@bellnet.ca  
Subject: Adelaide - Draft Emergency Action Plan

Sent by Microsoft Exchange Server 2007

**From:** [Dudek, Derek](#)  
**To:** ["fran@adelaidemetcalf.on.ca"](mailto:fran@adelaidemetcalf.on.ca); ["kerwoodfiredept@bellnet.ca"](mailto:kerwoodfiredept@bellnet.ca); ["building@adelaidemetcalf.on.ca"](mailto:building@adelaidemetcalf.on.ca); ["eldon@adelaidemetcalf.on.ca"](mailto:eldon@adelaidemetcalf.on.ca)  
**Cc:** [Greenhouse, Ben](#); [McIntosh, Douglas](#)  
**Subject:** Adelaide - meeting with Arend  
**Date:** Friday, June 01, 2012 2:28:00 PM

---

Hi Fran,

Doug McIntosh from operations and myself met with Arend on Tuesday this week to discuss our submitted draft Emergency Action Plan (EAP). I told Arend, I'd follow up with you to confirm what we discussed. Arend, if I've missed anything or misinterpreted please let me know.

It was indicated to us that the Fire Dept would be comfortable with each of Suncor, WPD and NextEra submitting our own individual EAP's, provided that each would include an addendum that is consistent across projects (to be completed and agreed upon by the three developers). The addendum would consist of:

- one map showing all turbines by ownership;
- 911 addresses;
- appropriate contact information for all three companies.

I'd also like to ask at this time what the status of Eldon's Road User Agreement is, and see about scheduling another joint developers meeting with senior staff the week of June 11-15.

Please call me on my mobile to discuss, as I know you are still having difficulties replying to my emails. I'll co-ordinate on the developers end.

Thanks,

**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)

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**From:** [Dudek, Derek](#)  
**To:** ["brandonf@gspgroup.ca"](mailto:brandonf@gspgroup.ca)  
**Cc:** ["fran@adelaidemetcalfe.on.ca"](mailto:fran@adelaidemetcalfe.on.ca)  
**Subject:** Adelaide - Pt Lot 10, Concession NER  
**Date:** Friday, June 15, 2012 4:20:00 PM  
**Attachments:** [instrument\\_950769.tif](#)

---

Hello Brandon,

Thanks for speaking with me today. As per our call, I was hoping to get a written opinion from the Township planner stating something to the effect the old RP 86 on the lands located at Part Lot 10, Concession 1, NER were closed (see attached by-law) and that the Township would not support the development of these lands in accordance with the RP, or for that matter any residential development that would be contrary to the Official Plan and PPS. Our legal dept just wants to be sure.

Thanks,

**Derek Dudek | Community Relations Consultant**  
**NextEra** Energy Canada, ULC  
5500 North Service Road, Burlington, ON L7L 6W6  
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**From:** [Dudek, Derek](#)  
**To:** ["fran@adelaidemetcalf.on.ca"](mailto:fran@adelaidemetcalf.on.ca)  
**Subject:** Adelaide - tonights meeting  
**Date:** Monday, June 18, 2012 3:50:00 PM

---

Hi Fran,

Just thought I'd let you know if it comes up at Council tonight...we've confirmed our meeting change to Amy's Place in response to concerns about the size of the municipal venue.

**Derek Dudek | Community Relations Consultant**

**NextEra** Energy Canada, ULC

5500 North Service Road, Burlington, ON L7L 6W6

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mobile - 519.318.0237

[derek.dudek@nexteraenergy.com](mailto:derek.dudek@nexteraenergy.com)

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**From:** [Dudek, Derek](#)  
**To:** "[Fran Urbshott](#)"  
**Subject:** RE: Adelaide - tonights meeting  
**Date:** Monday, June 18, 2012 4:00:00 PM

---

This is the first email I've received successfully from you....hopefully our email problems are over.

Derek  
519-318-0237

---

**From:** Fran Urbshott [mailto:Fran@adelaidemetcalf.on.ca]  
**Sent:** Monday, June 18, 2012 3:59 PM  
**To:** Dudek, Derek  
**Subject:** RE: Adelaide - tonights meeting

Thanks Derek

---

**From:** Dudek, Derek [mailto:Derek.Dudek@nexteraenergy.com]  
**Sent:** Monday, June 18, 2012 3:50 PM  
**To:** Fran Urbshott  
**Subject:** Adelaide - tonights meeting

Hi Fran,  
Just thought I'd let you know if it comes up at Council tonight...we've confirmed our meeting change to Amy's Place in response to concerns about the size of the municipal venue.

**Derek Dudek | Community Relations Consultant**  
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**From:** [Fran Urbshott](#)  
**To:** [Dudek, Derek](#)  
**Subject:** RE: Adelaide - tonights meeting  
**Date:** Monday, June 18, 2012 3:59:45 PM

---

Thanks Derek

---

**From:** Dudek, Derek [mailto:Derek.Dudek@nexteraenergy.com]  
**Sent:** Monday, June 18, 2012 3:50 PM  
**To:** Fran Urbshott  
**Subject:** Adelaide - tonights meeting

Hi Fran,

Just thought I'd let you know if it comes up at Council tonight...we've confirmed our meeting change to Amy's Place in response to concerns about the size of the municipal venue.

**Derek Dudek | Community Relations Consultant**  
**NextEra** Energy Canada, ULC  
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**From:** [Dudek, Derek](#)  
**To:** [Durk Vanderwerff](#)  
**Subject:** FW: Adelaide - Pt Lot 10, Concession NER  
**Date:** Tuesday, June 19, 2012 12:06:00 PM  
**Attachments:** [2001ByLaw60DeemingRegPlan86deBruyn.pdf](#)

---

Hi Durk,

Please see below regarding a planning opinion I sought from Adelaide-Metcalf's planner. In short, I'm hoping I could get a similar email from you concurring with Brandon's planning opinion as yourself being a RPP. Please follow up with me on my mobile number below to discuss if you have any questions. For reference the property in question is 2180 Egremont Drive and had an old RP on it that was closed by by-law in 2001. I need to confirm that it is not developable as per the old RP.

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

**From:** Brandon Flewwelling [mailto:brandonf@gspgroup.ca]  
**Sent:** Tuesday, June 19, 2012 11:23 AM  
**To:** Dudek, Derek  
**Cc:** fran@adelaidemetcalf.e.on.ca  
**Subject:** RE: Adelaide - Pt Lot 10, Concession NER

Derek,

Further to your message below, I can confirm the following with respect to Land Use Permissions for the Subject Property located on Part Lot 10, Concession 1, NER in the Township of Adelaide Metcalfe:

**By-law 60-2001** was passed by the Township of Adelaide Metcalfe on September 4, 2001. This was a by-law to deem Registered Plan 86 not to be a Plan for the purposes of Planning Act Subdivision Control (copy of By-law attached).

**Official Plan Designation** – Subject Property is designated Agricultural Areas.

Permitted Uses for Agricultural Areas are outlined in Section 3.1.2 of the Official Plan. This section states: *The primary use of land within the areas designated agricultural areas on Schedules "A-1" and "A-2" of this Plan shall be farming which includes the use of lands, buildings and structures for the growing of crops, including nursery and horticulture corps, raising of livestock, poultry and other animals, aquaculture and agroforestry.*

A residential plan of subdivision is not a permitted use in the Official Plan.

**Zoning By-law:**

The Subject Property is Zoned General Agriculture (A) Zone.

Permitted uses are limited to agricultural uses and operations, forestry, conservation and one single detached dwelling is permitted.

A residential plan of subdivision is not permitted in the General Agricultural (A) Zone.

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 2.3.4.3 of the PPS states “The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1 (c). Section 2.3.4.1 (c) only permits the creation of a lot for a surplus farm dwelling. All of the agricultural land within Adelaide Metcalfe is considered as Prime Agricultural Land.

I trust this is sufficient for your needs. Should you have any questions or require further information please do not hesitate to contact me.

Regards,

**Brandon Flewwelling, MCIP, RPP**

Senior Planner

**GSP Group Inc.**

72 Victoria Street South, Suite 201

Kitchener, Ontario N2G 4Y9

P (519)569-8883

F (519)569-8643

[www.gspgroup.ca](http://www.gspgroup.ca)

---

**From:** Dudek, Derek [mailto:Derek.Dudek@nexteraenergy.com]

**Sent:** June 15, 2012 4:20 PM

**To:** Brandon Flewwelling

**Cc:** fran@adelaidemetcalfe.on.ca

**Subject:** Adelaide - Pt Lot 10, Concession NER

Hello Brandon,

Thanks for speaking with me today. As per our call, I was hoping to get a written opinion from the Township planner stating something to the effect the old RP 86 on the lands located at Part Lot 10, Concession 1, NER were closed (see attached by-law) and that the Township would not support the development of these lands in accordance with the RP, or for that matter any residential development that would be contrary to the Official Plan and PPS. Our legal dept just wants to be sure.

Thanks,

**Derek Dudek | Community Relations Consultant**

**NextEra** Energy Canada, ULC

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**From:** [Dudek, Derek](#)  
**To:** ["Brandon Flewwelling"](#)  
**Cc:** [fran@adelaidemetcalfc.on.ca](mailto:fran@adelaidemetcalfc.on.ca)  
**Subject:** RE: Adelaide - Pt Lot 10, Concession NER  
**Date:** Tuesday, June 19, 2012 11:52:00 AM

---

Thank you so much Brandon...exactly what I was looking for.

Derek  
519-318-0237

---

**From:** Brandon Flewwelling [mailto:brandonf@gspgroup.ca]  
**Sent:** Tuesday, June 19, 2012 11:23 AM  
**To:** Dudek, Derek  
**Cc:** fran@adelaidemetcalfc.on.ca  
**Subject:** RE: Adelaide - Pt Lot 10, Concession NER

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**From:** Dudek, Derek [mailto:Derek.Dudek@nexteraenergy.com]  
**Sent:** June 15, 2012 4:20 PM  
**To:** Brandon Flewwelling  
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**From:** [Durk Vanderwerff](#)  
**To:** [Dudek, Derek](#)  
**Subject:** Re: Adelaide - Pt Lot 10, Concession NER  
**Date:** Monday, June 25, 2012 5:50:00 PM

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Derek - I don't as a practice provide a planning opinion on 'local' planning matters where there is a local planner to provide such an opinion. As such you should rely on the GSP opinion. Thank you.  
Durk.

Durk Vanderwerff

---

**From:** Dudek, Derek [mailto:Derek.Dudek@nexteraenergy.com]  
**Sent:** Tuesday, June 19, 2012 12:06 PM  
**To:** Durk Vanderwerff  
**Subject:** FW: Adelaide - Pt Lot 10, Concession NER

Hi Durk,

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Senior Planner

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**Sent:** June 15, 2012 4:20 PM

**To:** Brandon Flewwelling

**Cc:** fran@adelaidemetcalfe.on.ca

**Subject:** Adelaide - Pt Lot 10, Concession NER

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Thanks,

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**From:** [Dudek, Derek](#)  
**To:** [fran@adelaidemetcalf.com](mailto:fran@adelaidemetcalf.com)  
**Subject:** Adelaide - change of venue  
**Date:** Tuesday, June 26, 2012 11:23:00 AM  
**Attachments:** [Notice- ADL Final Public Meeting\\_june192012.pdf](#)

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Hi Fran,

Just wondering if you could share the notice including change of venue with Council. I'm sure most are aware of it, but just wanted to be sure.

**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  
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**From:** [Dudek, Derek](#)  
**To:** [fran@adelaidemetcalf.com](mailto:fran@adelaidemetcalf.com)  
**Subject:** Adelaide - meeting format  
**Date:** Tuesday, June 26, 2012 2:11:00 PM

---

Hello Fran,

I just wanted to respond to your request for more information regarding why we don't wish to conduct our public meetings in a town-hall style. To clarify, such meetings would be conducted with NextEra as an individual or small panel fielding questions from the general public. Generally from our experience in conducting such meetings we do not find them as productive as the open house format. Some of our reasons are as follows:

- open house format allows members of public to spend as little or much time as desired with individual team members to deal with specific matters of concern;
- some members of public will not ask questions in front of audience and will leave without receiving information they are seeking;
- questions tend to be dominated by individual or small group;
- sessions may break down into shouting matches with little exchange of information.

I hope this addresses your question, but please do not hesitate to contact me if you have any other questions.

**Derek Dudek | Community Relations Consultant**  
**NextEra** Energy Canada, ULC  
5500 North Service Road, Burlington, ON L7L 6W6  
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**From:** [Dudek, Derek](#)  
**To:** "[Betty Ann MacKinnon](#)"; "[David Bolton](#)"; "[Fran Urbshott](#)"; "[Kurtis Smith](#)"; "[Nick Stokman](#)"  
**Subject:** Adelaide - July 12 meeting postponement  
**Date:** Wednesday, July 04, 2012 4:34:00 PM  
**Importance:** High

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Dear Mayor Bolton, Councillors, and Ms. Urbshott,

I wanted to take a minute and explain an unfortunate situation we've had with our proposed open house we were hoping to conduct at Amy's Place on July 12, 2012.

Due to some unfortunate circumstances this meeting has been **postponed** and will also require a new venue. We hope to have a new time and location confirmed very shortly.

I appreciate there was confusion leading up to this, and this was only compounded by the London Free Press erroneously printing the original notice today which showed the meeting venue back at the school. If you'll recall the meeting was originally to be held at the school, then the municipal office, and then Amy's Place. For a variety of reasons beyond our control we are seeking a new location.

I apologize for any confusion and we will be in touch shortly to confirm a new meeting time and location.

Please don't hesitate to contact me on this or any other matters.

**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)

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**From:** [Fran Urbshott](#)  
**To:** [Dudek, Derek](#)  
**Subject:** Municipal Hall  
**Date:** Wednesday, July 18, 2012 2:56:30 PM

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Derek,

Further to our conversation please be advised that the hall in the municipal building is available to rent for your Public Meeting.

Please be advised that there is a Maximum Occupant Load of 110 people, as per the Fire Code. Also I would like to advise that the Township of Adelaide Metcalfe also has a pavilion at the Kerwood Park available to rent if you are interested.

Regards

Fran

**From:** [Dudek, Derek](#)  
**To:** ["eldon@adelaidemetcalf.com"](mailto:eldon@adelaidemetcalf.com)  
**Cc:** [fran@adelaidemetcalf.com](mailto:fran@adelaidemetcalf.com)  
**Subject:** Adelaide - confirmation re: NextEra practice  
**Date:** Tuesday, July 24, 2012 2:32:00 PM

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Hello Eldon,

We wanted to follow up with you regarding something that came up during our last discussion with Suncor and WPD that we've since done some further work on. We believe Suncor had mentioned that their standard practice was to bury u/g cabling in a wedge shaped trench with concrete below and above.

Correct me if I'm wrong, but this seemed to be of some concern to your department regarding impacts to drains and future works in the ROW.

We want to confirm with you that is not NextEra's standard practice, whereby underground cabling is not encased in concrete. We would hope that this addresses at least some of the issues you might have regarding our proposal to locate u\g collector electrical lines within the ROW.

We would be happy to discuss this matter with you in further detail, perhaps including both our internal engineers and the Township's engineering consultant.

Please let me know.

Thanks,

**Derek Dudek | Community Relations Consultant**  
**NextEra** Energy Canada, ULC  
5500 North Service Road, Burlington, ON L7L 6W6  
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**From:** [Dudek, Derek](#)  
**To:** [fran@adelaidemetcalf.com](mailto:fran@adelaidemetcalf.com)  
**Subject:** FW: Final Notices - Adelaide & Bornish  
**Date:** Tuesday, July 24, 2012 11:15:00 AM  
**Attachments:** [Notice- ADL Final Public Meeting REVLOCATION August142012FINAL.pdf](#)

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Hi Fran,

Just wanted to give you a copy of the final notice that will be appearing for the August 14th paper. Could you kindly forward to Council.

**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  
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**From:** [Fran Urbshott](#)  
**To:** [Dudek, Derek](#)  
**Subject:** RE: Final Notices - Adelaide & Bornish  
**Date:** Tuesday, July 24, 2012 11:32:43 AM

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OK good Thanks Derek  
Fran

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**From:** Dudek, Derek [mailto:Derek.Dudek@nexteraenergy.com]  
**Sent:** Tuesday, July 24, 2012 11:15 AM  
**To:** Fran Urbshott  
**Subject:** FW: Final Notices - Adelaide & Bornish

Hi Fran,  
Just wanted to give you a copy of the final notice that will be appearing for the August 14th paper.  
Could you kindly forward to Council.

**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  
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[derek.dudek@nexteraenergy.com](mailto:derek.dudek@nexteraenergy.com)

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**From:** [Dudek, Derek](#)  
**To:** ["eldon@adelaidemetcalf.com"](mailto:eldon@adelaidemetcalf.com)  
**Cc:** [fran@adelaidemetcalf.com](mailto:fran@adelaidemetcalf.com)  
**Subject:** Adelaide - RUA Status  
**Date:** Thursday, July 26, 2012 3:39:00 PM

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Hello Eldon,

Do you have a draft Road User Agreement ready yet? I know at our June 18th meeting you mentioned one would be ready in approximately 3 weeks.

Thanks,

**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  
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**From:** [Dudek, Derek](#)  
**To:** ["fran@adelaidemetcalf.on.ca"](mailto:fran@adelaidemetcalf.on.ca)  
**Subject:** FW: minutes  
**Date:** Tuesday, August 02, 2011 9:23:00 AM  
**Attachments:** [minutes\\_adelaide\\_ad-met2011-07-20.pdf](#)

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Hi Fran,

Just resending the minutes with the corrected "Project" and "Subject" lines.

**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)

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**From:** Greenhouse, Ben  
**Sent:** Sunday, July 31, 2011 1:25 PM  
**To:** Dudek, Derek  
**Subject:** RE: minutes

Derek – the subject and location are wrong on this.

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**From:** Dudek, Derek  
**Sent:** Thursday, July 28, 2011 2:00 PM  
**To:** [fran@adelaidemetcalf.on.ca](mailto:fran@adelaidemetcalf.on.ca)  
**Cc:** Greenhouse, Ben  
**Subject:** minutes

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.