

WELCOME - BIENVENUE

NATION RISE WIND FARM SECOND REA PUBLIC MEETING

June 27th, 2017 from 3:30PM to 7:30PM

Finch Community Arena, 4 John St., Finch, ON

2^{ème} SÉANCE D'INFORMATION PUBLIQUE DE L'APER POUR LE PROJET ÉOLIEN NATION RISE

27 Juin 2017 de 15h30 à 19h30

Aréna communautaire de Finch, 4, rue John St., Finch, ON



renewables

NATION RISE WIND FARM

PROJECT BACKGROUND

- In March 2016, Nation Rise Wind Farm received an IESO contract for 100 MW of wind power generation under the Large Renewable Procurement (LRP I) program.
- Proponent Name: Nation Rise Wind Farm Limited Partnership.
- The supporting documents have been posted to the project website: <http://nationrisewindfarm.com/>.
- LRP I open houses: May 7th and August 6th, 2015.
- First open house after the contract was awarded: October 25th, 2016.
- First public meeting as part of the Renewable Energy Approval (REA) Process: December 13th, 2016.

WHY WE ARE HERE TODAY

- To meet and engage with the community.
- To inform the public, discuss the project in greater detail following the submission of the draft REA reports.
- To exchange with citizens and receive their comments and feedback for the planning and design of the project.
- Important second public meeting of the Ministry of Environment and Climate Change (MOECC) REA Process.



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

WHO WE ARE

- Energias de Portugal, S.A. (EDP), a vertically integrated utility company, headquartered in Lisbon, Portugal, is the majority shareholder of EDP Renewables (EDPR).
- EDPR is a leading, global renewable energy company devoted to value creation, innovation and sustainability.
 - EDPR has been developing wind farms since 1996.
 - EDPR North America is a leading wind energy developer, owner and operator with active operations in Canada, Mexico and the United States totalling over 4,500 MW of installed capacity.
- Locally, EDPR North America operates 227 MW of installed projects in northern New York with a further 80 MW under construction.

In Canada

- EDP Renewables Canada Ltd. opened an office in Ontario in 2010.
- Canada is an important part of EDPR's long-term North American growth strategy including opportunities in Ontario and western Canada.
- We developed, constructed and now operate the South Branch Wind Farm (30 MW) located entirely inside the municipality of South Dundas in the United Counties of Stormont, Dundas and Glengarry. The project achieved commercial operation in March 2014.
- <http://southbranchwindfarm.com/>



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

PROJECT DESCRIPTION

- Development of the Nation Rise Wind Farm began in 2011 with the installation of one 60 m meteorological tower in 2012.
- Since then, the EDPR Canada development team has installed an additional 100 m meteorological tower and secured more than 12,000 acres through land agreements with approximately 70 individuals.
- Proposed capacity of the Large Renewable Project: 100 MW.
- The Nation Rise Wind Farm will consist of up to 34 turbines depending on the individual generator capacity.
- Proposed connection point: 230 kV Hydro One transmission line L24A.
- Project infrastructure design is currently under development and will be presented at a later date.
- Generation of clean energy to power approximately 28,000 Ontario homes.



Advantages of the site

- Proximity to and existing transmission line.
- Agricultural land use is highly compatible.
- Strong wind resource.

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

PROJECT LOCATION

- Nation Rise Wind Farm will be located in the United Counties of Stormont, Dundas and Glengarry.
- The Project area is bounded to the south by the Township of South Stormont, to the west by the boundary of the Township of North Dundas. The project area is bounded to the North by the municipal boundaries of Russel, the Nation and North Dundas. Courville Road and MacMillan Road are the east boundaries of the Project.
- Wind turbines will be installed on privately owned properties only.



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

WIND ENERGY

- Almost no emissions (greenhouse gases or air pollution) during the operational phase.
- LRP I awarded wind projects have a weighted average price of 8.59 ¢/kWh ¹.
- Wind project life expectancy is 25 to 30 years.
- Provides new income for local communities through employment, property taxes, Community Benefit Fund, and stable revenues for landowners.
- Wind energy compliments other generation sources in Ontario due to the fast response to curtailment requests from the IESO. This capability allowed the IESO to avoid an estimated 18 nuclear shutdowns in 2014 ².

1 Sources: <http://www.ieso.ca/Pages/News/NewsItem.aspx?newsID=7324>

2 Source: Bruce Campbell, IESO CEO http://www.ieso.ca/Documents/media/BCampbell_OEN_20150126.pdf

Ontario is the leader in wind capacity in Canada

- Total installed capacity: 4,781 MW
- Number of turbines: 2,465
- 870 MW of new capacity in 2015, worth close to \$1 billion in new investments.
- Approximately 5% of electricity demand



Source: <http://canwea.ca/wind-energy/installed-capacity/>

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

ONTARIO'S RENEWABLE ENERGY APPROVAL (REA) FOR LARGE WIND PROJECTS

- The REA Process, outlined in *Ontario Regulation 359/09*, is a requirement for large wind power projects under Ontario's *Green Energy Act*.
- The Ministry of the Environment and Climate Change (MOECC) will assess the application for completeness and then undertake a technical review to determine whether to issue an approval.

Major reports included in the REA application

Project Description Report

- Overview of the Project and summary of all required REA reports.

Construction Plan, Design and Operation, Decommissioning Reports

- Description of project activities and resulting potential impacts.

Consultation Report

- Demonstration of how the developer has engaged the public, Aboriginal communities and other stakeholders during the development phase.

Archaeology and Cultural Heritage Assessment Reports

- Identification of potential effects on archaeological and cultural heritage resources.

Natural Heritage Assessment Report

- Identification of potential effects on birds, bats, other wildlife, woodlands, wetlands, areas of natural and scientific interest, etc.

Water Body Assessment Report

- Identify potential effects on streams, seepage areas and lakes.

Noise Study Report

- Ensure the Project is in compliance with MOECC noise regulations.

Wind Turbine Specifications

- Describe the turbine technology selected for the project.

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

PROPOSED PROJECT INFRASTRUCTURE

- Vestas V136-3.45 MW turbine¹
 - Capacity: 3.45 MW
 - Blades: 68 m (up to 71 m)
 - Tower: 132 m (up to 140 m)
 - Nacelle
 - Foundation
- Access Roads
- Collector System
- Substation
- Temporary Laydown Areas
- Meteorological Towers: up to 3

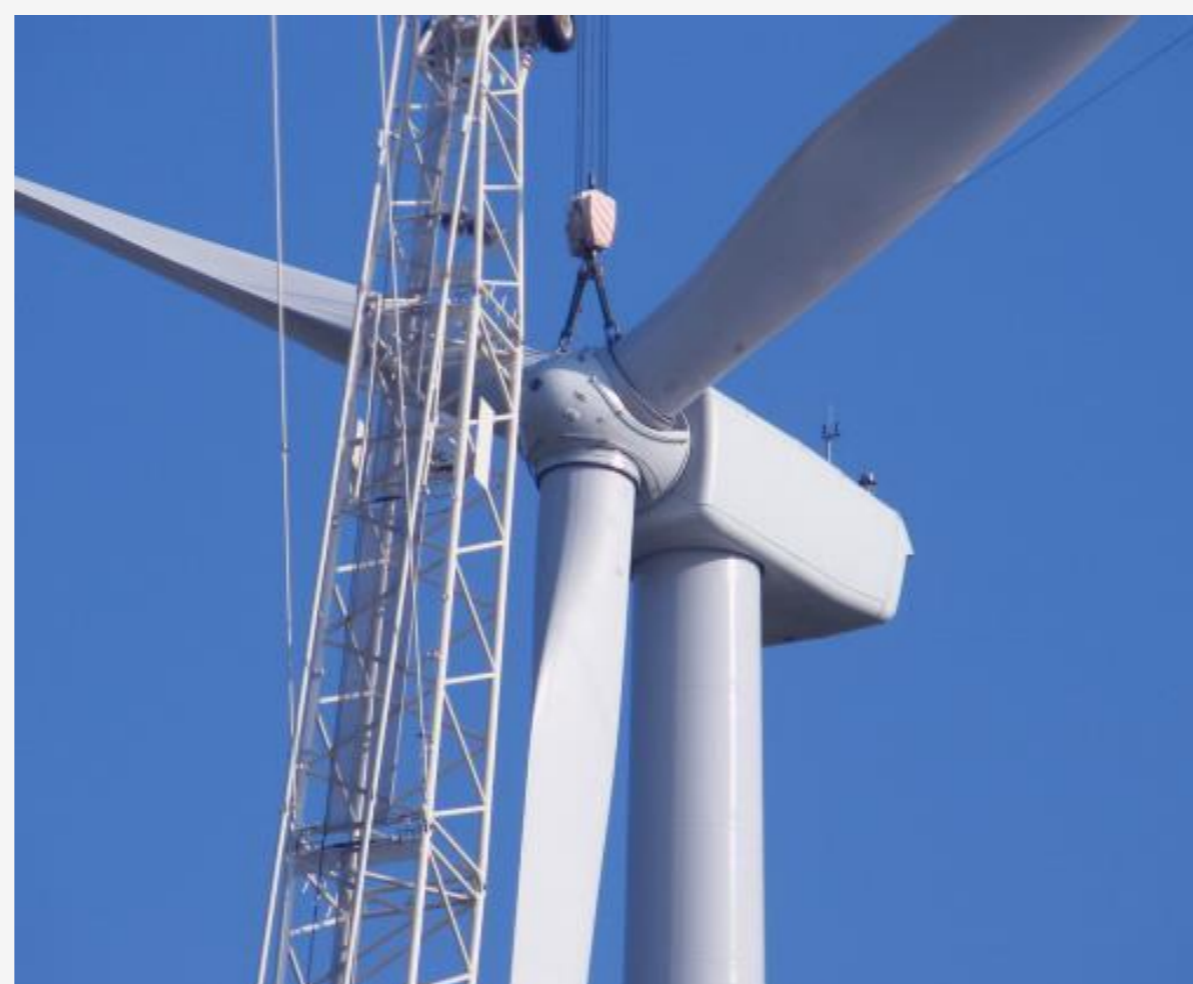


¹For the purposes of reference, the Vestas V136-3.45 MW turbine will be considered, although an acoustically equivalent wind turbine may be chosen.

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

CONSTRUCTION



Q How long will the construction phase last? How long does it take to install a wind turbine?

A Construction of the wind farm typically takes between 8 and 12 months for a project of this size. The construction of the access roads and installation of electrical installation accounts for the majority of the construction time. It only takes a few days to erect a single wind turbine.

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

FREQUENTLY ASKED QUESTIONS

Q Is there a chance of turbine failure?

A A turbine tower collapse is a rare event. Based on the Dutch handbook statistics, a project of the size of Nation Rise has a probability of tower failure of 1 in 425 years. With over 300,000 wind turbines operating worldwide, there has been no injury to the public from turbine failures. These statistics are created by analyzing multiple projects from different technological periods.

Source: Netherland Enterprise Agency, "Wind Turbine Siting Manual"

<http://www.rvo.nl/file/handboek-risicozonering-windturbines-versie-september-2014pdf>.

EDPR will conduct detailed engineering studies to ensure that the foundations are properly designed for the specific soil characteristics of each turbine location.

Q How can you ensure safety near turbines in winter?

A There are over 80,000 turbines operating worldwide in climates with snow and ice. To date, there has been no recorded injury to the public from ice throw. Modern wind turbines can detect rotor imbalance or loss of production due to ice accretion on the blades, in which case a wind turbine will stop until the ice melts or drops, thus mitigating against ice throw. Wind farms implement cold weather operation protocols for safety.

Source: Institut national de santé publique du Québec, "Éoliennes et santé publique"

https://www.inspq.qc.ca/sites/default/files/publications/1633_eoliennesp_synthconn_maj.pdf

Q How can you ensure that wind turbines will be decommissioned at the end of the Project's life?

A Wind turbines will be decommissioned at the end of the Project's life. As part of the REA process, a Decommissioning Plan Report (DPR) will be completed to describe the procedures for dismantling or demolishing components of the Project, activities related to the restoration of any land and water, and procedures for managing excess materials and waste.

Source: Ontario MOECC. Queens Printer for Ontario, 2013, "Technical Guide to Renewable Energy Approvals", www.ontario.ca/document/technical-guide-renewable-energy-approvals



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

PROJECT TIMELINE

Consultation →

RFP Project submission to the IESO for the LRP program.

The Project is awarded a contract by IESO.

Renewable Energy Approval (REA) Process is initiated.
Start of technical studies and field programs.

Notice of a Proposal to Engage and Notice of Public Meeting released to public, agencies, municipalities and aboriginal communities.
Draft Project Description Report released to public, agencies, municipalities and aboriginal communities.
Municipal Consultation Form provided to Municipalities.

Public meeting.

01/2015 → 03/2016 → 05/2016 → 10/2016 → 12/2016 → Q1/2017 → 06/2017 → Q3/2017 → Q1/2018 → Q4/2018 → Q1/2020

We are here

Commercial
Operation
Date (COD).

Start of construction.

REA decision by MOECC.

Submission of the REA application
to the MOECC.

Final Public Meeting.

Draft REA reports and Municipal Consultation Form
provided to Municipalities (90 day review).
Draft REA reports to First Nation (61 days review) and
Public for 60 day public review & comment.

Field studies & preliminary project design. →

FIRST PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

ECONOMIC BENEFITS

Construction

- Local employment. The 30 MW South Branch Wind Farm provided over 100 jobs at peak construction activity, with over \$4,000,000 in local spend. The amount of local spend will increase proportionally with project size, likely greater than \$10,000,000 for a 100 MW project.
- Commitment from EDPR to establish a Road User's Agreement (RUA) modelled after the agreement reached with South Dundas, North Dundas and SD&G Counties. \$2,700,000 was paid to the county and townships from the construction of the South Branch Wind Farm through the RUA.

Operation

- Local employment opportunities for residents of North Stormont and SD&G Counties. EDPR Canada is projecting at least 10 full-time positions to manage both the Nation Rise project and the operating South Branch project.
- Expected property taxes of over \$150,000 annually to North Stormont.
- A Community Benefit Fund will be in place to contribute to local community projects, events and organizations.

Q How can the local construction companies be involved in the construction and operation of the project?

A EDPR has already begun discussing the project and economic opportunities with businesses across the North Stormont area. In conjunction with this outreach, EDPR will be hosting a Vendor Supply Day in 2017.

At this event, businesses from across North Stormont and the county will be invited to learn more about the construction and operation of the project and what resources EDPR will require.

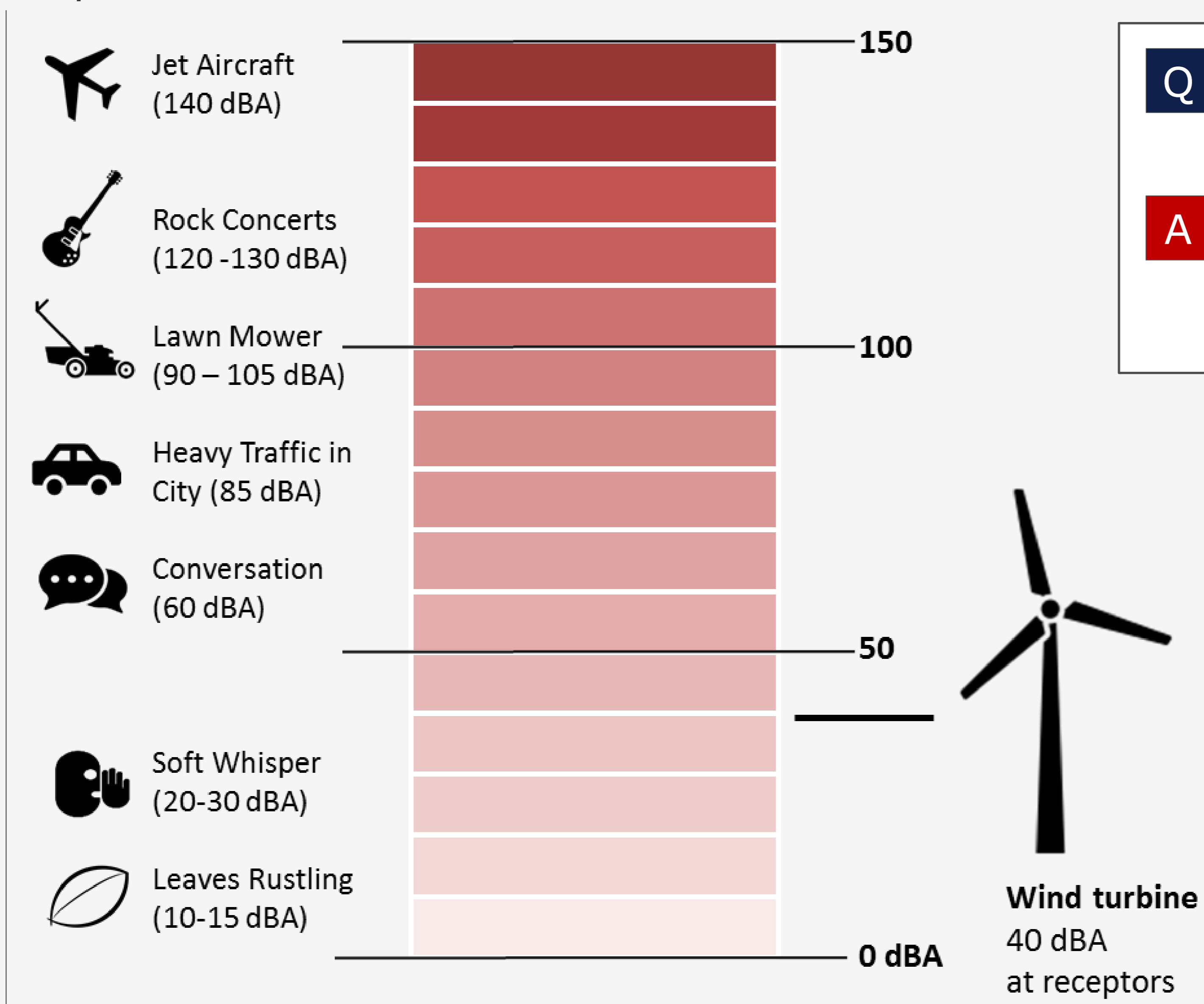


SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

SOUND

Comparative Sound Levels



Q Where does the sound come from in a turbine?

A The sound comes from the mechanical components in the nacelle and the rotation of the blades.

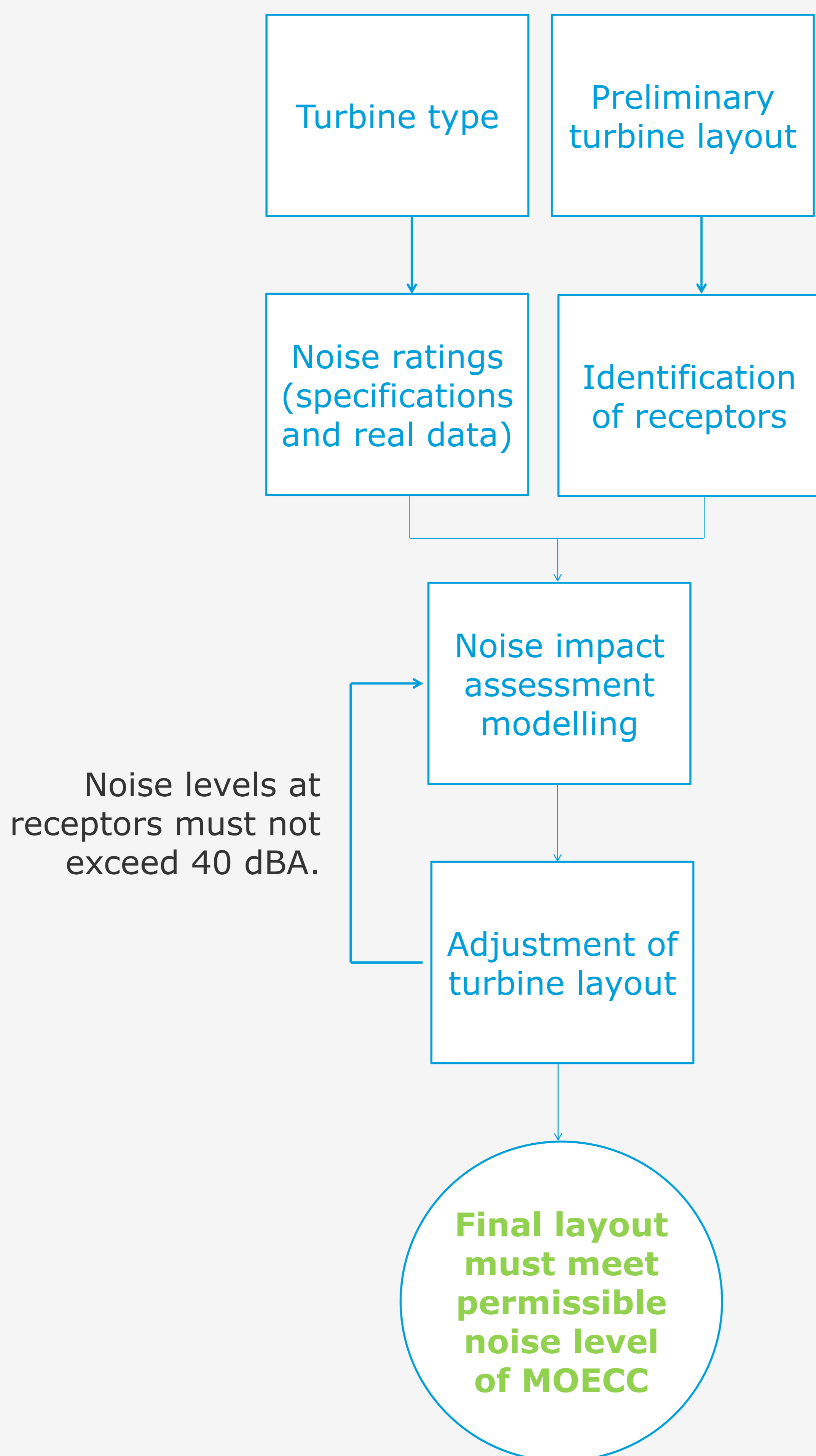
Noise audits will be conducted



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

MEETING THE PERMISSIBLE NOISE LEVEL



Q How is sound modelled at the receptor?

A A noise impact assessment is completed for the study area and estimates the anticipated sound levels at all receptors (homes) within 1,500 m of a turbine. The assessment considers the cumulative noise from all wind turbines operating at their maximum sound level, during environmental conditions very favorable to sound propagation. The assessment uses a sound propagation model and guaranteed sound data provided by the manufacturer that is supported by a third party acoustic measurement report. The findings of the analysis are then documented in the Noise Impact Assessment Report which is submitted as part of the REA approval.

Noise from wind turbines must not exceed the provincial limits as outlined in the MOECC publication 4709e "Noise Guidelines for Wind Farms".

The MOECC undertakes a technical review of the noise impact assessment study to determine whether to issue an approval.

Once operational, the Project will be required to complete acoustic audits against the most recent Compliance Protocol (2017).

FIRST PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

SOUND AND HEALTH FAQ



Q Should dBC be analyzed instead of dBA when evaluating health impacts related to sound?

A The Health Canada study found that dBA and dBC findings are highly correlated and therefore dBC does not provide any specific benefit in determining annoyance or health effects.

Q Do wind turbines negatively impact human health?

A Health Canada completed a study evaluating the impacts of wind turbines on human health. The following were not found to be associated with wind turbine noise exposure:

- Self-reported sleep (e.g., general disturbance, use of sleep medication, diagnosed sleep disorders);
- Self-reported illnesses (e.g., dizziness, tinnitus, prevalence of frequent migraines and headaches) and chronic health conditions (e.g., heart disease, high blood pressure and diabetes); and
- Self-reported perceived stress and quality of life.

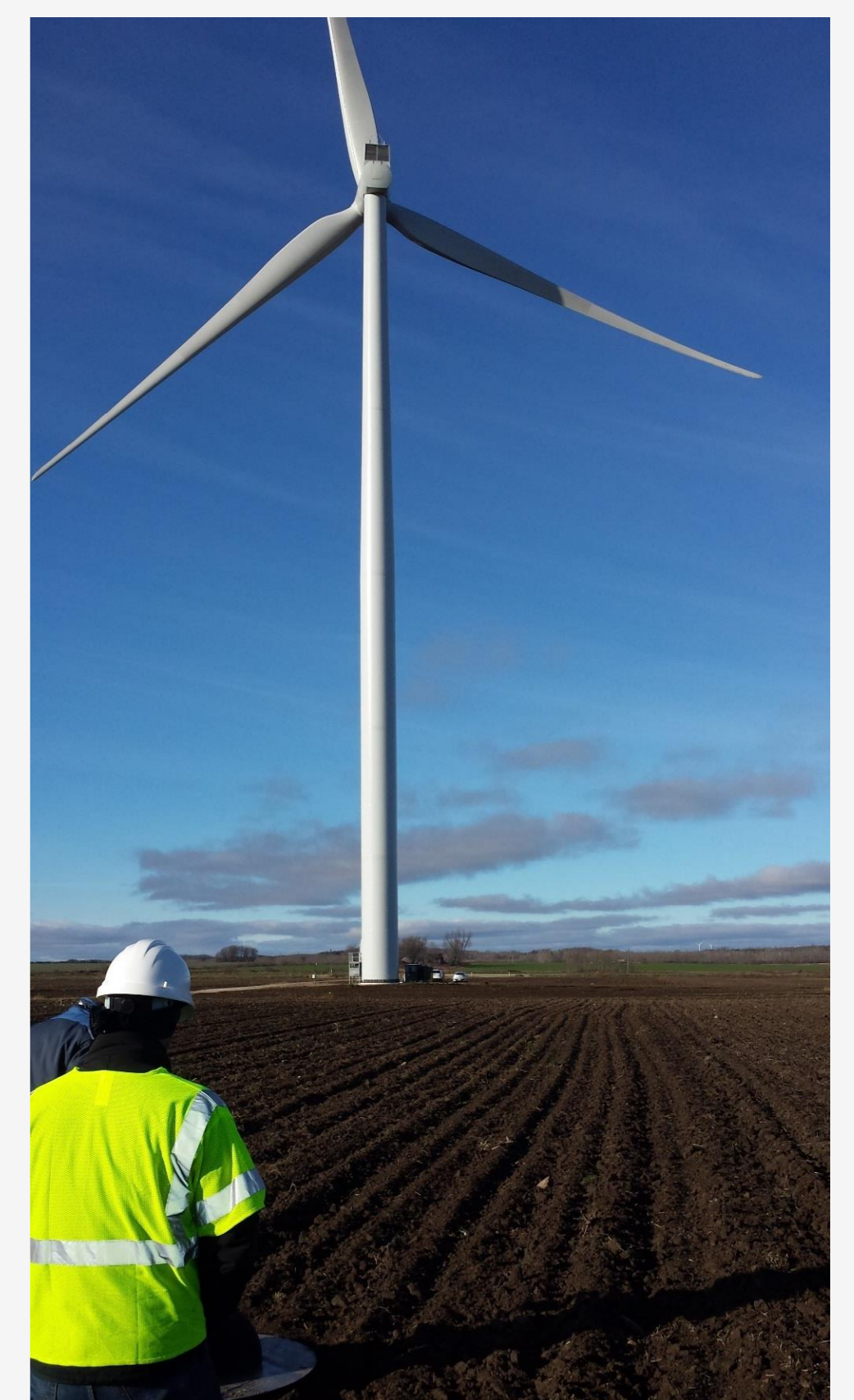
While some individuals reported some of the health conditions above, the prevalence was not found to change in relation to wind turbine noise levels.

Q Does low frequency sound and infrasound negatively impact human health?

A Studies by Health Canada and Front Public Health determined that there was no association found between dBC levels and any of the self-reported illnesses or chronic health conditions assessed (e.g., migraines, tinnitus, high blood pressure, etc.). For infrasound, measured levels were generally below the levels pre-existing in the environment.

Sources: Health Canada, "Wind Turbine Noise & Health Study: Summary of Results." <http://www.hc-sc.gc.ca/ewh-semt/noise-bruit/turbine-eholiennes/summary-resume-eng.php>

Front Public Health, Knopper LD, Ollson CA, McCallum LC, Whitfield Aslund ML, Berger RG, Souweine K, McDaniel M., "Wind Turbines and Human Health."



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

SETBACK REQUIREMENTS

Q What are the major setbacks to apply for the Project?

A Project setbacks in Ontario are among the largest of any jurisdiction globally. Setbacks are applied for a number of site features including receptors, property lines, roads, railways, communication towers as well as natural features.

Feature	Setback for wind turbine siting
Non-participating receptor (such as dwellings, schools and churches) ¹	At least 550 m from the turbine base and max sound pressure level of 40 dBA
Property line ¹	Hub Height or Blade length + 10 m ⁵
Public road right-of-way and railway ¹	Blade length + 10 m
Lake, permanent or intermittent stream, seepage area ¹	Blade length + 30 m
Provincially significant southern wetland, provincial park or conservation reserve ¹	Avoided
Transmission line ²	250 m (230 kV) 150 m (115 kV)
Oil and Gas wells ³	Blade length + 75 m
Settlement areas of Crysler, Berwick and Finch ⁴	1 km

Sources: 1 Ontario Regulation 359/09
2 Hydro One Network Inc (HONI)
3 Approval and Permitting Requirements Document for Renewable Energy Projects (MNRF)
4 EDPR commitment
5 Setback of Blade length + 10 m applies if a Property Setback Assessment is completed demonstrating that the proposed turbines will not result in adverse impacts

Q Will EDPR honor setbacks from the Crysler, Berwick and Finch Settlements Areas?

A During the IESO large renewable procurement process, EDPR had indicated that a minimum turbine setback of 1 km will be applied to the Settlement Areas for Crysler, Berwick and Finch. EDPR will honour that commitment and has incorporated the 1 km setback in the constraints map.

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

ABORIGINAL CONSULTATION

- Canada's Constitution Act, 1982, recognizes the rights of Aboriginal peoples (First Nation, Inuit and Métis).
- Ontario Regulation 359/09 has specific requirements for Aboriginal consultation. EDPR Canada is committed to working with each community on an individual basis.
- Aboriginal consultation may include environmental, archaeological, cultural and spiritual concerns.
- Nation Rise Wind Farm Limited Partnership is working closely with Aboriginal communities and leadership as required by law and good practice to:
 - Offer meaningful information about its project;
 - Seek information that helps ensure good planning to avoid or minimize impacts;
 - Openly discuss issues, interests and concerns;
 - Seek workable and mutually acceptable solutions;
 - Foster relationships of mutual respect.
- The Stage 2 field component was led by Licensed Archaeologists and trained field technicians. The field team was also composed of First Nations Technologists from three communities: Algonquins of Ontario, Mohawk Council of Akwesasne and the Huron-Wendat Nation. The First Nations Technologists actively participated in the field program and assisted in the field documentation of the archaeological sites identified.

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

WATER ASSESSMENT

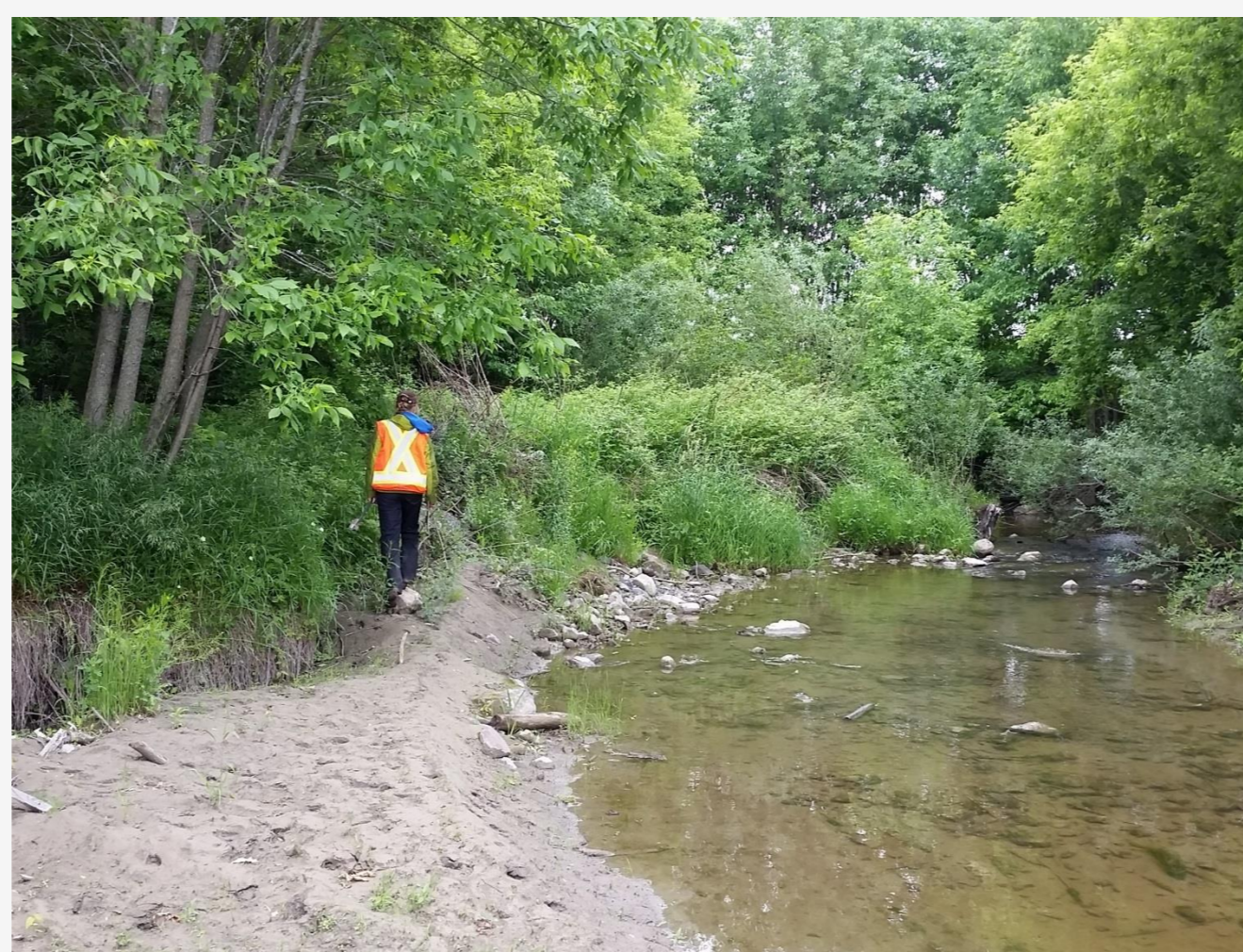
- A Water Body Assessment and Water Body Report were completed in accordance with Ontario Regulation 359/09.

Water body

A lake, permanent stream, intermittent stream or seepage area.

A background review and field investigations were conducted to identify and confirm the presence of water bodies within 120m of the Project Location.

- If a water body was identified within 120m of the Project Location, an impact assessment was conducted and detailed in the Water Body Report.
- The Water Body Report evaluates any potential negative effects on water bodies in order to identify appropriate mitigation measures, if necessary.
- Appropriate mitigation and follow-up monitoring commitments are proposed based on the type of project infrastructure which has the potential to affect the water body.



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

WATER ASSESSMENT

- Field surveys included:
 - Investigation of potential water features mapped within the Project Location and within 120m of the Project Location
 - Classification of water features as “REA-defined Water Bodies” if they met the specific definition in *Ontario Regulation 359/09*
- Site investigations confirmed 39 water bodies within the Project Location. One seepage area was identified within 120m of the Project Location.



- Some standard mitigation measures and best management practices to be applied to all construction activities include:
 - *Clearly delineate work area using erosion fencing or other suitable barrier to avoid accidental damage to water body banks, including damage to or removal of riparian vegetation.*
 - *Store fuel, hazardous materials, and other construction related materials securely away from any drainage features.*
- Additional mitigation measures are listed in the Water Body Assessment & Water Body Report, Construction Plan Report, and Design & Operations Report.
- Based on the current Project layout and proposed mitigation measures, no net effects to water bodies are expected to occur as a result of the Project.

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

NATURAL HERITAGE ASSESSMENT

- A Natural Heritage Assessment (NHA) was completed for the Project, as required by Ontario Regulation 359/09.
- Information regarding natural features within 120m of the Project Location was collected.
- Identified natural features were investigated by biologists and evaluated for significance according to provincial standards of significance.
- An Environmental Impact Study (EIS) was completed for all significant natural features found within 120m of the Project Location.

Natural features
Provincial parks, wetlands, woodlands or wildlife (e.g. bird or bat) habitats, etc.



- The EIS evaluates any potential negative effects on natural heritage features in order to identify appropriate mitigation measures, if necessary.
- Appropriate mitigation and follow-up monitoring commitments are proposed based on the type of infrastructure and proposed activity which has the potential to affect the natural heritage feature.

SECOND REA PUBLIC COMMUNITY MEETING



NATION RISE WIND FARM

NATURAL HERITAGE ASSESSMENT

- The Project Location is situated within an active agricultural landscape.
- Natural heritage features located within 120m of the Project Location were assessed for significance.
- Field surveys conducted:
 - Vegetation Community & Vascular Plants Assessment;
 - Wetland & Woodland Characterization and Delineation (through Ecological Land Classification and Ontario Wetland Evaluation Survey methods); and
 - Wildlife Habitat Assessments and Evaluation of Significance Surveys
- Wildlife habitats that the project committed to complete for pre-construction surveys include the following:
 - *Candidate bat maternity colony;*
 - *Candidate turtle wintering area;*
 - *Candidate reptile hibernaculum;*
 - *Candidate alvar community;*
 - *Candidate open country bird breeding habitat;*
 - *Candidate monarch (*Danaus plexippus*) habitat;*
 - *Candidate common nighthawk (*Chordeiles minor*) habitat;*
 - *Candidate amphibian breeding habitat (woodland);*
 - *Candidate wood thrush (*Hylocichla mustelina*) habitat;*
 - *Candidate eastern wood-pewee (*Contopus viren*) habitat; and*
 - *Candidate Muhlenberg's weissia (*Weissia muhlenbergiana*) habitat.*
- Assuming the implementation of the planned mitigation measures, follow-up monitoring programs, and contingency plans (if necessary), there are unlikely to be any significant impacts to natural heritage features.



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

NATURAL HERITAGE ASSESSMENT FAQ

Q There is a conservation area in the northern portion of the site. Will species from this conservation area be protected?

A As part of the facility siting and pre-construction activities, studies are being completed to identify potential issues related to birds, bats and the selected site.

A Natural Heritage Assessment (NHA) of the project area will be completed by wildlife professionals. The NHA incorporates a thorough assessment of not only environmentally protected areas within the project but all environmental features (streams, woodlands) and their associated species.

When properly sited, wind turbines present less of a danger to birds than other common structures, buildings or roads or domestic animals, such as cats.



Q What is EDPR doing to mitigate impacts on wildlife ?

A Biologists assess any nearby wetlands and woodlands to determine permitting requirements relating to environmental protection. EDPR avoids or minimizes impacts to these common habitats for many species during Project siting.

If issues are identified during the evaluation phase, EDPR takes corrective action, such as:

- Moving proposed turbine locations to avoid significant wildlife habitats or to reduce potential strikes;
- Establishing setbacks between turbines and wetlands; and
- EDPR will meet all of the requirements for conducting baseline wildlife, bird and bat studies, as described in O. Reg. 359/09 and set out in the MNR guidelines.

Q Will the Project impact snow geese or their migration path?

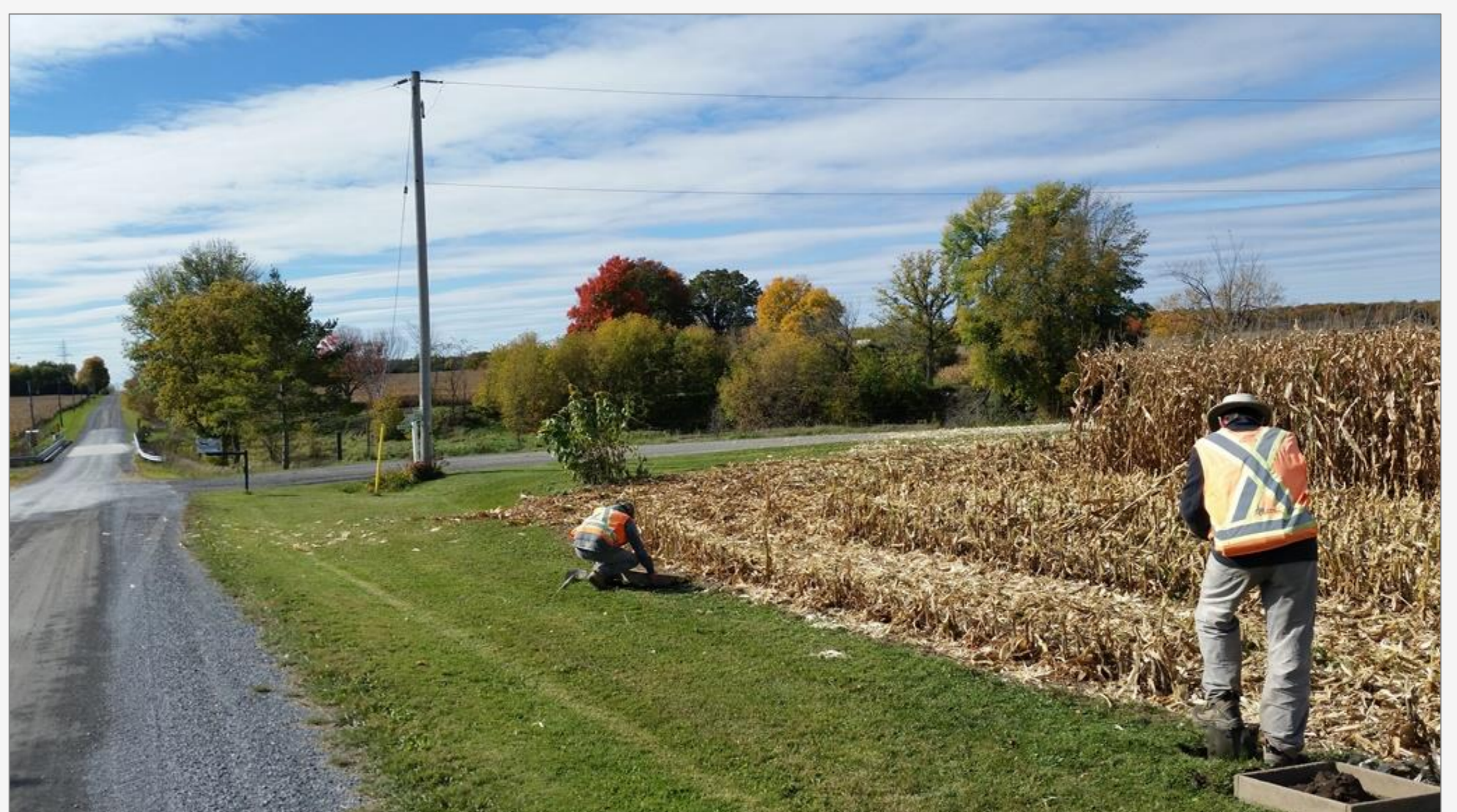
A Information for operating wind generation facilities in Ontario indicates that waterfowl, in general, are able to fly among operational wind turbines with negligible direct effect, even at projects situated along dense migration corridors, such as the Long Point, Rondeau, Point Pelee, and Lake St. Clair areas. Potential impacts to any significant snow geese habitats that may be identified will be assessed and mitigated in the Environmental Impact Assessment, which will require provincial review and approval.

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

ARCHAEOLOGICAL ASSESSMENT

- Stage 1 and Stage 2 Archaeological assessments of the Project Location were completed by licensed archaeologists according to the Ministry of Tourism, Culture and Sport (MTCS) 2011 *Standards and Guidelines for Consultant Archaeologists*.
- The Stage 1 archaeological assessments has been submitted and approved by the MTCS and entered into the Public Registry.
- The Stage 2 field component was lead by Licensed Archaeologists and trained field technicians. The field team was also composed of First Nations Technologists from three communities: Algonquins of Ontario, Mohawk Council of Akwesasne and the Huron-Wendat Nation. The First Nations Technologists actively participated in the field program and assisted in the field documentation of the archaeological sites identified.



SECOND REA PUBLIC COMMUNITY MEETING



NATION RISE WIND FARM

ARCHAEOLOGICAL ASSESSMENT

- The Stage 1 and Stage 2 archaeological assessment reports have been submitted to the MTCS and is currently undergoing review. The results of the two studies thus far are:
 - » The Stage 1 archaeological assessment report identified that the Project Location had archaeological potential for the presence of both Pre-Contact Aboriginal and Historic Euro-Canadian archaeological resources.
 - » The Stage 2 archaeological assessment identified twenty historic Euro-Canadian archaeological sites present within the Project Location.
 - » Eight of the twenty Historic Euro-Canadian archaeological sites do not meet the MTCS's criteria for having Cultural Heritage Value or Interest and will not require further assessment.
 - » The remaining twelve Historic Euro-Canadian sites date to a time period that indicates that they do have Cultural Heritage Value or Interest and will require further investigation through a Stage 3 Archaeological Assessment prior to construction, or Avoidance and Protection during construction.
 - » Once accepted, the report will be entered into the Ontario Public Register by the MTCS in advance of the REA application package being submitted to the MOECC.



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

CULTURAL HERITAGE ASSESSMENT

- A Cultural Heritage Assessment was conducted to assess built heritage resources and cultural heritage landscapes in the study area.
- A Cultural Heritage Impact Assessment report was submitted and approved by the Ministry of Tourism, Culture and Sport (MTCS) :
 - Identified cultural heritage resources within the study area;
 - Described potential negative effects on heritage resources during construction, operation and decommissioning;
 - Proposed mitigation measures to avoid or minimize negative effects on those resources.
- The assessment concluded that there are no protected cultural heritage resources and eighteen newly identified properties of cultural heritage value of interest (CHVIs) within the Project study area.
- It was determined that the Project poses no risk of direct or indirect adverse impacts to any heritage attributes of seventeen of these CHVIs.



SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

PROPERTY VALUE FAQ

Q Will the value of my house decrease after the construction of the wind project?

A Several independent studies conducted by Ontario Municipal Property Assessment Corporation (MPAC) and leading universities have concluded that the construction of a wind facility does not reduce property values.

"Following its review, MPAC concluded that 2016 Current Value Assessments of properties located within proximity of an IWT are assessed at their current value and are equitably assessed when compared to the assessments of properties that are not in proximity to IWTs. Therefore, no adjustments are required for 2016 CVAs. This finding is consistent with MPAC's 2008 and 2012 base year IWT reports."

Source: Municipal Property Assessment Corporation, "Impact of Industrial Wind Turbines on Residential Property Assessment in Ontario: 2016 Assessment Base Year Study."
<https://www.mpac.ca/PropertyOwners/IndustrialWindTurbines>

Q Are there studies completed in Ontario that assess if the proximity of wind turbines decrease the value of surrounding properties?

A Yes. Studies have shown no decrease in the property values resulting from the construction of wind power projects in the area of the Municipality of Chatham-Kent (2010); and Township of Melancthon, Township of East Luther Grand Valley and County of Dufferin (2006).

A recent study completed at Guelph University came to the same result: No impacts were found.

Sources: Vyn, R. J. & McCullough, R. M. (2014), "The effects of wind turbines on property values in Ontario: Does public perception match empirical evidence?" Canadian Journal of Agricultural Economics, 62 (3), 365-392.

George Canning, AACI, P.App. and L Simmons, AACI, FRI, CMR, PLE. "Wind Energy Study – Effect on Real Estate Values in the Municipality of Chatham-Kent, Ontario."

Blake, Matlock and Marshal Ltd. "The relationship of windmill development and market prices. Township of Melancthon, Township of East Luther Grand Valley and County of Dufferin."

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

WATER WELLS

- Project infrastructure will not overlap Wellhead Protection Area of communities drinking water sources (Crysler and Finch).
- Dwellings within the project area are supplied by private wells.

Q

Will the potential for the project to impact groundwater be evaluated?

A

Once final turbine locations have been selected for construction, a qualified independent firm will undertake a geotechnical evaluation at each proposed turbine location to determine foundation requirements.

Appropriate foundation types will be selected based on the geotechnical results at each proposed location.

Based on the results of the geotechnical assessment, best practices for each foundation type will be proposed and potential impacts to groundwater will be evaluated.

Considerations for the potential to negatively affect groundwater sources are addressed in the Environmental Effects Monitoring Plan (EEMP) for the Project. If necessary, the EEMP includes mitigation and avoidance measures on impacts to groundwater sources. Additionally, the Project will be permitted in consultation with the South Nation Conservation Authority.

SECOND REA PUBLIC COMMUNITY MEETING

NATION RISE WIND FARM

THANK YOU FOR ATTENDING!

▪ **Project Next Steps**

- Analyze and respond to feedback received during the Public Meeting.
- Complete and finalize all REA reports, including the Consultation Report.
- Submit the REA application with all REA reports to the MOECC.
- When an application has been accepted (after MOECC completeness check), the ministry will prepare a proposal notice for public comment period on the Environmental Registry.
- The final REA reports will be made available on the project website within 10 days of the proposal being posted to the Environmental Registry.
- A Community Liaison Committee (CLC) will be created within three months of obtaining the REA. Members of the public and stakeholders will be invited to join the CLC that will serve as a forum to exchange ideas, discuss the project and share project updates with interested residents and members of the public.

▪ **Before you leave**

- We would like you to fill out a comment sheet. Your feedback is valuable to us.
- For more information about the Project, please consult the Project website: <http://nationrisewindfarm.com/>
- You can also contact us using the following email address: nationrise@edpr.com

SECOND REA PUBLIC COMMUNITY MEETING