

Honeywood Wind Power Project

**Environmental Screening
Public Information Centre #2
*October 25, 2007***

Please sign in so we can keep you updated on the project

WELCOME

Purpose of Today's Meeting

- Ø To provide an update on the progress of the Project.
- Ø To present feedback from PIC #1.
- Ø To present the results of baseline studies.
- Ø To present the preliminary preferred turbine/site layout.
- Ø To encourage, gather and respond to public input and feedback.
- Ø To identify next steps in the process.

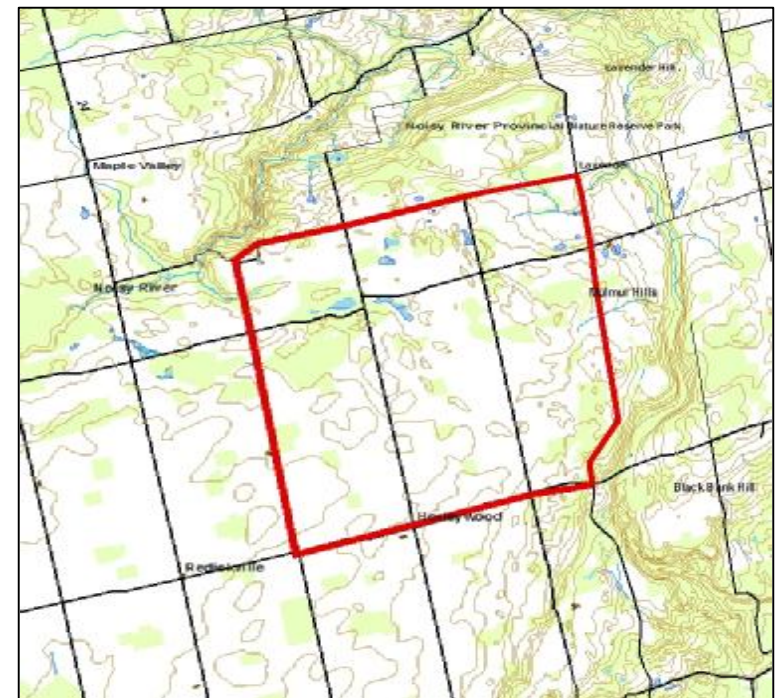
Please.....

- Ø Ask us any questions you may have about the project or the results of our various studies.
- Ø Fill out a comment sheet and leave it with us – or take it home and return it by Nov 22nd 2007 to the address provided.



PROJECT DESCRIPTION

- Ø The Honeywood Wind Power Project is designed to generate up to 10 megawatts (“MW”) of power.
- Ø The project will include 5 turbines.
- Ø The Project will be constructed over approximately 5 hectares of predominantly agricultural land. This has been reduced from 1,600 ha as a result of project constraints and preliminary project design.
- Ø No additional turbines or project phases are planned within the study area.
- Ø Electricity generated from the wind turbines will be transmitted to the provincial grid via a 44 kV transmission line to an interconnection point with the Hydro One distribution system.
- Ø A number of landowners have signed options for a total of approximately 700 hectares.
- Ø Options include a clause for a voluntary contribution to the village of Honeywood.



HONEYWOOD WINDPOWER PROJECT HISTORY/PROGRESS

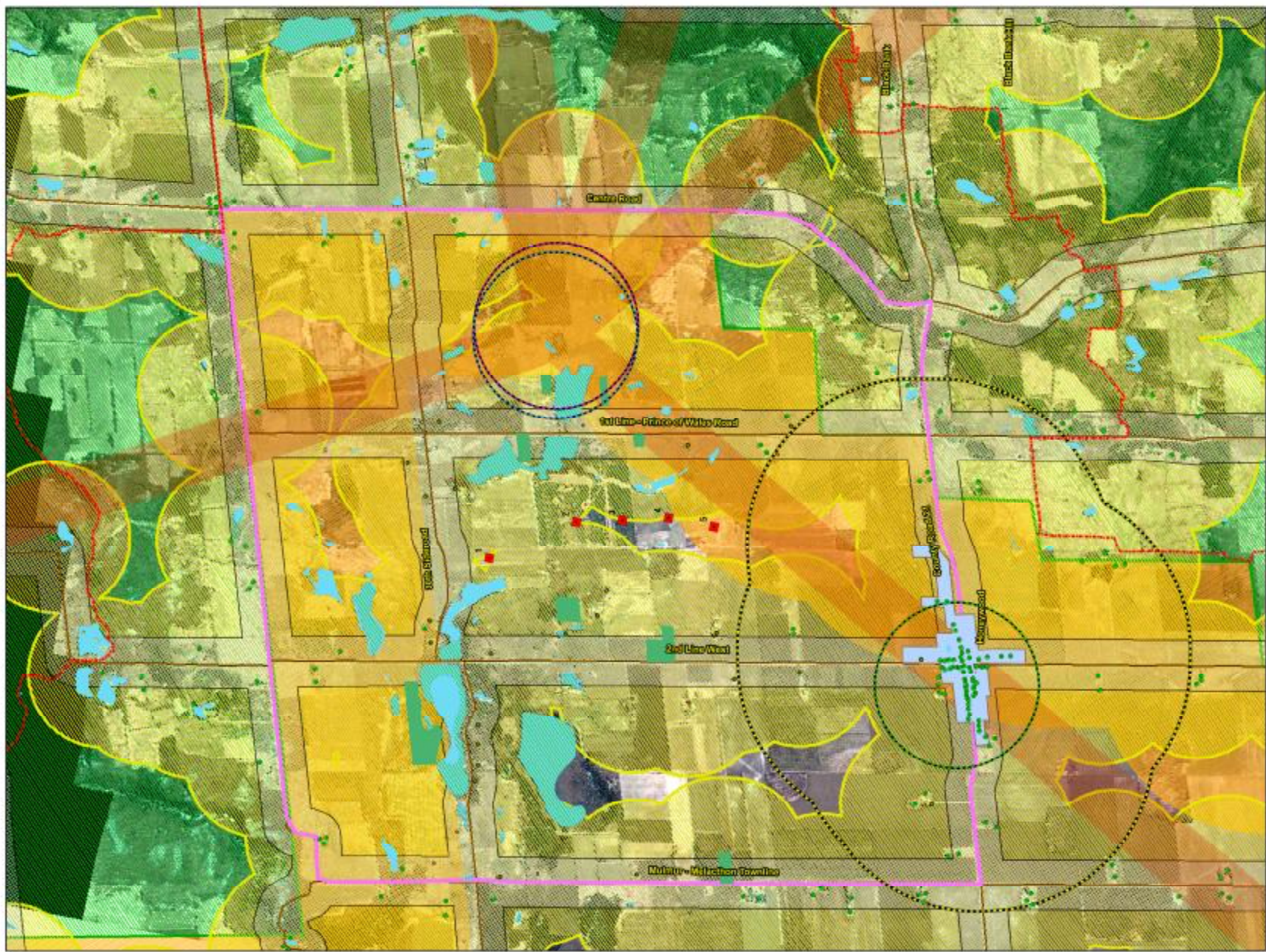
- Ø Fall 2003: Initial province-wide prospection.
- Ø Summer 2004: Installation of first wind monitoring tower.
- Ø Summer/Fall 2004: Initial meetings to assess interest by the landowners.
- Ø Spring 2005: Identification of prospective land of interest and presentation to the Mulmur Township Council.
- Ø 2004-2006: Collection of wind data for more than 2 years.
- Ø Fall 2005: Establishment of Honeywood Community Landowner Group in the Fall of 2005.
- Ø Winter 2006 : Public presentation by 4 developers in January (Eolectric was the only developer actually monitoring wind).
- Ø Spring 2006: Identification of environmental constraints & signing of up to 700 hectares of land.
- Ø Fall 2006: Issuance of the Notice of Commencement of Environmental Assessment and submittal of Connection Impact Assessment.
- Ø Winter 2007: Presentation of proposed project to the Mulmur Township Council & Public Information Center (PIC #1).
- Ø Spring/Summer 2007: Collection of baseline environmental information & identification of preliminary project design and engineering.
- Ø Fall 2007: Completed Connection Impact Assessment and application for a Standard Offer Contract.



PIC #1 - PUBLIC FEEDBACK

- Ø First Public Information Centre held March 22nd, 2007 at the Honeywood Community Centre/Arena.
- Ø A total of 73 people attended PIC #1, 23 of whom submitted comment forms.
- Ø In addition, 26 stakeholders have provided written comments throughout the EA process to date.
- Ø Key issues identified by the public, along with a summary of the study team responses, are provided below:

KEY ISSUES	STUDY TEAM RESPONSE
Property/Land Values	Documented studies have generally indicated either no impact or slight increase in land value for all land value classes.
Sound Levels	Turbine locations are a result of sound level considerations. All provincial standards are met with sound levels capped at 40 dBA at night and 45 dBA during the day from all nearby dwellings (MOE Reg NPC232).
Lighting of Turbines	Discussions will be held with Transport Canada during detailed project design with regard to turbine lighting requirements.
Aesthetics	A visual assessment is underway. Preliminary results are presented at this PIC. Turbine locations have been selected with the aim of minimizing impacts. Discussions are ongoing with NEC.
Natural Areas (Niagara Escarpment/ Wildlife)	Natural environment studies have been completed within the study area. Results are presented at this PIC.
Preliminary Project Design	The preliminary project layout is presented at this PIC.
Decommissioning	Eolectric commits to creating a decommissioning reserve for the dismantling of the project funded by the revenues generated by the wind farm. Neither the township nor the landowners will have to bear in any way the responsibility or cost of removing the wind farm or its component parts.



Honeywood Constraints And Revised Preliminary Layout

Date: 11/10/20
 Project: 170 - 2000
 Prepared by: Ecoletric Inc.

Prepared by: Susan Dinkler-Boyer
 Project: 170 - 2000
 Date: 11/10/20



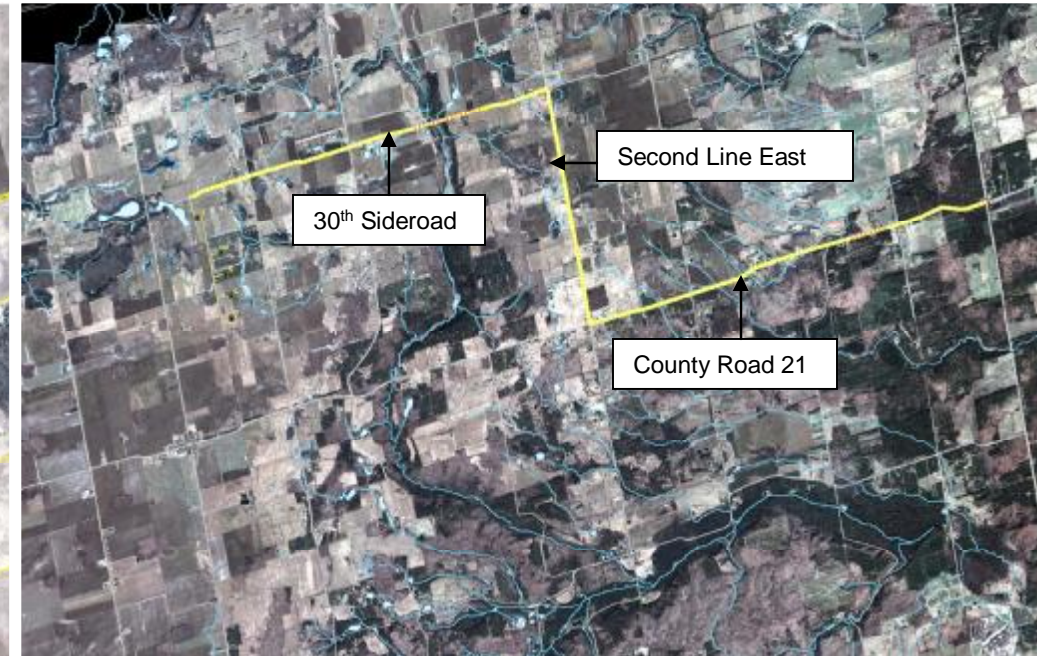
Legend

- Building Developments
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Proposed Site Layout



Proposed Distribution Line



- Ø 450 m maintained from dwellings
- Ø Linear arrangement proposed to limit visual impacts
- Ø Natural features not disturbed
- Ø Maximized use of lot limits for access roads and collector system
- Ø Minimize impact of distribution line by piggybacking on Hydro One system

PROJECT DESCRIPTION

5 X 2.0 MW E82 Enercon Wind Turbines:

- Ø 79 m steel tubular tower.
- Ø 82 m rotor diameter with a swept area of 5,281 m².
- Ø Variable speed, gearless with variable pitch control.
- Ø Rotational speed: 6 to 19.5 rpm.
- Ø Tip speed: 25 to 80 m/s.
- Ø 400V/44kV transformer integrated at the base of the turbine.
- Ø Gravity-based concrete foundation of 19m underground radius, 3m depth. Above ground portion of 6.6m radius.

Other project components:

Access road system:

- Ø 12 m wide during construction, reduced to 7.5 m gravel access road for operation - approximately 2 km.

Electrical collector system:

- Ø 44 kV underground beneath the access roads.
- Ø Collects the energy generated from the turbines .

Transmission line to electrical grid:

- Ø Above ground line of wooden poles of 15 m height with spacing of 45-55 meters.
- Ø Will piggyback on existing Hydro One line and run east along 30th sideroad, south along 2nd line East, and East along County Road 21.

Gearless ENERCON E82



30th Sideroad



County Road 21



PROJECT DESCRIPTION Cont'd.

- Ø ENERCON turbines have an advantage over other turbines with regards to oil/grease issues.
- Ø Most machines store gear oil in the top of the nacelle which has to be changed every few years. The majority of the oil in an ENERCON turbine is stored at the bottom of the tower and is not changed during its life – improved containment and reduced spills potential.

Turbine Component	Oil or Lubricant Type	Quantities	Oil Containment System
Yaw Gear (rotate turbine)	Mobilgear SHC 460	7 litres	Within the carrier with 100% collection capacity and with oil pans under the yaw drive and
Pitch Control (rotate blades)	Mobilgear SHC 460	4 litres	Nacelle casing collecting possible oil leaks
Braking System	Renolin PG46 Hydraulic oil	2.7 litres	Stainless steel collection pan >100% collection capacity
Tooth Flanks and Bearings	Mobiltac 81	125 ml cartridges	Parts are encapsulated to prevent leakage with excess lubricant collected in special bags fitted to the casing
Roller Bearings and Pivot Bearings	Mobilith SHC 460	4 kg	Closed system with leak monitoring feature
Transformer	Dow-Corning 561	1,000 litres	Galvanized steel Oil trough under the transformer, installed at the base of the turbine which acts as additional containment

ECONOMIC BENEFITS AND DECOMMISSIONING

- Ø Over \$200,000 in annual benefits will be flowing to the community through:
 - Municipal taxes.
 - Voluntary payments to the Township.
 - Payments to the landowners.
 - Operation and maintenance of the project.

- Ø Project decommissioning:
 - If all the project turbines are not operational for a consecutive period of 18 months or longer, Eolectric commits to decommissioning the project within a six month timeframe.
 - Eolectric undertakes to provide for decommissioning costs through a specific reserve to be funded through project revenues.
 - Estimated cost of decommissioning represents approximately 5% of development and construction costs, or approximately 1 million dollars.
 - Specific guarantees will be provided to the township and the landowners to ensure they shall be subject to no liability or responsibility for decommissioning.



Honeywood Fire Station

LAND VALUES

- Ø North American studies, reviewing more than 30,000 property sales in close proximity to wind farms, have tended to show little to no negative impact on land value following implementation of wind power projects.
- Ø Studies generally found no evidence that property values decreased as a result of wind farms, for any land property class.
- Ø Indicates to potential home buyers that "the community cares about the environment."
- Ø Most comprehensive study is the Renewable Energy Policy Project "*The Effect of Wind Development on Local Property Values*":
 - Studied ten projects located in California, New York, Texas, Vermont, Wisconsin, Pennsylvania, and Iowa.
 - *study "found no evidence that property values decreased as a result of wind farms."*
 - *"for the great majority of projects the property values actually rose more quickly in the view shed than they did in the comparable community. Moreover, values increased faster in the view shed after the projects came online than they did before."*
- Ø Windpower has become a sign of environmental awareness and is increasingly seen as a positive sales or marketing tool, even in the real estate industry.



AGRICULTURAL ASSESSMENT AND NATURAL ENVIRONMENT STUDY

Agriculture

- Ø Agriculture is an important economic activity in the study area - 78% of the study area is comprised of prime agricultural lands.
- Ø One turbine will be located on lands not currently in agricultural production (turbine #4). The remaining four turbines will be located on Prime Agricultural Lands which are currently used for corn (turbine #1) and grassland (turbine #'s 2, 3 &5).
- Ø Lands taken out of agricultural production will consist of the footprint of the turbines, access roads and laydown areas.
- Ø Construction impacts will result in the temporary loss of 4.0 ha, approximately 0.3% of agricultural lands in the study area. In the long-term the footprint of the access roads and turbines will be reduced, therefore the permanent operational loss will be 0.1% of agricultural lands in the study area.
- Ø Mitigation measures will be determined on a site specific basis in consultation with hosting landowners. Measures may involve - minimizing soil impacts, disruptions to agricultural operations and disturbances to existing infrastructure. Rehabilitation measures for disturbed soil and infrastructure will occur immediately upon completion of construction.

Natural Environment

- Ø No aquatic species at risk were identified within the study area.
- Ø No plant species at risk were identified within the study area.
- Ø Monarch butterflies (SARA Schedule 1) were noted in areas containing Milkweed.
- Ø No turbines are located directly within designated sites (PSWs, ANSIs, ESAs etc).



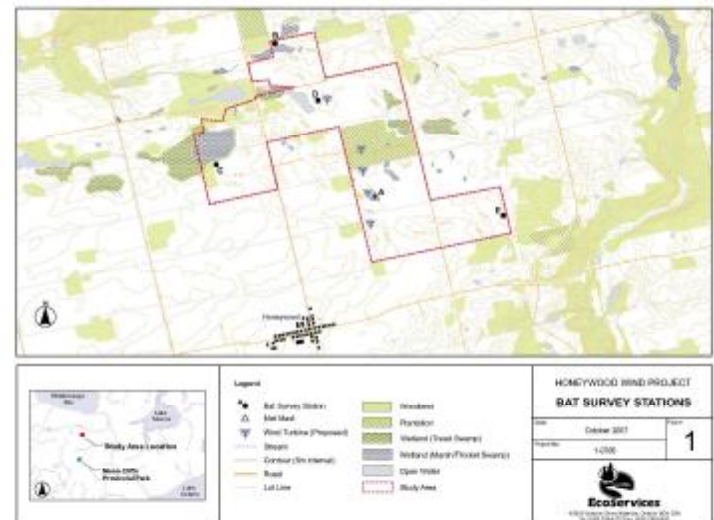
BIRD AND BAT SURVEYS

Birds

- ∅ The area provides few and small-sized forested areas and wetlands reflected in a general lack of diversity in avifauna:
 - ∅ 44 breeding bird species.
 - ∅ 22 wintering bird species, 15 species also recorded during breeding survey.
- ∅ Study area is not a significant bird migration corridor.
- ∅ Study area does not provide breeding habitat for significant bird species, nor does it serve as a significant over wintering site for birds in general.

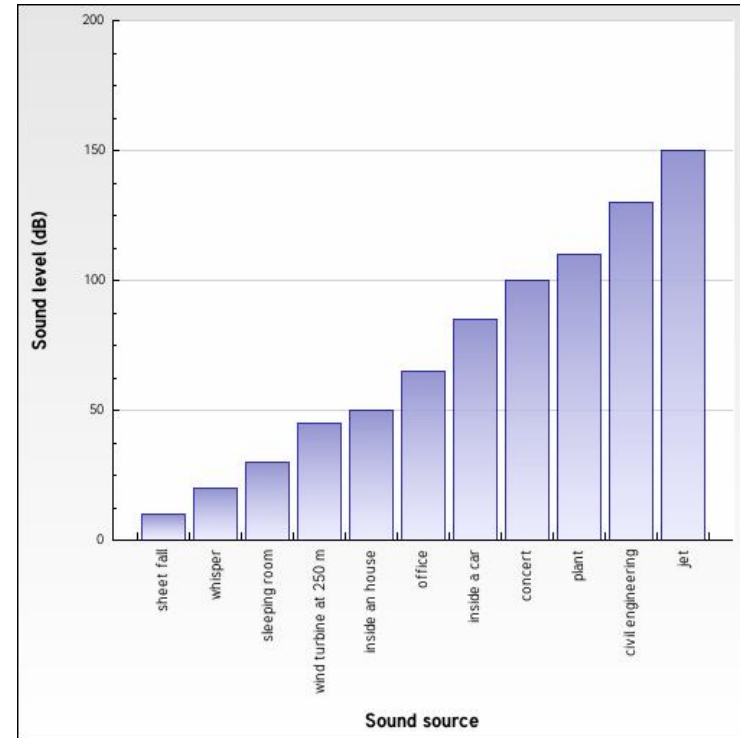
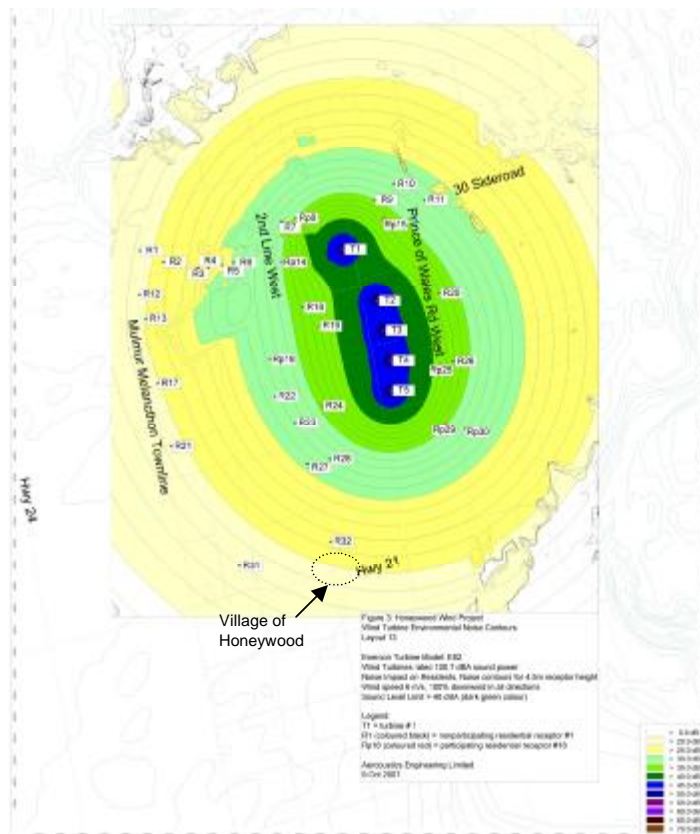
Bats

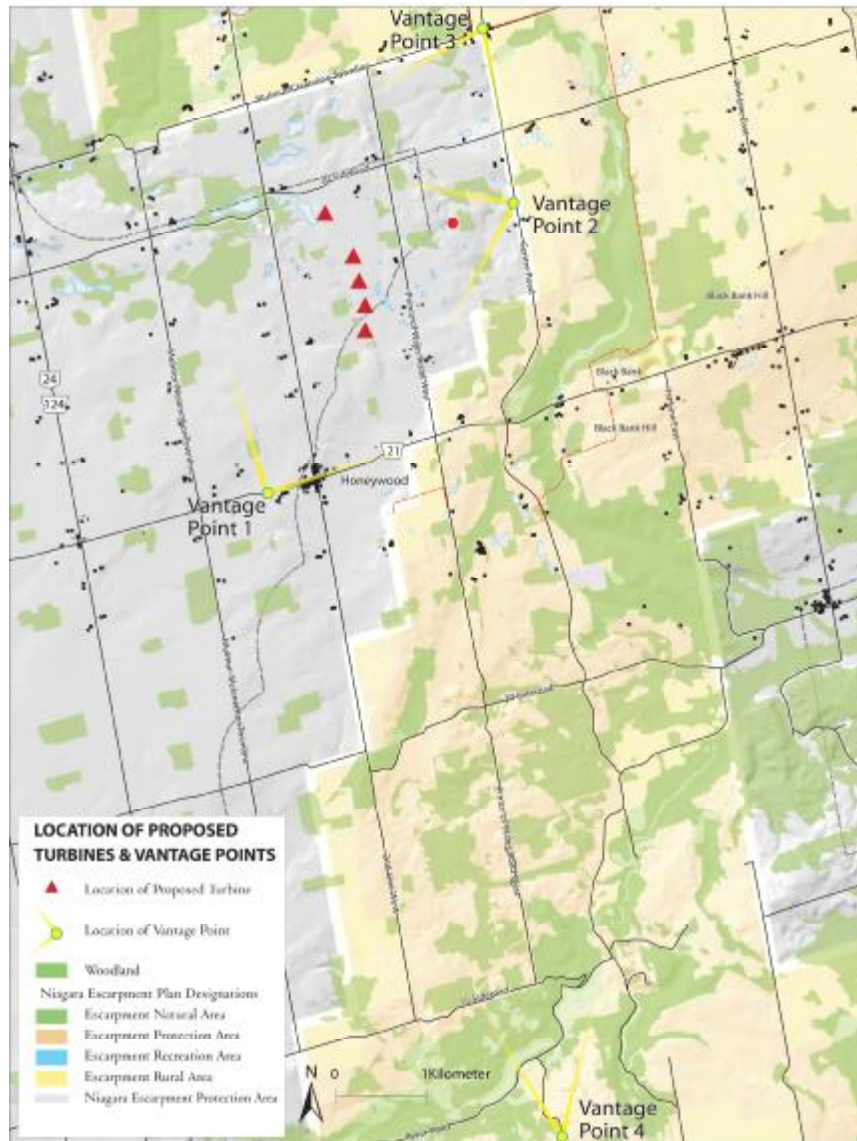
- ∅ Surveyed using Anabat SDI bat detector (04 Sept - 10 Oct 07).
- ∅ Bat calls were recorded at all 5 survey stations. Analysis of calls to determine bat species and migration is ongoing.
- ∅ No bat hibernacula, significant swarming sites or maternal roost sites were identified in the study area.
- ∅ Study area is located within 50km of a known roost site at Mono Cliffs Provincial Park. Therefore, based on MNR's bat guidelines the sensitivity of the site is 'Medium'. Sites with medium sensitivity rating need to conduct at least 2 years of post-construction surveys (July-September).



SOUND LEVEL ASSESSMENT

- Ø Recent advancements in turbine configurations, construction materials and blade geometry have resulted in considerably quieter systems.
- Ø You can stand directly beneath an operating turbine and carry on a conversation without raising your voice.
- Ø All wind projects must comply with the strict environmental noise requirements of the Ontario Ministry of the Environment.
- Ø Noise contours have been generated using the preliminary preferred project layout.
- Ø Noise impact is considered to be acceptable as all receptors are below the MOE sound level limit of 40 dBA.





VISUAL ASSESSMENT

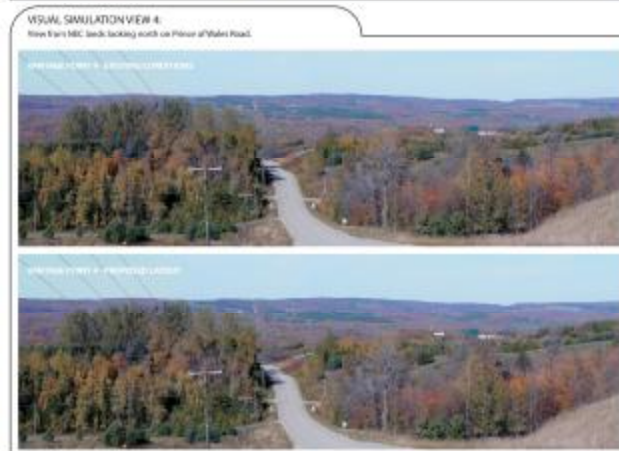


- Ø Goal was to simulate visual impact of the installation of wind turbines from the following vantage points:
 - Village of Honeywood
 - From NEC land
 - From the Bruce Trail
 - Prince of Wales Road /1st Line EHS

- Ø Vantage points were chosen on site, based on where the turbines are believed to be most visible (not screened by natural features).



VISUAL ASSESSMENT Cont'd.



OTHER ASSESSMENTS

Ø Telecommunications

- A telecommunications study (YRH Associates Inc., August 2007) found only one potential telecommunications constraint - “Black Bank Hill”. This telecommunication site has been taken into account in the preliminary preferred project layout.

Ø Archaeological Assessment

- A Stage 1 archaeological assessment found that the study area has a moderate to high potential for archaeological resources. Following the finalization of the project layout, a Stage 2 assessment will be conducted on all lands that will be directly impacted by the project.



PROJECT DEVELOPMENT NEXT STEPS

- Ø Pursue Consultations with Stakeholders/Agencies.
- Ø Finalize Project Layout/Design.
- Ø Complete the Environmental Screening Report.
- Ø Undertake Zoning Amendement.
- Ø Negotiate the Balance of Plant and Turbine Supply Agreement.
- Ø Obtain all Required Permits and Approvals for Construction.
- Ø Negotiate the Project's Debt Financing.
- Ø Construction.
- Ø Commissioning and Operation (Fall 2009).



YOUR ONGOING INVOLVEMENT IS IMPORTANT TO US

There is an opportunity at any time during the EA process for interested persons to provide comment. Our team welcomes any comments that you may have about this project, either at the Information Centre or through correspondence, so that your input can be incorporated into the study process.

What issues are important to you? Comment sheets are available and should be submitted to the address provided by Nov 22nd, 2007 such that they can be considered for project planning.

