

February 9, 2009

Dear Mr. Junger,

My name is Carl Cosack, fulltime resident in Mulmur Township at Lot 23 Conc. 1W. I have been living since 1975 and am the President of Rawhide Adventures INC. a company which operates as an adventure horseback riding enterprise. www.Rawhide-Adventures.on.ca
I attended the CORE meeting on Saturday Feb 7th and subsequently tried to follow up accessing your website. That was unsuccessful and since time is of the essence I write today, February 9, 2009 to ask you the following questions regarding your proposed development.

1) Why is the lease arrangement with the property owners so secretive?

I appreciate the confidentiality of the "payment" arrangement, what does not have to be secret is:

- Who pays the taxes on the tower?
- What is the length of the lease?
- What kind of insurance is required for the structure and who pays for it?
- Since these contracts are reaching 20 years into the future, why could an independent lawyer not review them on our behalf? He/She would be bound by confidentiality and thus not reveal any provisions covered under the Privacy Act or the Corporate Secrets Act.

2) I understand that your proposal is based on a 20 year life span of the turbines.

What happens then?

Since the infrastructure is already there, access roads, line to Dunedin substation, lease arrangements, will the turbines be refurbished?

a) If the turbines will be refurbished: - Will the lease arrangement be reopened?

- Will lease arrangements with neighbouring, but not hosting a turbine, property owners be reopened?

- Who, or which agency, will set the perimeters for something that far in the future?

- Will there be a conflict with the Planning Act?

b) If the turbines are not refurbished: - How do I know that the agreement you reach with land owners, local governments and local contractors is not changed, or cancelled, should your company sell to

some other entity or interest?

- Who will take the turbines down and rehabilitate the site back to its original condition?

- Is that rehabilitation covered in the same way it is covered for gravel pits, who currently pay a tonnage fee and keep materials to recover on site?

- What are you doing to ensure that I, as a taxpayer, do not get stuck with the bill once your lease has run out and you may no longer have right to access?

3) Reviewing your proposal, I can not find anything on the maintenance of the turbines, once approved:

- What happens to the turbine oil?

- How often does it need to be changed and how much is in each turbine?

- Is the used oil stored on site?

- What arrangement/contract has been enacted so that there are legal safeguards to protect our water and soil from contamination? This is a particular concern since we harbour the headwaters of streams that inevitably feed into higher population densities.

4) Reviewing your Acoustical Report:

- Why can your proposal not conform to the old provincial standards, never mind the new provincial standards?

- By not complying with those standards, does that mean that a vacant lot that is within the 'not complying noise zone' will not be allowed to be developed?
 - Is that 'non development' cost/compensation/buy out addressed and covered in the lease arrangement?
 - Is the landowner/lease owner aware that they may not be able to get a permit to develop if their existing vacant lot is in the acoustical zone that does not conform to the provincial standard?
 - Do you know how many existing vacant lots or properties there are within the zone of the turbines that may not get approval for development because of your proposal?
 - Does 'non compliance' to provincial standards mean that surrounding property owners may not be granted a severance permit; a permit that would be granted if the Wind Farm would not be there?
- 5) We are a tourism operator. We make our living selling the beauty of this extraordinary area and we help draw international tourists into this region:
 - How is the 'visual impact' of the turbines assessed, both during day time hours and for the light pollution at night?
 - Are there provincial standards that need to be met? Nobody has asked me about the impact the turbines will have both directly on us as well as on the B&B's, on whose existence we draw as part of our customer base.
 - How will the visual and acoustic presence of the Wind Farm affect the Bruce Trail patrons?
 - Will they stay away and keep their dollars out of this diversified community? That alone opens many more questions.
 - 6) Why are you appealing our townships Official Plan 12, amended and approved by the province, to the OMB?
 - 7) Why is there a new road, crossing Lot 28 or Lot 29 from Centre Road to 2nd Line West, drawn into the Constraint Mapping?
 - 8) How tall will the new poles that carry power to the substation be?
 - 9) What binds a future owner of this development to any agreement that you make with all of us?
 - 10) Has any consideration been given that if property assessment goes down within the vicinity of the Wind Farm, surely traceable through MPAC, that my taxes will go up to compensate.
 - 11) Will your company reimburse the Township for the loss of revenue for the length of time the project is in business, no matter who owns this Wind Farm?
 - 12) Can any future public meetings be held Saturday Mornings so everyone can attend? If not, why not?
 - 13) In this day and age, with all the turmoil around us, how can we be sure you are still in business tomorrow and finish what you started?
 - 14) Is there an insurance bond that would cover your obligations if you go out of business? Many of Bernie Madoff investors all thought that they were on solid financial footing.
 - 15) Is there a 'warranty of performance' on your part, and if so, who issues that warranty/policy?

Thank you for your attention to these matters and I look forward to your timely responses.

Carl Cosack
 President
 Rawhide Adventures INC
 638135 Prince of Wales Rd.
 RR#3 Shelburne
 L0N 1S7
 519 925 0152