

# **CORE Presentation**

## **Feb 7<sup>th</sup>, 2009**

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### **PROPOSED HONEYWOOD WINDFARM**

# Presentation Outline

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1. Background
2. Proposed Turbine Layout
3. Regulatory Processes Underway
4. Official Plan Amendment No. 12 (OPA12)
5. Constraint Mapping
6. Environmental Screening Report (ESR)
7. Proposed Distribution Route

# Presentation Outline

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8. Township of Mulmur Preliminary Comments
9. Mulmur Visual Impact Guidelines
10. Geilectric Acoustical Report
11. Offers to Lease & Participating Landowners
12. Letters of Concern
13. Request for Elevation
14. Please send copies
15. Core Membership Drive & Funding

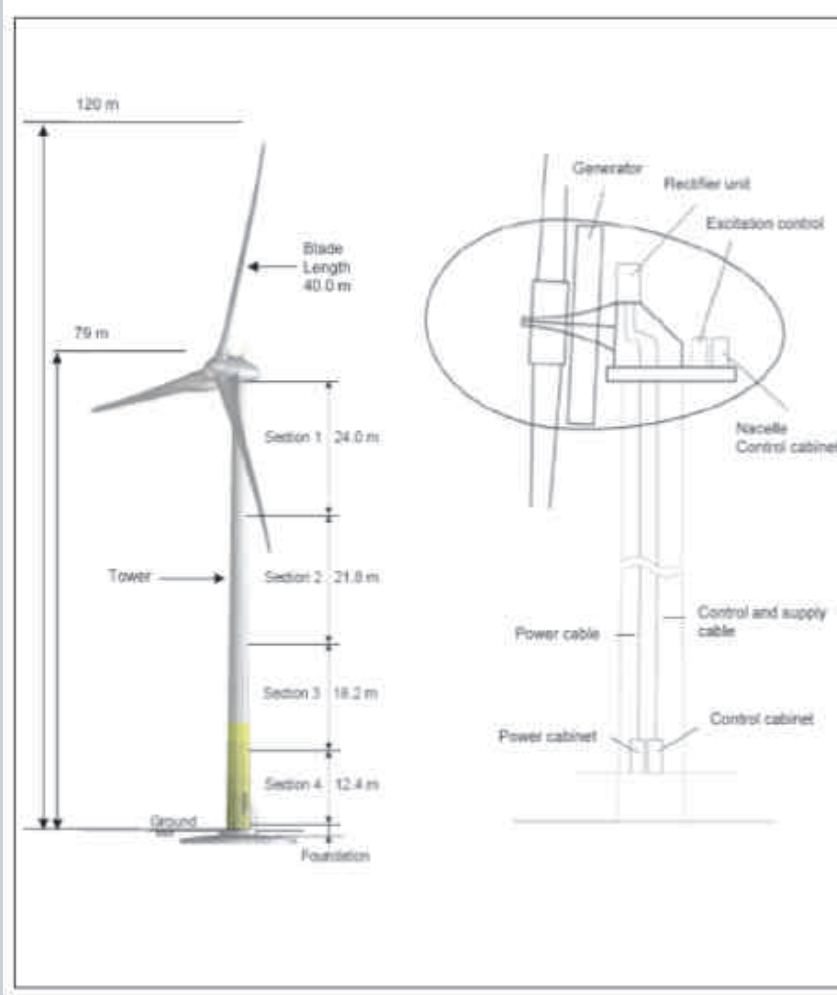
# Background

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- C.O.R.E (Conserve our Rural Environment) formed to monitor issues, inform the public and make representations. Incorporated 2002. Represents over 370 families concerned about Mulmur
- Eolectric, as agent for Geilectric, is proposing to build a 5 turbine (10 MW) windfarm North east of Honeywood

# Background

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**FIGURE 2.1**  
**GEILECTRIC INC.**  
**HONEYWOOD WIND FARM**  
**ENVIRONMENTAL SCREENING REPORT**  
**TYPICAL TURBINE**  
**STRUCTURE**

Source: Enercon E-82/8774F01

N.T.S.  
December 2008  
Project No: PIB10050  
Prepared by: C. Dicke

Projection: UTM Zone 17  
Datum: NAD83  
Verified by: E. Anderson

 **Geilectric**  
Projects deliver • Wind Projects

 **BURNSIDE**  
ONLINE STRUCTURE 200

# Proposed Turbine Layout

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FIGURE 2.5  
GEIELECTRIC INC.  
HONEYWOOD WIND FARM  
ENVIRONMENTAL  
SCREENING REPORT  
LAYOUT 19

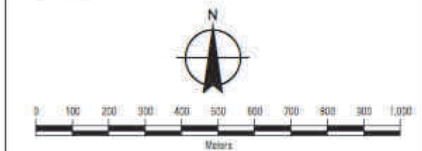
## LEGEND

-  Turbine Locations
-  Study Area

## DATA SOURCES

Township of Mulmur, Official Plan for the Township of Mulmur, May 2004.

IMAGE INFORMATION: Includes materials (c) 2001, Space Imaging LLC, all rights reserved



Scale: 1:12,500  
December, 2008  
Project Number: PB10856

Projection: UTM, Zone 17  
Datum: NAD 83

Prepared By: G. Dixon

Verified By: E. Anderson



# Regulatory Process Underway

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- Geilectric requires Environmental approvals from:
  - 1. Natural Resources Canada
  - 2. Provincial Ministry of Environment
    - Category B Environmental Screening
    - Certificate of Approval (noise)

# Regulatory Process Underway

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- Geilectric requires planning approvals from:
  1. Township of Mulmur
    - zoning bylaw amendment(s)
    - site plan approval and agreements
- An Environmental Screening Report was placed “on the public record” and put on Eolectric’s website December 15/08. Any person wanting to raise issues must write the proponent, who is to try to resolve them

# Regulatory Process Underway

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- If issues are not resolved, the Director of the Environmental Assessment and Approvals Branch may be asked to “elevate”/”bump up” the project.
- All this must be done no later than February 20/09
- Re-zoning application was submitted to Mulmur Township – January 23/09

# Official Plan Amendment #12 (OPA12)

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- Mulmur Township passed OPA 12 in April/08, to update standards for Wind Farms
- OPA 12 was submitted to Ministry of Municipal Affairs and Housing for approval – April/08
- Geilectric aware of OPA 12 policies, said they would consider them in proposal review

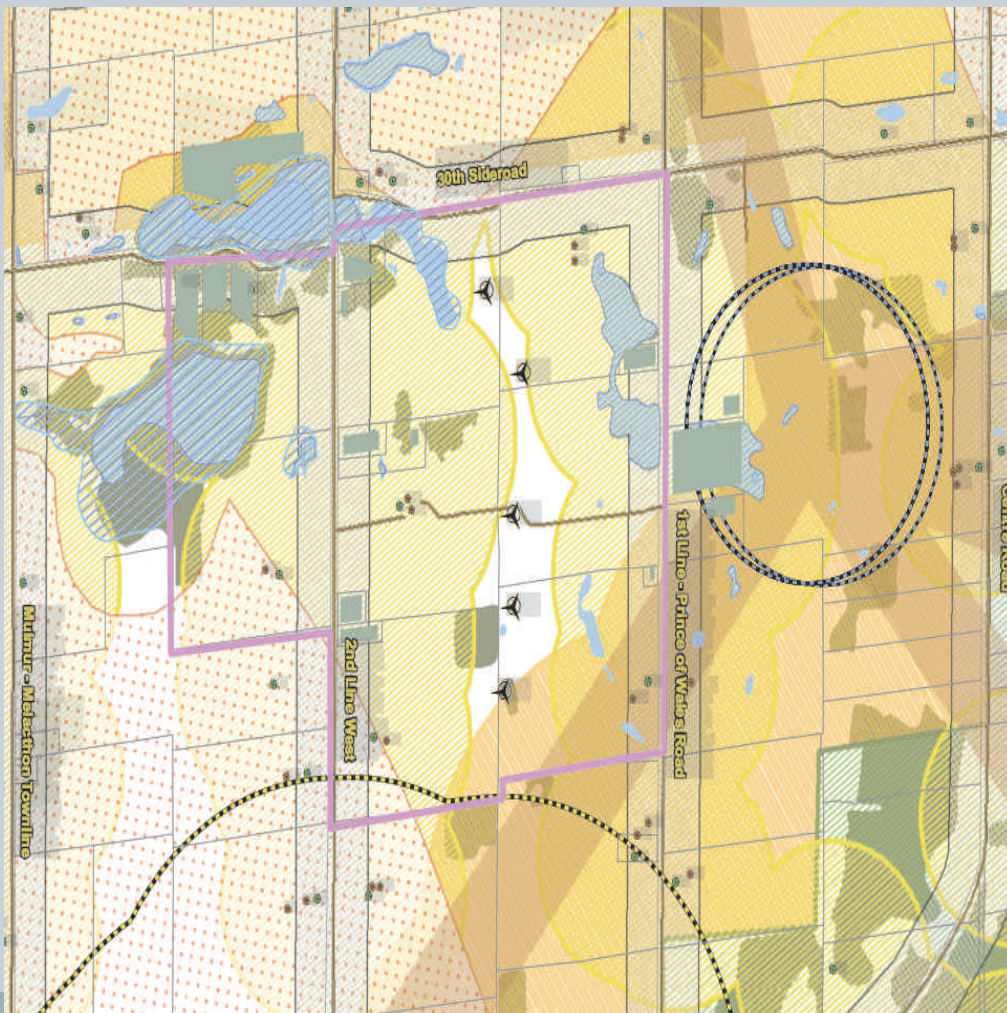
# Official Plan Amendment #12 (OPA12)

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- Province deleted, modified and approved portions of OPA 12, December 30/08
- Geilectric appealed approval to OMB – January/09

# Constraint Mapping

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## Legend

- Barns
- Dwellings
- Proposed Turbine Sites
- Roads
- Building Envelopes
- Study Area
- Parcel Boundary
- Honeywood Urban Perimeter
- Wooded Area
- Water Body
- Wetland Area
- NEP Boundary
- 1 KM Buffer From NEP
- Mud Lake Swamp Wetland (Non-Provincially Significant)
- Aggregate Resource Policy Area

## Constraints

- Bruce Trail
- 160 M Buffer Roads
- 1 KM Buffer From Honeywood Urban Perimeter
- 400 meter Buffer from Dwellings and Building Envelopes
- Telecommunication Exclusion Zones
- Point to Point (PTP) Telecom Exclusion Zone

# Environmental Screening Report (ESR)

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- Purpose of ESR is to permit “consultation “ with Public over set time period
- Filed with MOE December 15/08 to “start clock”
- Released to the Public and Township December 15/08

# Environmental Screening Report (ESR)

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- 5 Volumes, over 1,000 pages, detailed info, never before released to the public, despite requests from CORE and Township for consultation, or drafts
- Available online at <http://www.eolectric.com>
- Studies regarding birds, bats, wetlands, noise, visual impact, shadow/flicker impact, property value impact, etc.

# Proposed Distribution Route

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- The power produced will be exported to the grid at Dunedin, through the substation
- The route will follow the Hydro One right of way east across 30<sup>th</sup> sideroad to Centre Road, then north, through the Niagara Escarpment, to Dunedin

# Proposed Distribution Route

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- Existing poles will be replaced with higher ones- different heights have been given, but are believed to be 16-18m; existing poles are 12-14m.
- Niagara Escarpment Commission is studying visual and environmental impact of route within its jurisdiction

# Township of Mulmur Preliminary Comments

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- Staff Report dated January 28/09 considered by Council February 3/09
  - Available from Township Info@mulmurtownship.ca
- Highlights?
  - Inadequate public consultation
  - Inadequate consultation with Township
  - Financial Impact Report “cannot be relied upon”
  - Environmental Noise Impact Assessment does not meet current standards, includes errors and misses lotting information

# Township of Mulmur Preliminary Comments

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- Highlights continued..
  - Shadow Flicker Study incomplete, uses distant data source, not local
  - Visual Impact Analysis – not prepared in accordance with Township Guidelines; being peer reviewed
  - Insufficient setbacks for safety – ice throw, blade throw, structure topple

# Mulmur Visual Impact Guidelines

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- Mulmur Township has had detailed Guidelines for Visual Impact Studies approved since April/08.
- Called for under old OP, as well as OPA 12.
- Guidelines based on Ontario “best practice”
- Public consultation underpins methodology

# Mulmur Visual Impact Guidelines

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- Consultation with Township mandatory
- Complementary to, but not replaced by, NEC guidelines
- Township having Geilectric Visual Impact study peer reviewed
- NEC report available February 10, for NEC decision at meeting of February 19

# Geilectric Acoustical Report

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- Dated July 23/08
- Filed as part of ESR, with starting date of December 15/08
- MOE review requirements changed May/08 on interim basis, and permanently October/08.
- Result of changes is to change analysis of “predictable worst case” to better reflect true impact

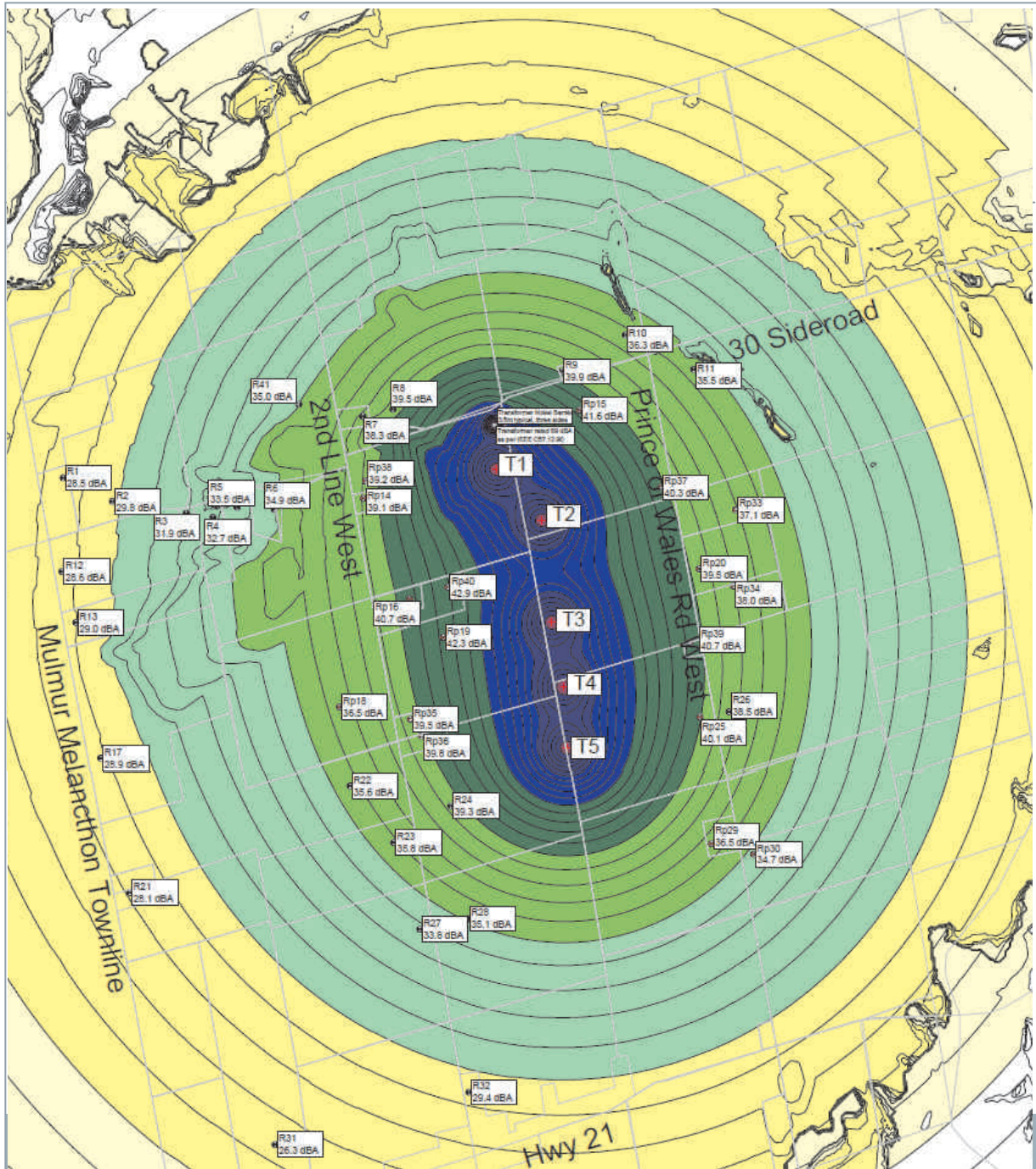


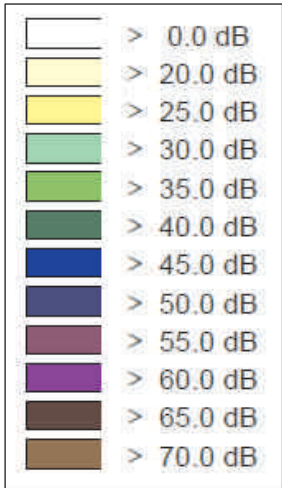
Figure 4: Honeywood Wind Farm  
Wind Turbine & Transformer Environmental Noise

Enercon Turbine Model: E82  
 Wind Turbines rated 102.9 dBA sound power for wind shear Alpha = 0.21  
 No turbine tonal penalty,  
 Transformer rated 69 dBA sound pressure level  
 as per IEEE C57.12.90 plus 5 dBA transformer noise tonal penalty

Noise Impact on Residents, for 4.5m receptor height  
 Wind speed 6 m/s, 100% downwind in all directions  
 G=0.70 global default ground, G=0 for water bodies  
 Sound Level Limit = 40.0 dBA (dark green colour)

Legend:  
 T1 = turbine # 1  
 R1 (coloured black) = nonparticipating residential receptor #1  
 Rp18 (coloured red) = participating residential receptor #18

Aeroustics Engineering Limited  
 23 July 2008



# Geilectric Acoustical Report

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- Geilectric report does not address either new standard
- Even under OLD standards, NOISE IMPACT ABOVE PROVINCIAL STANDARDS RESULTS on at least 7 properties
- Only three of those properties will have a turbine, road or transformer on them—”participating landowner” exempted
- At least 4 other properties impacted, or, if vacant lot, frozen from development
- Developable nearby properties not reported on

# Offers to Lease & Participating Landowners

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- Offers to lease unfair to property owners
- If “non participating”- i.e., no turbine, payment estimated to be \$40 per hectare—about \$800/ year for 50 acres.
- Can be cancelled anytime by Geilectric— right after zoning, maybe?
- Places a “gag” on owner, yet notice registered on title, effecting marketability

# Offers to Lease & Participating Landowners

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- Binds owner to sign a lease that is not attached- Who pays taxes? Insurance? Decommissioning? What if Geilectric goes bankrupt? Sells to another wind company?
- Has the potential to bind land beyond 20 years– review of compensation levels? Planning Act approvals?
- Effectively restricts ability to get, or use, severances

# Letters of Concern

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- CORE sent a detailed letter to Eolectric and its consultant, as required, raising issues and concerns
- Township's first opportunity to consider its Comments on ESR was February 3. Report informative to the public
- NEC comment not possible until February 19- very NB
- **ALL INDIVIDUALS SHOULD WRITE Eolectric setting out interest and concerns... ASAP**

# Letters of Concern

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- Write:

**Phillipe Junger, VP Project Development**

**Eolectric Inc.**

**501 - 1850 Panama Avenue**

**Brossard, QC J4W 3C6**

**email:Philippe.junger@eolectric.com**

- With copy to:

**Michael Sullivan, R.J.Burnside & Associates Limited**

**120 Saunders Road, Unit 1**

**Barrie, ON L4N 9A8**

**email: mike.sullivan@rjburnside.com**

# Request for Elevation “Bump-up”

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- If your concerns not satisfactorily addressed, a second letter must be sent to the Director of the MOE to “request an elevation” – i.e. – object, and ask for further study
- Write:  
**Director, Environmental Assessment and Approvals Branch**  
**Ministry of the Environment**  
**2 St. Clair Avenue West, Floor 12A**  
**Toronto, ON M4V 1L5**

# Please Send Copies

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For any correspondence, also copy:

- 1. Barbara Slattery, Ministry of Environment  
West Central Region  
119 King Street West, 12<sup>th</sup> Floor,  
Hamilton, ON L8P 4Y7  
Email: [Barbara.slattery@ontario.ca](mailto:Barbara.slattery@ontario.ca)**

# Please Send Copies

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2. CORE needs to know of all objections/concerns, so please copy us on all correspondence:

**[jpepino@airdberlis.com](mailto:jpepino@airdberlis.com) OR**

**C.O.R.E.**

**c/o Box A7**

**Honeywood, ON LoN 1Ho**

3. And to our MPP:

**Sylvia Jones, MPP for Dufferin-Caledon**

**Queen's Park**

**Room 430, Main Legislative Building**

**Toronto, ON M7A 1A8**

**Email: [Sylvia.jones@pc.ola.org](mailto:Sylvia.jones@pc.ola.org)**

# Core Membership Drive & Funding

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- Sign info sheet at back of room so we can continue to contact you
- Renew your membership today
- Be ready to be active and participate as individuals, as well as through CORE– There IS power in numbers