

Summary Report

Open House and Public Meeting Ashton Ridge Golf Course Wind Farm Held on November 27th, 2006

Prepared by
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An Open House and Public meeting was held on November 27, 2006 for stakeholders, local residents and the public in relation to the Ashton Ridge Golf Course Wind Farm Project. The open house ran from 7 pm until 9 pm.

Notice of Public Meeting

Over 34 local residents were mailed notices about the open house and was also advertised in the local paper distributed for free to residents of East Luther Grand Valley (see attachment #1 for a copy of the Notice of Commencement and Invitation to the Meeting).

The direct mailing of the invitation included landowners and adjacent landowners. Also receiving notices of the open house were elected government officials (federal, provincial, and municipal), representatives from federal and provincial departments and ministries, staff from the Township of East Luther Grand Valley, and representatives from various agencies and organizations. In all, over 95 direct mailings were sent out notifying stakeholders about the Open House. Attachment #2 provides a list of government and other stakeholders who received a copy of the invitation.

Attendance

The meeting was attended by approximately 100 individuals. Each attendee was asked to sign in. Over 95% of attendees at the meeting wore "FOR Grand Valley Wind Farm" badges.

The event received press coverage from the Orangeville Citizen (see attachment #3).

Open House Format

The Open House was conducted in order to introduce the project to the community and ensure early consultation and feedback.

The location of the meeting was the gymnasium at East Luther Grand Valley High School. The room was set up with a number of table top displays. Experts stood in front of each display and were available to answer any questions or concerns. The stations were as follows:

1. Location of Project
2. Noise and Infrasound
3. Archaeological
4. Birds
5. Wildlife
6. Property Values
7. Safety and Structures
8. Environmental Assessment Process
9. Health and Children
10. Magnetism
11. Visual Impact

Below is a list of experts that were available at the open house to address questions and concerns. A brief biography is also provided for each of the experts.

J. C. Pennie, C.I.M.

Chairman & CEO, Windrush Energy

Bio: Founder of Windrush Energy with 12 years expertise in managing 2,000 employees in fabrication and field services to the North American energy sector. Former Chairman, President & CEO of American Eco Corporation who built and commissioned the Sable Island offshore gas platforms.

Erich Ossowski, B.Sc., MBA

Vice-President Wind Power Development, Creststreet Capital

Bio: Six years in engineering, project development and generation management of renewable energy projects, including the 30.6 MW wind farm in Pubnico Point, Nova Scotia; the 54.0 MW wind farm in Mount Copper, Quebec and 9.0 MW in Kettles Hill, Alberta. Spent two years in power facilities management and as well as two years in fossil-fuel energy projects. Creststreet Capital is the financial Partner of Windrush Energy.

Terry Williams, P.Eng.

Director of Engineering, Windrush Energy

Bio: Former Manager of renewable energy at Ontario Power Generation for 22 years. Project manager of the Elliott Lake wind turbine project, installed & operated of 3 Vestas wind turbines, 6 micro hydro projects and 150 GSHP installations. Founding Director of PowerUp Renewable Energy Cooperative.

Adi Rabadi, M.A.Sc., P.Eng.

President, LandAir Engineering

Bio: Graduate in mechanical engineering from the University of Toronto with 13 years of experience in robotics and systems controls and 2 years in electrical engineering for

renewable generating facilities with Windrush Energy. Previously project manager for advanced manufacturing at Husky Systems.

Brian Boake, B.Arch.

Senior Partner, The Boake Group; Director, Windrush Energy

Bio: Over 22 years of construction and architectural experience. Construction superintendent of the \$150.0 million Metro Convention Centre in Toronto.

Alberto Behar, P.Eng., C.I.H.

Director, Noise Control and Management

Bio: Registered professional engineer and certified industrial hygienist as an active practitioner and researcher in acoustics since 1965. Formerly at the Ontario Ministry of Transportation as a research engineer involved in environmental assessments regarding highway noise and barriers.

Peter Bobechko, AACI, P.App.

Principal, Blake, Matlock and Marshal Ltd.

Bio: AACI designation received in the financial core of Toronto, under the direction of G.I.M. Young of Stewart Young and Mason, one of Canada's premier real estate appraisal firms. Over a decade of related experience in the field of property value assessment.

John Nicholson, B.Sc., M.Sc., P.Eng.

President, Environmental Business Consultants

Bio: Masters degree in environmental engineering and over 15 years of direct experience in the environmental sector. Involved in high-profile environmental assessments including a hazardous waste rotary kiln incinerator and the re-start of the Pickering Nuclear power facility. Formerly at the Environmental Assessment and Approvals Branch of the Ontario Ministry of the Environment.

David Stephenson, M.Sc.

Partner, Natural Resource Solutions

Bio: A Senior Wetland / Terrestrial Biologist and part owner of NRSI, with over 20 years experience directing multi-disciplinary study teams in the management of terrestrial, wetland and aquatic ecosystems. As a Certified Arborist, applied this education to Environmental Assessments across Ontario.

Brett D. Woodman, M.E.S.

Project Biologist, Natural Resource Solutions

Brett has worked as a professional biological consultant for over 8 years. He specializes in natural resource inventories and evaluations, management, research and impact studies. Brett has worked on numerous EAs for wind farm developments. His experience on these EAs includes project management, background collection and review, report generation, data analysis, four season bird surveys, bat surveys, mortality surveys, herpetofaunal surveys, vegetation mapping and rare species management and impact mitigation.

Brian Howe, B.A.Sc, M.Eng., MBA, P.Eng.

Partner, HGC Engineering

Bio: Mechanical Engineering degrees from the Universities of Waterloo and Toronto, and an MBA from Toronto, combines extensive experience in engineering and business. Consulting in the area of noise and vibration since 1984, with particular expertise in mechanical, structural and ground-borne vibration. With respect to wind farms, most recently assisted in the development of the best practices guideline for wind farms for Canadian Wind Energy Association and the noise assessment of an existing wind farm in Nova Scotia.

James Sbrolla, B.A.

Chairman, Environmental Business Consultants

Bio: Active in the environmental sector since 1991, including the managing of land redevelopment projects and brownfield sites, a three-year multinational study examining and evaluating environmental technologies. Published frequently in newspaper and magazines on environmental issues.

Jacqueline Fisher, M.A.

Archaeologist, Fisher Archaeological Consulting

Bio: Licensed member of the Association of Professional Archaeologists and has been doing archaeological assessment for over 15 years.

Dr. Sonya Graci, B.A., M.A., Ph.D.

Director, Accommodating Green – Environmental Management Consultancy

Bio: A professor at Brock University in St. Catharines and formerly with the Ontario Ministry of the Environment with extensive experience in environmental assessments specializing in the socio-economic impacts and stakeholder relations for Environmental Assessments.

Shashi Dewan, Ph.D.

Professor, University of Toronto Electrical Engineering Department

Bio: Professor Dewan has co-authored three major books on power electronics and related applications, has authored over 300 publications and has 25 patents.

Questions and Answers

The majority of the residents that signed in for the event were in support of the project. They had been involved in the either earlier “kitchen table” meetings, discussions during the zoning by-law with the Township, or one-on-one discussions during the initial planning and negotiation of land lease agreements.

Many of the landowners questioned why there was such a delay in getting the wind turbines constructed. It was their view that the wind turbines should be constructed immediately as there is an acute need for electricity production in the province and the

environmental impacts from wind turbines are well known considering Melancthon was built up the road.

Archaeological Q&A

The most common question was: 1) “What does archaeology have to do with the wind turbine project?” Answer: An archaeological background study must be conducted to determine if there is any potential for encountering archaeological material at the turbine construction sites and construction routes.

2) “What sort of things would you be looking for?” Answer: During fieldwork, we would be looking for anything archaeological, artifacts relating to Aboriginal or Euro-Canadian occupation.

3) “What would be the potential for encountering settler artifacts?” Answer: Based on the background study, the potential would be low, but we would still be looking for them.

4) “What would be the potential for finding Indian artifacts as I’ve never seen anything on my farm?” Answer: The potential is high for some of the sites/construction routes based on the archaeological criteria we use. Plus the Grand River is in close proximity of the area.

5) “What triggered the need for an archaeological study and would a municipality project have resulted in a study?” Answer: The EA triggered the study for this project, and we did not know what mechanisms this particular municipality has in place. I explained that it was variable depending on the municipality and its location. Niagara on the Lake has triggers with something as small as a building permit, while others are triggered by much larger projects such as subdivisions.

6) “What types of project do you do and whom do you work for?” Answer: We work at all levels in the Province, from government projects (such as the Ministry of Transportation when a highway is widened), to subdivision clearances for private industry.

7) “What is the process of archaeology?” Answer: the four stages of archaeological cultural resource management was explained, from stage 1 background, stage 2 assessment, to stage 3 testing and stage 4 excavation.

Frank Entwisle, representing Wind Watch Conservation in Adjala asked a number of questions in quick succession, including:

8) “Have you been in contact with the Mohawk First Nation?” The proponent is in the process of negotiating with First Nations and aboriginal groups.

9) “Did I know that under any power (hydro-electric) projects that First Nations had to be consulted?” The proponent is in the process of negotiating with First Nations and aboriginal groups. In accordance with provincial regulations, the appropriate First

Nations group(s) will be contacted if and when a significant archaeological site has been discovered.

Safety and Structures Q&A

There were approximately 7 groups of visitors at the Safety and Structure expert table. The majority of questions were on the composition of the wind turbine foundation.

Response: The turbine base is constructed of concrete and steel. It is a cylindrical structure - virtually the same diameter as the turbine base - approximately 10m or 30 ft in diameter. The depth of the foundation is roughly 1.5 times the diameter. A hole will be excavated, the concrete ring with re-enforcements will be poured and the centre of the concrete cylinder will be backfilled.

One person asked if they can have the fill from the foundation excavation.

Response: Please contact Windrush and state that you are interested in the excavated fill.

Three Parties asked if the wind turbine can fall down.

Response: There are tens of thousands of wind turbines in the world and only a handful have fallen down. There is a chance that a wind turbine will fall down in the event of a direct hit from a tornado. At the same time, everything in the path of the tornado would also be destroyed.

One Party asked about fires in the wind turbine and who would be liable.

Response: In event that there is a fire in the wind turbine it would be contained within the nacelle. The nacelle has a built-in fire suppression system. The turbine will be located about 400 m from buildings and homes. In the event that the fire would spread from the turbine, the wind farm owner would be liable if negligence can be attributed to the owner.

Frank Entwistle representing Windwatch Conservation in Adjala asked if the Ontario Building Code applied to the turbine and foundation.

Response: As I understand it, the Ontario Building Code does not cover wind turbines or their foundations.

Infrasound Q&A

Q: What is infrasound?

A: Sounds that cannot be heard because the frequency is below the threshold of hearing.

Q: Can this sound be heard at all?

A: Yes, by some animals, such as the elephants. They communicate using this kind of sounds

Q: Can those sounds hurt our hearing?

A: No, if you don't hear them, that means that they have no effect whatsoever on our ears.

Q: Can we perceive them?

A: Yes, at very high level (such as those close to a jet aircraft), you can perceive them as vibrations. However, sound levels generated by wind turbines are much smaller as to be perceived.

Q: Even if we cannot perceive them, can they have an effect on us?

A: The scientific literature states that there are no harmful effects what so ever on our health.

Acoustic Impacts Q&A

The Noise expert found most of the crowd positive and receptive to the Ashton Ridge Wind Farm Proposal and to the general description of sound and the impact.

A few people had experience with the operating Melancthon project in Shelburne. One gentleman, living 2 kilometres to the south of that project, seemed knowledgeable. He gave a good description of the audible nuances of the sound, and asked a lot of technical in reference to the EA and CofA processes. He raised the issue, correctly, that in a rural context under NPC 232, the noise impact is evaluated at a point within 30 of residences, not at the property line. For a large lot, this effectively could preclude residential development over the entire lot (i.e. for a plan of subdivision) if a wind farm develops beside the lot. It was pointed out that this is a fundamental planning principle in the province for the juxtaposition of industrial and residential uses, not a concern specific to wind farms.

Frank Entwisle, representing Windwatch in Adjala, stated that he thought the science used in modeling the noise was flawed, the government's guidelines are flawed, and that he would prevail in protecting the public. He pointed out that GE expresses a +/- 3 dB tolerance on their sound powers, and said he will prove the calculations used don't meet NPC-232 because we didn't add the 3 dB. He stated that he knew the appeal system better than the experts and that the project will be defeated.

Response: The MOE's guidelines were followed. The appeal system is in place to give people the opportunity to raise honestly held concerns, not to be abused. If Wind Watch representatives do not live near the wind farm, but is purportedly objecting on behalf of people that have no objections, the OMB will not likely accept that as a legitimate concern.

Socio-Economic Impacts Q&A

The only questions raised about the socio-economic impact were by Frank Entwisle, representing Windwatch Conservation in Adjala. He asked whether a socioeconomic assessment of the area has been completed. He also made statements about the EA process.

Response: The screening report, including the socio-economic study will be made available to the public on the Windrush Energy web site and at the Grand Valley public library.

Property Values Q&A

Frank Entwisle, representing Windwatch Conservation in Adjala as numerous questions about the property assessment study that was conducted, including:

- 1- Were the results scientific?
- 2- Do the findings apply to all areas across Ontario?
- 3- How did you arrive at value?
- 4- Were you independent?
- 5- Are you aware that things could change?
- 6- What are your views on the US study?
- 7- Are you available to meet and discuss matters further?
- 8- Are you willing to prove the results in a more comprehensive format?
- 9- Were you paid to produce favorable results?
- 10- How do you personally feel about Windmills?
- 11- Have you addressed potential manipulation of the market in terms of announcement dates?
- 12- Where do you practice your trade and where are you from?
- 13- Do you have any previous experience in this matter?
- 14- Do realize that you are absolutely wrong in your assessment and that you are impacting people's lives?
- 15- Why did you take the approach you did?

The property value expert addressed each of Mr. Entwisle's questions, referred him to the study that was conducted, and agreed to meet with Mr. Entwisle to discuss his concerns further.

Wildlife, Birds, and Bats Q&A

1) What are the issues surrounding birds and bats for wind farms? Birds and bats have at certain places in the United States been killed in large numbers. These incidents have been linked predominantly to landforms. For example, Altamount Pass in California has roughly 4,000 turbines which have resulted in more than 4,500 raptor deaths per year. Migrating raptors use thermal winds associated with the valley corridor. Elsewhere, bat mortalities have been documented in association with forested ridges. In Ontario landforms that concentrate birds and bats during migration are the Niagara Escarpment and the Great Lakes. This proposed wind farm is sufficiently removed from these features that minimal impacts are expected.

2) Have you found any rare species in your investigations? No.

3) What would happen if you found a Northern Harrier nest in the area? No Northern Harriers were found during the breeding Bird surveys. Further, Harriers are indicators of an abundance of grasslands at a regional scale. The Ashton Wind Farm study Area is predominantly crop lands and therefore is not ideal habitat.

4) Why are you studying birds and bats? Environment Canada sets forth Environmental Assessment Guidelines for the development of Wind Farms which require bird and bat surveys.

5) The Grand River runs through my property; can turbines be put up adjacent to the river? The Grand River Conservation Authority has regulations governing the placement

of fill within the floodplain and would require permits for works within the regulated zone. Otherwise there are no specific features associated with the Grand River in the study area that would restrict the development of turbines adjacent to the river.

6) Have you spoken with land owners with respect to wildlife that they have seen on there property? Who else have talked to about wildlife in the area? We have contacted most of the landowners to secure permission to access their lands. During this contact we explain the purpose of our work and solicit any relevant information that they might have. Additional sources of background information include the relevant agencies (GRCA, MNR), various atlases, published literature, and the Natural Heritage Information Centre.

7) What are the effects of wind farms on other wildlife? I have heard that deer will be scared away by the turbines, is this true? After construction turbines have no known effects on other wildlife. Deer and other wildlife become quickly habituated with the turbines.

8) How many birds are killed by turbines? The numbers of birds killed at various wind farms vary, however averages are typically in the range of 1 – 2.5 birds per turbine per year.

9) How can bats be killed by turbines; don't they have a type of radar? Bats echolocate when feeding which generally means that they emit a high pitched sound and interpret the echo to determine the direction and distances of objects. What is still unclear in the literature is whether they only employ these abilities for foraging, or at the very least do not use during migration when they are flying above forest canopy heights. Also, many of the incidents of bat mortalities have been associated with poor weather conditions during the migration season. Not all bats are migratory; several species hibernate or are considered short-distance migrants. The majority of bat mortalities are associated with one genus of bats.

10) With Luther Marsh close by, are swans and geese likely to be killed by the turbines? It is very unlikely.

Magnetic Impacts Q&A

There were no questions concerning impacts

Attachments

1. Notice of Commencement and Invitation to Open House
2. List of Stakeholders Receiving Invitations
3. Press Coverage of Event

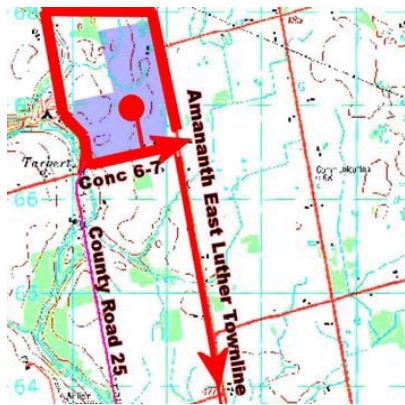
Attachment #1
Notice of Commencement and Invitation to Open House

Grand Valley Star Vidette – Nov 16, 2006

**Notice of Commencement
& Public Meeting**
10.0MW Wind Turbine Projects
East Luther Grand Valley Township

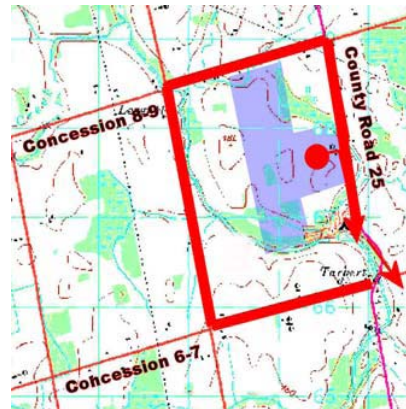
Grand Valley Wind Farms Inc. is proposing to construct four to six wind power turbines for a maximum of 10.0MW on 317 acres of agricultural land it has leased in the Township of East Luther Grand Valley. As a requirement prior to construction, the project is subject to the Ministry of the Environment's Environmental Screening Process for Electricity projects over 2.0MW. The project will be located on the Lots 31 & 32, Concession 7, Township of East Luther Grand Valley, County of Dufferin. Following is the project's address location & site map:

Ashton Ridge Golf Course Project
North of 6-7 Sideroad &
West of the Amaranth East Luther Townline



Grand Valley Wind Farms Inc. is proposing to construct four to six wind power turbines for a maximum of 10.0MW on 520 acres of agricultural land it has leased in the Township of East Luther Grand Valley. As a requirement prior to construction, the project is subject to the Ministry of the Environment's Environmental Screening Process for Electricity projects over 2.0MW. The project will be located on Lots 29 & 30, Concessions 7 & 8, Township of East Luther Grand Valley, County of Dufferin. Following is the project's address location & site map:

Ashton Ridge Wind Farm Project F
West of Dufferin County Road 25 &
South



Circulation of the Draft Environmental Assessment will be made available at a **public meeting at the Grand Valley Public School, Dufferin County Road 25 at 7:00pm Monday November 27, 2006**; or, if you would like more information about the project, please visit <http://www.windrush-energy.com> or wish to comment on the project, please contact one of the following on or before December 15, 2006:

John Nicholson
Environmental Business Consultants
33 Wantia Road
Mississauga, Ontario L5G 1L3

905-271-2845

J.C. Pennie, Chairman
Windrush Energy
3042 Concession Road 3 Adjala, RR1
Palgrave, Ontario
L0N 1P0

905-729-0060

Attachment #2

List of Stakeholders receiving Direct Mailing of Invitation

Notice of Commencement of a Screening

Ashton Ridge Golf Course Wind Farm Environmental Assessment
November 27, 2006

Distribution Requirements (To 95 Stakeholders)

- Placement in local newspaper(s)
- Adjacent landowners and tenants
- Other affected agencies and municipalities
- Other potentially interested or affected parties (i.e., local interest groups, business and members of the public that may be directly affected by the project)

Landowners, Adjacent Landowners - 34
All landowners and adjacent landowners

Municipal Government and Local Agencies - 14
(Politicians, CAO's, Public Works)

John K. Oosterhof, Mayor
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Rick Taylor, Councilor

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Provincial Government Ministries, Agencies, and Boards - 25

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Hon. John Tony, MPP Dufferin-Peel-Wellington-Grey
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Federal Agencies - 12

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Attachment #3
Press Coverage of the Open House

ORANGEVILLE CITIZEN

YOUR COMMUNITY NEWSPAPER SINCE 1974

Front Page

November 30, 2006

Studies under way for ELGV wind farm

By WES KELLER Freelance Reporter

A mostly supportive crowd of about 100 East Luther Grand Valley residents heard Monday night that Windrush Energy would hope to have two 10- megawatt wind farms online at Ashton Ridge by 2008.

But Windrush president John Pennie would not narrow the opening date down beyond that, except to say that he expects the first of two six-turbine sites to be completed by the summer of 2007, with the second one following a year later.

Ashton Ridge is off County 25 a few miles north of Grand Valley, generally on a rise across the road from Summer Place.

Monday's meeting was part of the environmental screening (ESR) process. Construction cannot begin until the ministry of Environment has approved the screening report. And, said Mr. Pennie, the demand for alternative energy is such that turbine supply is barely keeping up with demand. Thus, wind farms are faced with two hurdles: environmental approval and availability of turbines.

Prior to Monday, Mr. Pennie, with the support of Ashton Ridge resident and Orangeville Hydro manager George Dick, had been in consultation with ELGV council and with neighbours of the proposed site from early 2005.

The council had included wind farms in its Official Plan, and Mr. Pennie says all 28 neighbouring landowners had given him memos of assent. The council meetings had also been a part of the ESR process, and all had been open to the public.

The two small wind farms will function under the provincial Standard Offer Contract for electrical generation of no more than 10 megawatts. Each turbine proposed for

Ashton Ridge has a "nameplate" rating of 1.5 MW.

From a taxation point of view, the province had placed an assessment cap of \$40,000 on each turbine, and the industrial

tax rate is applied.

In addition to the assessment, Mr. Pennie said he has agreed to pay the township \$5,000 annually per turbine and to deliver the equivalent of free electricity to the adjoining properties.

Although the power generated must go into the local grid, Mr. Pennie said his plan is to pay the neighbours money to offset their energy costs, "up to a certain limit." He did not specify what that limit would be, but did acknowledge the need for wind farms to earn a return on investment.

(The Standard Offer Contract generators are paid a greater amount per kilowatt hour than the larger wind farms.)

Although there are U.S. Government studies of 10 states which indicate that wind farms have a positive effect on property values, during the consultation process Mr. Pennie commissioned a local study of real estate values.

According to Blake, Matlock, Marshall appraisers, property values in Melancthon Township increased by 38 per cent between 2002 and 2006, and 29 per cent in East Luther Grand Valley in the same period.

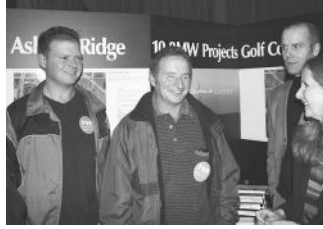
"I commissioned the local study because people were telling me that the U.S. studies would not apply here. It's obvious that the Melancthon turbines did not detract from property values."

In addition to the Ashton Ridge projects, Windrush has another local project in the works - a single turbine at Orangeville for a local industry.

Mr. Pennie declined to identify the industry or the proposed location of the 1.5 MW generator.

Link to the above article can be found at the following web site:

http://www.citizen.on.ca/news/2006/1130/front_page/003.html



Discussing Wind Turbines – Photo from Orangeville Citizen November 20, 2006 article
on Ashton Ridge Wind Farm Project Open House