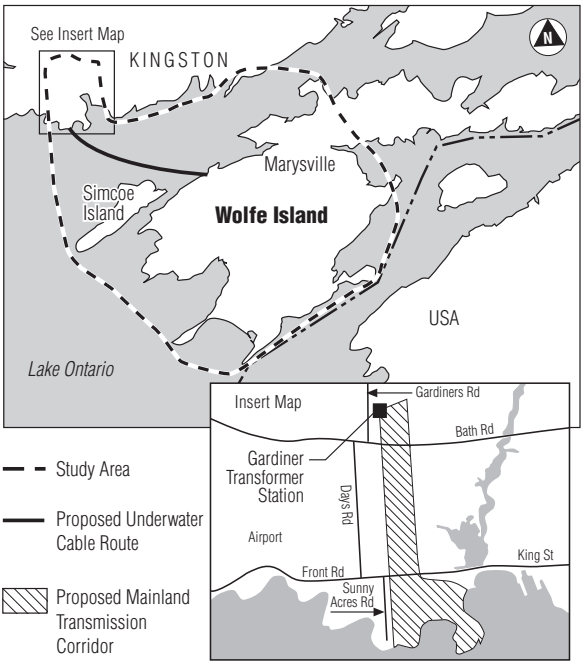
Appendix G3

Public Open Houses – July 2004

PUBLIC OPEN HOUSES
Environmental Screening
Wolfe Island Wind Power Project

Canadian Renewable Energy Corporation (CREC) is proposing to install up to 80 wind turbines (between 1.5 to 3 MW each) on Wolfe Island and Simcoe Island. The study area for the proposed wind power development is shown on the map below.



An environmental screening for development of 13 wind turbines was completed by CREC in 2002-2003. The present proposal involves an expansion from 13 to approximately 80 turbines on Wolfe Island and Simcoe Island. New transmission lines will be required, including a new underwater cable to transmit the electricity to the provincial grid at the Gardiner Transformer Station in Kingston. The insert map above shows the corridor where alternative alignments are being considered for the transmission line in Kingston.

The project is subject to the Ontario Ministry of the Environment's Environmental Screening Process for Electricity Projects and Natural Resources Canada's Screening for Inland Wind Farms. CREC has retained Acres International Limited (Acres) to undertake the environmental screening.

All are invited to attend open houses to be held at the following locations:

Sacred Heart Catholic School
Wolfe Island
July 20, 2004
4.00 p.m. to 8.00 p.m.

Centre 70 Arena, (Reddendale Hall)
Days Road, Kingston
July 21, 2004
4.00 p.m. to 8.00 p.m.

The open houses will solicit information and comments on the project to assist with the environmental process. Comments received from the public will be taken into consideration when establishing locations for the wind turbines and the transmission lines, as well as developing any mitigation measures.

For further information, contact:

Cate Mee
Acres International Limited
4342 Queen Street, P.O. Box 1001, Niagara Falls, Ontario, L2E 6W1
Tel: 905-374-5200, Fax: 905-374-1157, Email: cmee@acres.com

Acres International Limited
4342 Queen Street
P. O. Box 1001
Niagara Falls, Ontario, Canada • L2E 6W1
Tel: 905-374-5200 • Fax: 905-374-1157
www.acres.com

July 6, 2004
15762.07.10

Stakeholder Name
Dear:

Wolfe Island Wind Power Development
Open Houses

Canadian Renewable Energy Corporation is proposing to develop a wind power facility on Wolfe Island and Simcoe Island.

The project is subject to an environmental screening under the Electricity Projects Regulation (O. Reg. 116/01) of the Ontario Environmental Assessment Act and also the requirements of the Canadian Environmental Assessment Act. Public consultation is an important component of the environmental screening process. To bring the public up to date regarding the proposal, Open Houses are being held on Tuesday, July 20 on Wolfe Island and Wednesday July 21, 2004 in Kingston. The attached brochure provides more information.

We would welcome your attendance at one of the open houses. If you require any further information please feel free to contact me, or Cate Mee at 905-374-5200.

Yours very truly,

CEM

Murray McFarlane
Project Manager

Attachment

P:\15762_30\Public Consultation\Open House let.doc

NOTICE OF PUBLIC OPEN HOUSE
WOLFE ISLAND WIND PROJECT
JULY 20 & 21, 2004

AGENCY CONTACT LIST

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Chair
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NOTICE OF PUBLIC OPEN HOUSES
WOLFE ISLAND WIND PROJECT
JULY 20 & 21. 2004

INTEREST GROUPS

Brian Hart
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Bryan Funk
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Dean Thomas Harris
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Erwin Batalla
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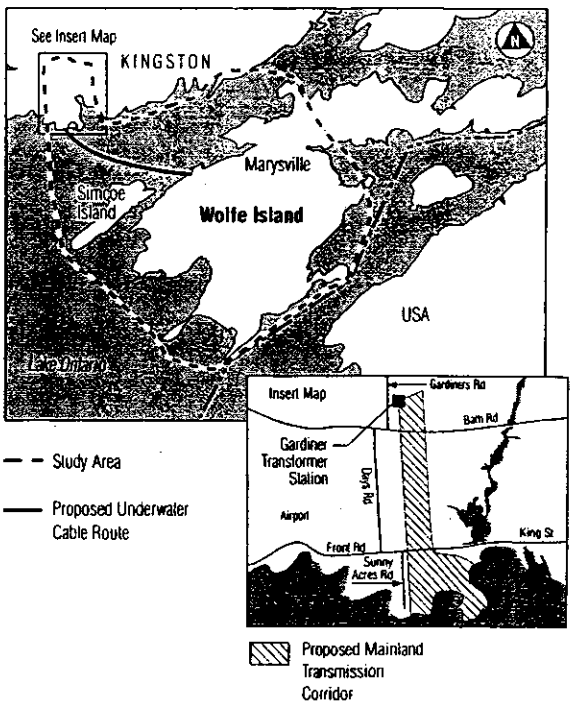
Volker Thomsen
President and CEO
St. Lawrence College
100 Portsmouth Ave
Kingston, ON K7L 5A6

Wolfe Island Wind
Open House – July 2004
Comment Sheet

Canadian Renewable Energy Corporation (CREC) is proposing to construct a wind power development on Wolfe Island and Simcoe Island, in the Township of Frontenac Islands. The project will involve construction of wind turbines on both islands, an underwater transmission cable and aboveground 230-kV transmission lines to enable the power to be delivered to the provincial grid at the Gardiner Transformer Station in Kingston.

Public consultation is an important component of this process. Please use this form to provide us with your comments and/or concerns, or any background information that may be relevant to this undertaking.



Section A -
Wind Power Development Sites on Wolfe Island and Simcoe Island

1. Are you a permanent or seasonal resident of Wolfe Island/Simcoe Island?

   ☐ Yes ☐ No

   If yes, do you reside ☐ Permanently ☐ Seasonally

   If no, do you live in the old Kingston Township? ☐ Yes ☐ No

2. Do you own any of the properties optioned for wind power development?

   ☐ Yes ☐ No

3. Please provide any comments you have regarding the proposed wind power development

_____

_____

_____

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Over

WELCOME TO

Wolfe Island Wind

Open House

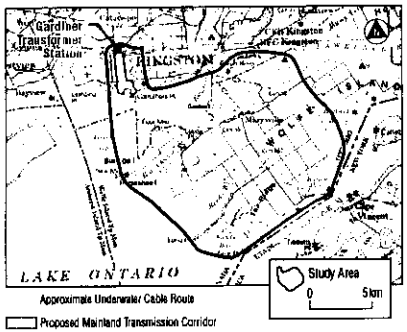
CREC

CANADIAN RENEWABLE ENERGY CORPORATION

Environmental Screening

Background

- Canadian Renewable Energy Corporation (CREC) is proposing to develop wind power facilities, consisting of up to eighty 1.5 to 3.0 MW turbines.
- An environmental screening for development of 13 wind turbines was undertaken in 2002-2003.
- The present environmental screening involves the expansion from 13 to up to 80 turbines on Wolfe Island and Simcoe Island.
- New transmission lines will be required including an underwater cable to transmit the electricity to the provincial grid in the Kingston area.
- Any wind turbine generating system greater than 2 MW is subject to an Environmental Screening under Ontario's Electricity Projects Regulation 116/01, of the Environmental Assessment Act.
- CREC has retained Acres International Limited to undertake the Environmental Screening.
- CREC is applying for support under Natural Resources Canada's, Wind Power Incentive Program. Such projects are subject to the Canadian Environmental Assessment Act.
- The primary function of CREC is to provide electricity from renewable energy resources to Canadian consumers.



Public consultation is an important component of the Environmental Screening Process.
This open house is to provide you with an opportunity to:
- hear details of CREC's proposed wind power development
- ask questions regarding the proposed development
- have issues and concerns addressed.

Please fill out a Comment Sheet before you leave.

Screening Process

Ontario Environmental Assessment Act - Electricity Projects Regulation 116/01

Proponent wishes to proceed with a project

↓

Is the project designated under the Electricity Projects Regulation?

↓ **Yes**

Is the project subject to the Environmental Screening Process under the Electricity Projects Regulation?

↓ **Yes**

Screening Stage
Proponent conducts environmental screening, consults with public and agencies, and identifies methods of mitigating/managing environmental effects.

Are there residual environmental effects/issues not resolved?

→ **No** → Screening Report Completed*

↓ **Yes**

Environmental Review Stage
Proponent undertakes more detailed studies and/or further consultation to resolve outstanding issues.

→ Environmental Review Report Completed. If no requests to mediate or elevate to an individual EA, project may proceed.*

*Project may proceed subject to other required approvals

Wolfe Island Wind

CREC
CANADIAN RENEWABLE ENERGY CORPORATION

Environmental Screening

Wind Power Generation

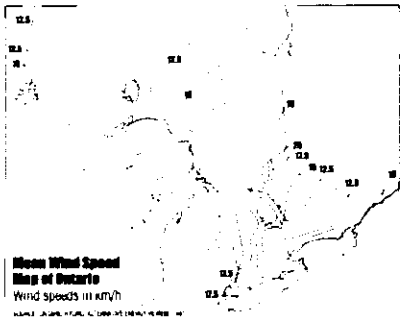
Site Selection

Key factors in site selection for wind power generation are

- sufficient wind speeds
- relatively even air flow
- proximity to the energy market and electrcity grid interconnection (reducing transmission costs)
- landowners willing to have wind turbines placed on their properties
- open rural/agricultural areas or elevated land areas

The most suitable sites in Ontario for wind generation are along the east and north shorelines of the Great Lakes where the prevailing west/southwest winds have crossed the lake surfaces.

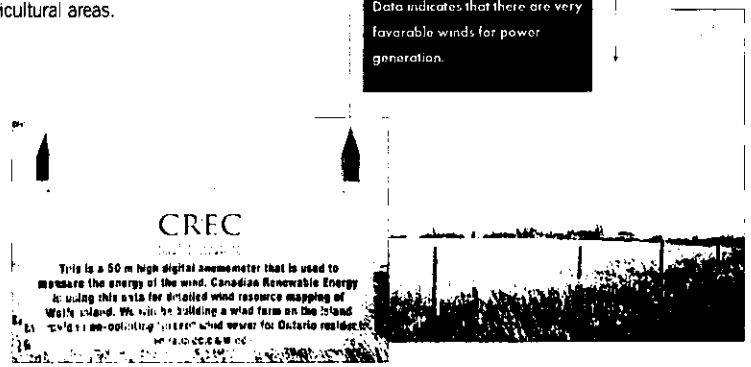
Wind turbines are usually located in open rural/agricultural areas.



CREC has been studying wind conditions on Wolfe Island since 1993.

They have installed 3 - 50m to 60m tall towers equipped with anemometers.

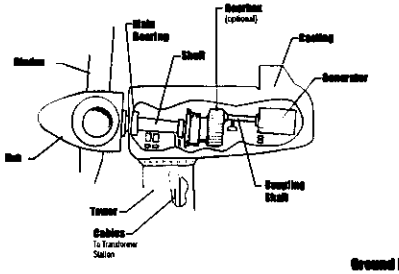
Data indicates that there are very favorable winds for power generation.

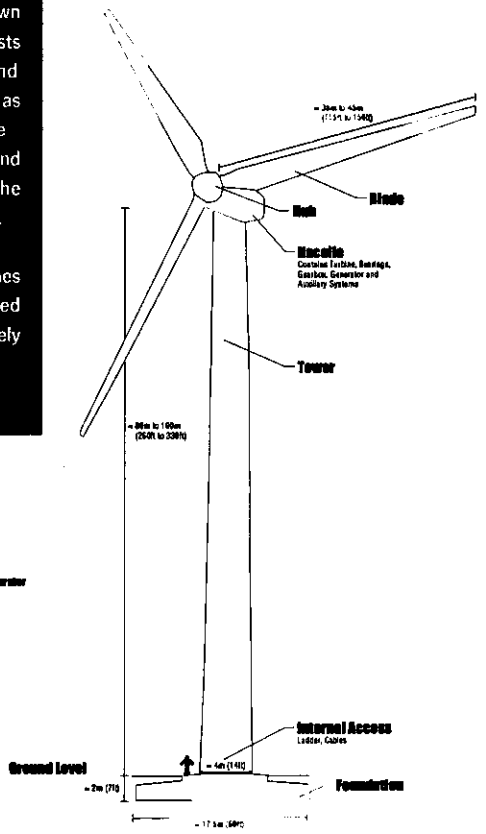


Wind Turbine

Components of a wind turbine are shown on the sketch. The wind turbine consists of a tower, a rotor (including a hub and three blades), gearbox and generator as main components. (The latter two are housed inside the nacelle). The rotor and nacelle turn into the wind and rotate the blades for best electricity production.

The manufacture(s) of the wind turbines that will be used have not been selected but the dimensions will be approximately as shown.





Wolfe Island Wind

CREC

Environmental Screening

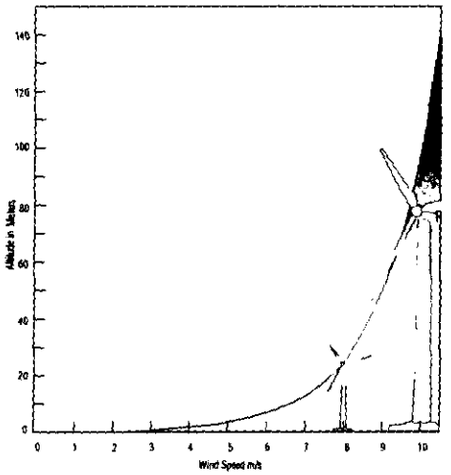
Factors in Selecting a Wind Turbine

(Source: Danish Wind Power Association, 2004 website)

Height of the Wind Turbine

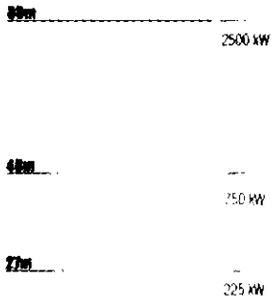
Wind speeds close to the ground are affected by the roughness of the terrain. For example; trees and buildings slow down the wind more than agricultural fields or open/nontreed areas. Water surfaces have the least effect on wind speeds.

The graph on the right shows how wind speeds increase with altitude considering a roughness class of 2 (i.e., a surface consisting of agricultural fields with a few houses and hedgerows).



Power Output Increases with Area Swept by the Blade

Doubling the diameter of the rotor blade, increases the area swept four times. This means that there is the potential to get up to four times the power.



Reasons for Choosing Large Turbines

Economies of scale (i.e., construction costs are somewhat independent of the size of the machine being installed).

In areas with limited space, a large turbine uses existing wind resources more effectively.

Taller machines access the higher winds farther from the ground.

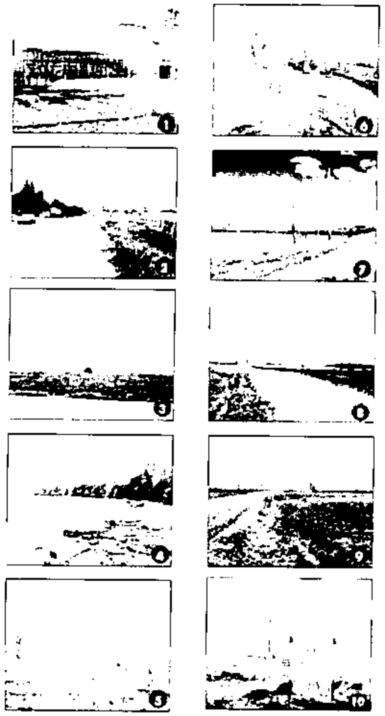
Larger machines have lower rotational speeds producing less sound.

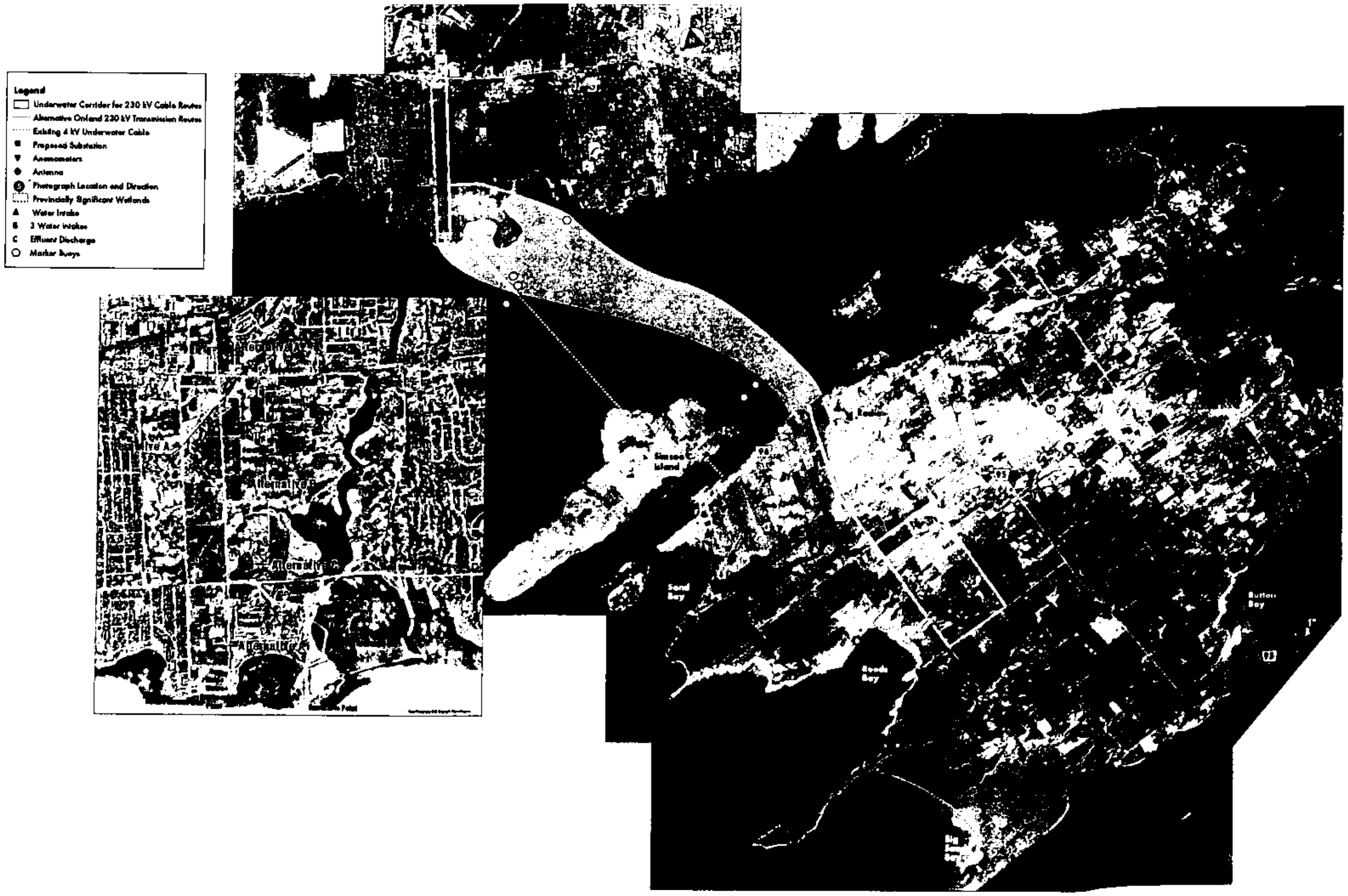
Slower rotational speeds are less distracting to the viewer.

CREC's Wind Turbine Considerations

- Larger machines are generally quieter.
- Fewer machines of larger size will be required to produce the same amount of energy and will therefore cause less disturbance to the agricultural fields.
- The wind industry is moving towards higher towers and larger machines in order to reduce cost, visual impact and land use.

Study Area and Transmission Routing Alternatives





Environmental Screening

Environmental Studies

Background environmental studies have been undertaken on Wolfe Island, Simcoe Island, along the underwater cable crossing and the mainland transmission corridor. The following describes some of these studies.

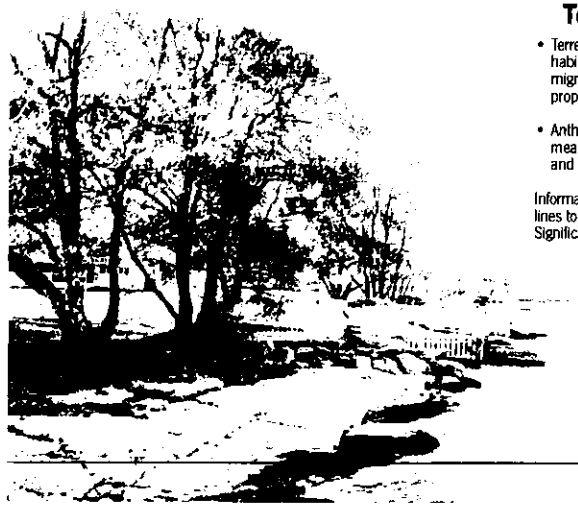
Aquatic Habitat

- Fish habitat (e.g., substrate, aquatic vegetation, in-stream cover) along the Wolfe Island and Kingston shorelines was mapped in the vicinity of the proposed underwater transmission cable.
- Information will be used to assess the impact of the underwater transmission cable on fish habitat and any mitigation/compensation required to obtain Department of Fisheries & the Federal Fisheries Act.

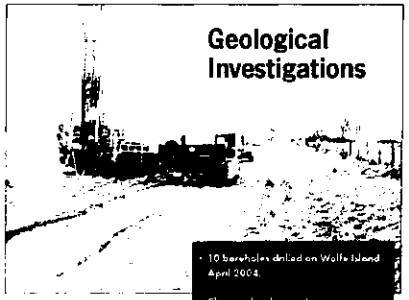
Terrestrial Habitat

- Terrestrial and wetland vegetation communities and significant habitat features (e.g., amphibian breeding ponds, seasonal migration corridors) were mapped in the vicinity of the proposed facilities.
- Anthropogenic features (agricultural fields, fencerows, old field meadows and thickets) predominate, with scattered wetlands and woodlots present.

Information will be used to site wind turbines and transmission lines to avoid impacting significant habitat areas (e.g., Provincially Significant Wetlands and woodlots).



Geological Investigations



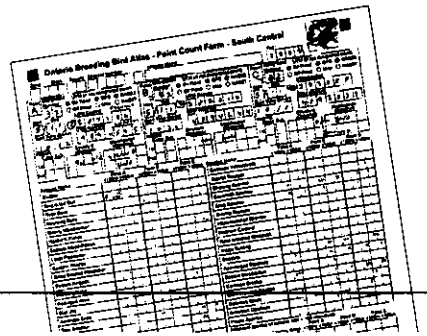
- 10 boreholes drilled on Wolfe Island April 2004.
- Clay overburden predominate ranging in thickness from 0.9 to 3.5 m
- Bedrock geology consists of limestone and interbedded limestone and shale.

This information will be used to assist engineering studies in foundation design, and provides environmental information regarding needs for blasting and well monitoring.

Bird Studies

Bird studies were undertaken on Wolfe Island, Simcoe Island and the mainland study area including
- spring bird migration surveys
- bird breeding and nesting surveys

This baseline information will be used to develop a monitoring program to determine whether the wind turbines are affecting birds.



Noise Level Measurements

- Sound levels measured at a number of locations on the islands to determine background conditions.
- Night time sound levels under light wind conditions are in the order of 40 dBA.

This information will be used to locate wind turbines to meet MOE noise guidelines at residential dwellings.

Land Use Studies

- Existing land use on the western part of Wolfe Island, Simcoe Island and the mainland was mapped.
- Official Plan designations for all areas were determined.

This information will be used in locating wind turbine sites, and transmission line routes.

Wolfe Island Wind

CREC
CANADIAN RENEWABLE ENERGY CORPORATION

Environmental Screening

Wind Turbine Sites

Construction and Operation - Issues and Resolution

Construction Issues and Resolution

Construction involves transporting of the turbines to the site, preparing the site for turbine installation (e.g. equipment laydown areas, access to each turbine site, pouring concrete foundations), and installing underground cables from each turbine to the transmission system.

Issue	Resolution
Transportation of large equipment to site	• Barge delivery of turbines to Wolfe Island. • Establish route which minimizes traffic disruption and with adequate clearances. • Site access by transport trailer for delivery of components or helicopter, if necessary, and crane. • Provide police escort as required.
Access roads between towers, lay down areas	• Minimize amount of land required for access and laydown by combining requirements for a number of towers. • Ensure laydown areas etc. are within the proposed wind farm boundaries to minimize effect to adjacent landowners.
Loss of some agricultural land area for turbine foundations and access roads	• Compensate farmer for loss of land. • Strip top soil prior to construction if farmer requests and replace when construction complete. • Remove all temporary roads, laydown areas after construction. • Disc subsoil to remove any soil compaction.
Tile underdrainage system	• Flag location of tile drains and avoid where possible, all cut drains to be repaired/replaced as required by qualified drainage specialist.
Disturbance to wetland areas	• Flag boundaries of wetlands. • No construction vehicles to trespass within wetland boundary. • Place silt fences, straw bales etc. as required to prevent sediment release into water courses.
Archaeological resources	• Stage 2 archaeological assessment to be undertaken prior to construction. • Contractor to report any artifacts found and licensed archaeologist to investigate site prior to proceeding further with construction.
Noise and dust concerns	• Restrict construction activities to between 07.00 and 19.00 hours. • Periodic watering of dusty areas, as required. • Removal of mud if tracked onto any paved road.
Safety concerns during construction	• Install proper signage and fencing, keep public from trespassing onto site.
Employment, local infrastructure	• Labour and materials to be sourced locally where possible. • Local businesses (accommodation, food, gas, etc.) will benefit.
Waste Management	• Any fuels/lubricating oils/hydraulic fluids stored on site to be bermed and kept at the main laydown area. • All wastes to be collected and disposed at approved facilities.
Site Cleanup and Rehabilitation	• Remove any temporary construction/access roads. • Grade site. • Ensure all underdrainage repaired. • Remove all materials and clean up laydown area. Regrade and disc/subsoil to remove compaction.
Blasting (if required) for concrete pad foundations	• Blast outside spring wildlife nesting period. • Use hoe-ram where possible. • Follow standard safety procedure for blasting (e.g. use of blasting mats, inform public of schedule etc.). • Removal of excavated material to approved disposal site.

Operation Issues and Resolution

Only periodic maintenance is required. The turbines will generate power when wind speeds exceed 4 m/s.

Issue	Resolution
Noise from turbine operation	• Target sound levels at residential receptors will be MOE criteria for rural areas.
Aesthetics (Viewscape)	• Turbines to be sited at least 400 to 700 m from urban/multiple lot subdivision zoned lands, as required by Township of Frontenac Islands Official Plan.
Shadow/flicker effect in sunlight	• Towers to be located far enough from residences that they do not cast significant shadows (i.e. located at least 200 m away).
Effects on birds	• Latest technology wind machines are designed to minimize the potential for birds to nest/roost on the tower. Rotor blades are slow moving and birds can fly through or around them with minimal mortality.
Interference with microwave and television signals	• Rotor blades are constructed of fiberglass (non-metallic substances) and there is no electromagnetic interference.
Interference with aircraft flight paths and navigational systems	• Each tower will be equipped with lighting, to Transport Canada specifications.
Natural darkness of rural area and tower lighting	• Towers must be lit for safety reasons, to meet Transport Canada specification. Lights designed to reduce light pollution will be employed.
Operation of turbines in cold weather and freezing rain conditions	• Turbines can operate to -30°C. The turbine will automatically shut down when increased load from ice on the blades occurs.
Maintenance of turbines	• Turbines typically need to be serviced every 6 months. No on-site storage of hazardous materials will be necessary.
Interference/change to runoff patterns due to construction of large foundations	• Concrete pad foundation is buried beneath a cover of sand and gravel. Tile drains will be placed around the outside foundations as required to prevent ponding in the field. The use of sand/gravel will slow runoff in comparison to the concrete surface. Increase in off-site runoff is not anticipated.
Compatibility with Township of Frontenac Islands Zoning By-Law	• Zoning amendment will be required from the Township for each property. • Set back from road allowances, lot lines and structures will be established in the amendment.
Compatibility with County of Frontenac and Township of Frontenac Islands Official Plans	• Official Plan amendments for all agricultural designated lands.

Decommissioning Issues and Resolution

A 25-year lifespan is anticipated for the turbines. At that time, turbines will be decommissioned or refurbished.

Issue	Resolution
Removal of scrap metal and cabling, tower structures and concrete foundations	• Recycle materials where possible, otherwise remove to an approved disposal site.
Site clean up and rehabilitation	• Regrade site to original contours, or as per landowner requirements. • Ensure underdrainage system is working effectively. • Plant leguminous crops to provide more rapid return of nutrients and soil structure, if landowner in agreement.

Wolfe Island Wind

CREC

Environmental Screening

Transmission Facilities

Existing Electrical Transmission

- Existing power distribution on Wolfe Island and Simcoe Island consists of 2.3-kV (derived from a 4-kV source) overhead lines on wooden poles.
- Two submarine cables (one from east of Kingston to Brophy Point and one from the DuPont Canada property to Simcoe Island and then to Wolfe Island) tie the islands distribution network with the mainland transmission system.

Transmission Requirements for Wind Power Development

- The existing system is inadequate to meet the transmission requirements for the proposed wind power development.
- A new underwater 230-kV cable is required to transmit the power to the mainland.
- The nearest mainland site to tie-in a 230-kV line to the provincial power grid is at the Gardiner Transformer Station.
- The environmental screening for the wind generating facilities addresses issues associated with installation of the new 230-kV transmission facilities.

Wolfe and Simcoe Islands Transmission Requirements

- Underground cables will carry the output from an individual wind generator or groups of generators to a new 34.5-kV transmission network
- The new 34.5-kV transmission network will involve a single wooden pole line placed within existing road allowances
- A substation on Wolfe Island will step-up the voltage from 34.5 kV to 230 kV. (This is required as considerable energy losses would occur at lower voltages)
- A 230-kV transmission line will connect the substation to the underwater cable. Routing alternatives are being examined for this line (see aerial photograph).
- A fiber optics cable is required to transmit data from each wind generator to the central operating system. This will be attached to the power transmission system.

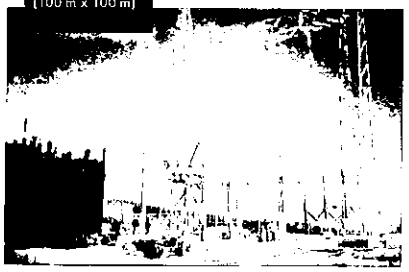
Underwater Cable

- A 230-kV underwater cable incorporating a fiber optics cable will connect the Wolfe Island system to the mainland.
- The proposed route for the cable leaves Wolfe Island west of Line 4 Road north of Highway 96 and comes on land in Kingston between Carruthers Point and Point Pleasant.
- Final route location will be determined during the next phase of detailed engineering when side-scan sonar investigations are planned. Cable will be routed to avoid;
  - heritage features (e.g. sunken vessels)
  - significant aquatic habitat (e.g. Snake Island Bank)
  - intake and outfall cribs (e.g. City of Kingston water filtration and treatment plant pipes)
  - potentially contaminated sediment.

Mainland Transmission Requirements

- A 230-kV line will connect the proposed underwater cable to the Gardiner Road Transformer Station
  - routing alternatives are presently being examined – see aerial photograph.

Typical Substation with Transformers (100 m x 100 m)



Construction and Operation - Issues and Resolution

Issue - Above Ground Transmission Lines	Resolution
Impact to wetlands	• No construction permitted within provincially significant wetlands on Wolfe Island. • Construction of any towers within wetland on Frontenac Institution lands to be undertaken in winter when ground frozen.
Potential sediment loss into adjacent waterbodies	• Where possible maintain cover crop and 30 m setback from water body, otherwise ensure sediment control devices in place.
Soil compaction/topsoil-subsoil mixing	• Use access roads where possible. • Maintain cover crop when crossing agricultural fields. • Stop activities under wet soil conditions. • Schedule activities when soils least susceptible to compaction (e.g. during dry summer or frozen soil conditions). • remove any soil compaction by discing/subsoiling.
Disposal of excavated material from foundation excavation	• Find suitable on site location otherwise find approved offsite location.
Damage to field tiles	• Minimize crossing of tiles where possible. • Repair any damaged tiles.
Safety	• Ensure all excavations fenced. • Ensure any substations adequately fenced with suitable signage. • All above ground lines will be a sufficient distance from the ground so as not to interfere with any activities on the ground.
Noise and Vibration	• Limit construction to 07.00 – 19.00 hours where close to residential areas unless preference by public to shorten overall construction schedule or there are conflicts with timing near heavily traveled roads.
Mud and Dust	• Wet down dry soil/gravel roads if dust is a concern to public. • Sweep/wash away any mud tracked onto paved roads.
Aesthetics	• Plant tree/shrub screen if substation visually intrusive to local residents. • Some visual intrusion will occur due to presence of overhead lines, choice of pole structure to be the least intrusive as possible.
Conflict with existing land use	• Preference to route transmission line within/next to existing road/utility right of way where possible. • Agricultural activities can continue after line has been installed. • Location of Kingston's mainland line to be finalized during discussion with landowners to determine routing preferences across each property.
Conformity with Official Plan (OP) designations	• Linear utility facilities are permitted within all OP designations.
Issue - Underwater Cable	**Resolution**
Impact to fisheries	• Known/potential fish spawning areas will be avoided where possible. • Minimal impact to fisheries as cable only 20 cm (8 inches) in diameter and will be laid directly on river bed. Some habitat disturbance will be within 50 - 100 m of shore where cable will be buried. Mitigation in discussion with DFO.
Potential to impact underwater heritage features	• Side scan sonar investigations are planned prior to finalizing route, any underwater feature will be avoided.
Human Safety	• Cable to be buried at water/land interface for a distance of 100 to 250 m. • Cable markings to be installed along on land buried section. • Cable will have a steel armour shield to prevent damage from anchors. • Area to be securely fenced where cable comes above ground.
Impact to shoreline use/aesthetics	• Cable will be buried 50 m offshore and 50 to 200 m onshore to minimize shoreline damage and visual impact.

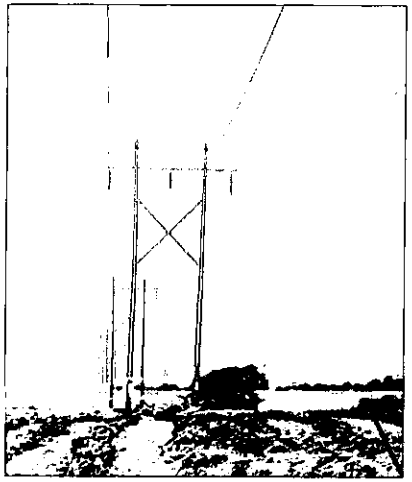
Wolfe Island Wind

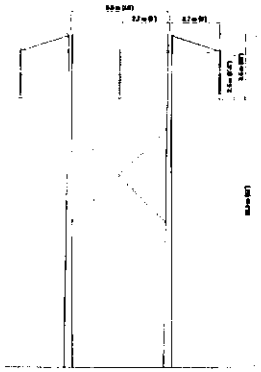
CREC

Environmental Screening

Transmission Poles / Underwater Cable

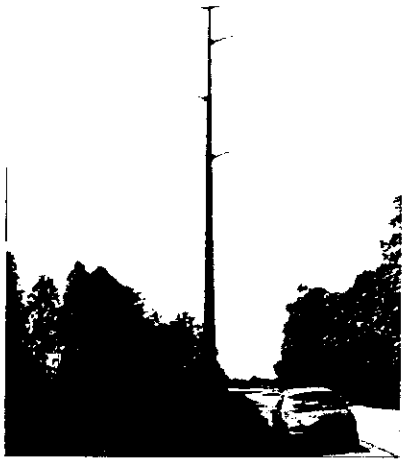
Proposed Pole Line for Wolfe Island
30 m (100 ft) Right-of-Way

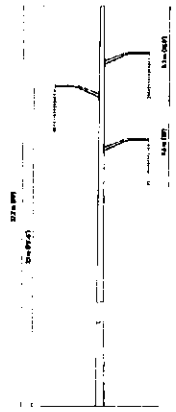




230kV Wood Pole

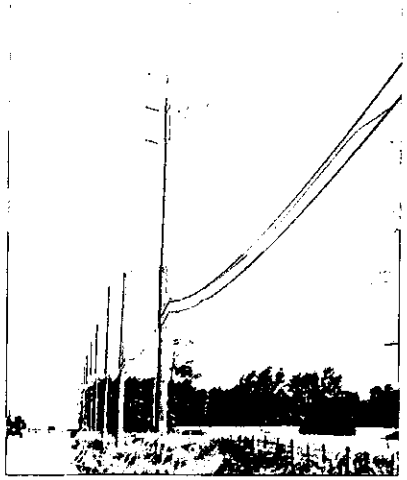
Proposed Pole Line for Mainland
27 m (90 ft) Right-of-Way

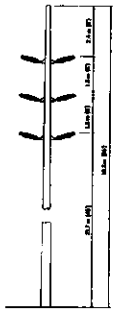




230kV Steel Pole

Pole Line to Connect Turbine Sites to Substation
Poles Placed in Road Allowance





34.5kV, 3-4 Circuit Wood Pole Line

34.5kV, 1-2 Circuit Wood Pole Line

Underwater Cable Armoured Coated
20 cm (8") Diameter

Wolfe Island Wind

Environmental Screening

Environmental and Economic Benefits

- Renewable energy, sustainable power. Wind power from Wolfe Island will reduce fuel burnt at the Lennox Generating Station west of Kingston.
- Supplementary income for local farmers leasing land for wind power generation.
- Agricultural lands can still be farmed.
- Local businesses (accommodation, food, gas, concrete) will benefit during construction.
- Economic benefit to local community tax base.
- Fiber optics connection to Wolfe Island (potential for high speed internet connection to the island).

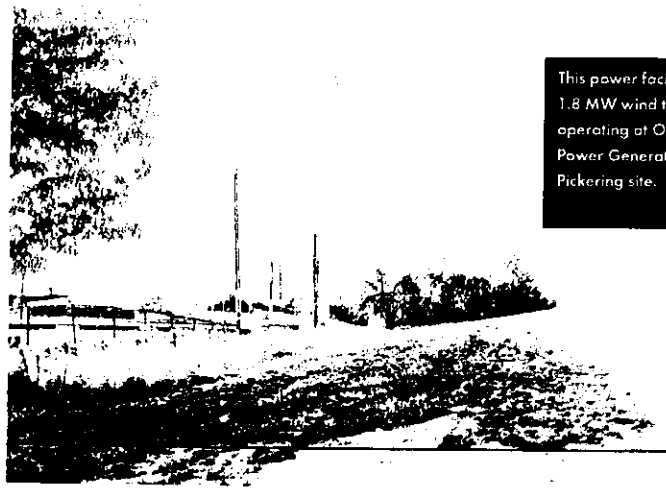
Environmental Permits/Approvals

A number of approvals/permits/submissions will be required, including:

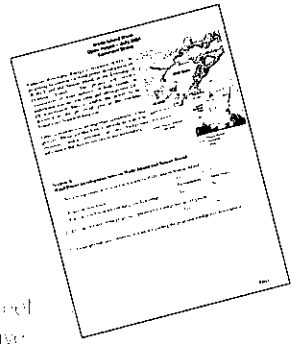
- Natural Resources Canada
  Environment Impact Statement under the Canadian Environmental Assessment Act
- Environmental Screening under the Ontario Ministry of Environment's
  Environmental Screening Process for Electricity Projects
- Transport Canada
  Aeronautical Obstruction Approval
- Department of Fisheries and Oceans
  Authorization under Fisheries Act (Underwater Cable)
- Transport Canada-Marine
  Approval under Navigable Waters Protection Act
- Ontario Ministry of Environment
  Certificate of Approval (Air/Noise)
- Ontario Ministry of Natural Resources
  Land Use Permit and Tenure Requirements (for underwater cable)
- City of Kingston
  Potential Site Plan Approval
- County of Frontenac
  Official Plan Amendment
- Township of Frontenac Islands
  Zoning Amendment
  Council Approval
  Official Plan Amendment
- Hydro One
  Approval to Connect to the Grid (upgrade of transmission facilities required)

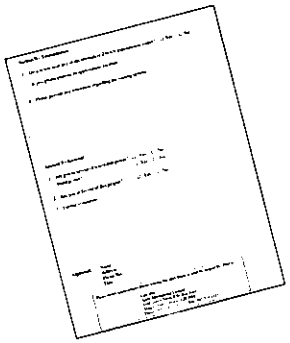
Next Steps

- Completion of Wind Data Collection
- Draft EA Report (Incorporating Public Input)
- 30 Day Public Review Period
- Finalize Report
- Obtain Permits/Approvals
- Complete Engineering Design - Finalize Layout for Wind Turbines



This power facility is a 1.8 MW wind turbine operating at Ontario Power Generation - Pickering site.





Please fill out the Comment Sheet before you leave. Thank You

Wolfe Island Wind

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