



AECOM
215 – 55 Wyndham Street North
Guelph, ON, Canada N1H 7T8
Tel: 519 763 7783 Fax: 519 763 1668



Meeting Summary – Bornish Community Liaison Committee

Attn.: CLC members, NextEra Staff

Subject: Bornish Wind Energy Centre, Community Liaison Committee (CLC): Meeting No.1

Oct 15, 2013 6:00pm – 8:00pm
Ailsa Craig Community Centre,
155 Annie Ada Shipley Street, Ailsa Craig, ON

Present:

CLC Members

- Mark Cadman, Barb Shea, Muriel Allingham, Dean Jacobs, Robert Lewis, Chuck Hall, Gary Zavitz, Adrian Cornelissen

NextEra

- Michael Lange, Tom Bird, Clay Cameron

Borea Construction

- Mehdi Ebrahimipour

DNV GL Energy

- Nancy O'Neill

AECOM

- Avril Fiskien, Adam Wright

Absent:

CLC Members

- Jack Willemse, Lucy Hendrikx

NextEra

- Doug MacIntosh, Bourke Thomas



AECOM
 215 – 55 Wyndham Street North
 Guelph, ON, Canada N1H 7T8
 Tel: 519 763 7783 Fax: 519 763 1668



Item Discussed	Action
<p>1. Welcome and Introductions</p> <p>Avril Fisken (CLC Chair) welcomed the CLC, and reviewed her role to facilitate a robust and respectful dialogue.</p> <p>She then welcomed the public and reinforced that anyone is able to provide a deposition to the Committee; people wishing to do so should submit an application to Avril one week in advance of the next meeting. It is the Committee’s role to review and approve any deposition. The agenda and presentation deck were available for the public’s review.</p> <p>Avril thanked all for participating in these meetings, and informed that Adam will be taking minutes and circulating the meeting summary to CLC members and NextEra for approval; while minutes are not intended to be verbatim, they are provided to participants to ensure that key discussions have been accurately captured. Finalized minutes will be posted on the project website http://www.nexteraenergycanada.com/projects/bornish.shtml)</p> <p>Committee members then introduced themselves and stated their interest in participating in the CLC.</p> <p>CLC Members</p> <p>Adrian Cornelissen – I am looking to minimize the impacts of the development, I live in the region and I am interested in the benefits and challenges of wind energy.</p> <p>Mark Cadman – Live inside the project, just want to be here to know what’s going on and be informed and know about the process. Looks to know more about the footprint.</p> <p>Muriel Allingham - Member of Lambton wind action group, and I am opposed to any project that NextEra undertakes, I am here to make sure that my input is heard and they know that I do not want them in my community.</p> <p>Bob- I second everything Muriel says and a little more</p> <p>Gary Z – Seasonal trainer and educator, I helped co-found the Friends of wind and am not-funded in any way. I live near the project.</p> <p>Barb S. – I have the best interest of the community in mind and that is why I am here.</p>	



AECOM
 215 – 55 Wyndham Street North
 Guelph, ON, Canada N1H 7T8
 Tel: 519 763 7783 Fax: 519 763 1668



<p>Dean Jacobs – From Walpole Island First Nation, I work for a First Nation government and I am the consultation manager. I am a member of the CLC for the South Kent Wind Farm; our First Nation is a co-partner in a Northland Grand Bend power wind energy project and partnered with Aamjiwnaang First Nation with 51% equity.</p> <p>NextEra Clay Cameron – Project Manager of Ontario wind projects for NextEra. I ensure the contractor maintains the construction schedule and goals.</p> <p>Mike Lange – Bornish Wind, Project Manager, Development, responsible for development schedule and permitting leading up to construction.</p> <p>Nancy O’Neill – DNV GL Project Manager, Environmental, responsible for environmental studies and permitting leading up to construction.</p> <p>Mehdi Ebrahimipour – Borea Construction, Project Manager, responsible for all construction activity.</p> <p>Tom Bird – Bornish Wind, Project Manager, Environmental and Archaeological – responsible for oversight of all environmental and archaeological consultants and permitting.</p>	
<p>2. Review CLC Terms of Reference / Charter</p> <p>Avril reviewed the following items;</p> <ul style="list-style-type: none"> • Meeting logistics and that one or two questions will be addressed after each slide. Outlined that as the meeting moves forward there may be questions that cannot be addressed; to ensure questions are not forgotten a “parking lot” was set up so the question can be answered in a thorough manner. • Purpose, objectives and composition of the Committee; explaining that the CLC is a mandate of the REA process (Slides 4-8) <ul style="list-style-type: none"> ○ Reinforced that the mandate of the Committee is not to revisit those matters already addressed through the MOE approval process. ○ Reviewed the efforts made to recruit members and the intended membership composition ○ Confirmed that members were appointed to the Committee regardless of their position on the project ○ Confirmed that all people who completed an application and confirmed their agreement with the CLC Charter by signing were welcomed to the Committee. 	



AECOM
 215 – 55 Wyndham Street North
 Guelph, ON, Canada N1H 7T8
 Tel: 519 763 7783 Fax: 519 763 1668



<p>When will the next meeting be? We are required to have two meetings per year since the establishment of the CLC; ideally these meetings will be held during key phases of the project (e.g., construction phase.) Next meeting is tentatively scheduled for March 2014. Avril continued to discuss the consultation efforts;</p> <ul style="list-style-type: none"> • Outlined role of CLC members, NextEra representatives, and AECOM (Slides 6 & 7) <ul style="list-style-type: none"> ○ Relayed that both CLC members and NextEra representatives are expected to work within the rules of the Charter (i.e., attend all meetings, review materials, listen to and consider the feedback of others, respectfully participate in discussions and provide constructive feedback.) <p>Point of Clarification - Is the CLC for the Ministry of Environment (MOE) or for the Environmental Review Tribunal (ERT)? Chair outlined that the CLC is not about the MOE or the ERT; its purpose is to look at issues relating to construction, installation, use, operation, maintenance and retirement of the Bornish Wind Energy Centre.</p> <p>Point of Clarification - CLC member discusses issues relating to Gary Zavitz sitting on the committee. Gary defended his position and interest in the committee, being a local community member who has an interest in the project.</p> <p>Process and selection of CLC members was clarified by Chair and NextEra team.</p> <p>Chuck Hall [late arrival] – I am deputy mayor of North Middlesex and a lifelong resident landowner and business owner; my business is to ensure that whatever transpires, the best interest of the community is kept at the forefront.</p> <p>How many applications were there? Anyone who applied and signed the charter was accepted on the committee.</p> <p>Avril continued to outline roles and responsibilities and encouraged taking information out of this meeting to the CLC member’s existing networks.</p> <p>Avril introduced Mike Lange (Project Manager, Development, for the Bornish Wind Energy Centre) to speak about the Bornish Wind Energy Centre and discuss construction plans.</p>	<p>AECOM to work with NextEra to determine timing. Expecting a March timeline for meeting #2.</p>
---	--



AECOM
 215 – 55 Wyndham Street North
 Guelph, ON, Canada N1H 7T8
 Tel: 519 763 7783 Fax: 519 763 1668



3. Present Bornish Wind Energy Center and Discuss Construction Plans

Wind Energy Centre Overview

Mike provided an overview of the approved wind energy centre, including a discussion around the project location and highlights of the study area.

Mike relayed the following information about the Green Energy Act:

- NextEra’s involvement with the Bornish Project began with the purchasing of the project from Canadian Green power.
- Two key things are necessary to develop a wind project: (1) FIT Contract – a contract with the government to generate electricity (the FIT contract is more to sell electricity rather than to generate), and; (2) Renewable Energy Approval – the master environmental permit to construct and operate a wind farm.
- The FIT contract is established first, then the company conducts the studies required to gain a REA.
- The Bornish FIT contract was secured in 2010 and under that contract we (NextEra) have an obligation to deliver electricity by July 2014; three years from start of the project to delivery of electricity.
- NextEra completed the required studies and received Renewable Energy Approval in April 2013. The REA covers most of the aspects of the project including construction, operations and decommissioning.
- A copy of the REA and the studies conducted can be found at (<http://www.nexteraenergycanada.com/projects/bornish.shtml>)

Mike discussed the following regarding Planning and Resource Assessments:

- Surveying for design is complete. Will begin again with commencement of construction, and conclude with as-built and reclamation.
- Geotechnical Studies and Sampling are complete
- Archaeological Assessments - Stage 2 and 3 fieldwork complete. Stage 4 fieldwork ongoing. Report preparation in progress.

What is involved in the reclamation and restoration of the project?

This involves repairing of the roads and restoring the land back to pre-construction conditions, as per the REA agreement.

What is involved in the archaeology assessments and when will the reports be submitted?

NextEra addressed questions discussing the role of the stage 2 assessments, and highlighted that construction areas where there are specific archaeological sensitivities will have to undergo further studies such as Stage 3 and Stage 4.

Archaeologist will be present at meeting #2 to discuss Archaeological



AECOM
 215 – 55 Wyndham Street North
 Guelph, ON, Canada N1H 7T8
 Tel: 519 763 7783 Fax: 519 763 1668



<p>Construction can occur where there are not archaeological sensitivities. NextEra can provide summary information of where they are looking and the level of assessment.</p> <p>Does this affect the placement of turbines? We are not aware of a turbine site that was directly affected by archaeological findings.</p> <p>Does this information have to be reported to the municipality as part of a master archaeological plan that can be brought to the larger tier municipality? Adrian (Councillor – Ward 5 North Middlesex) – We are not aware of anything in place like that?</p> <p>Does the municipality have an archaeological plan or a master plan or revision of the master plan? Chuck (Deputy Mayor North Middlesex) – No, a couple years down the road but nothing right now.</p> <p>Mike outlined Project Activities and Status;</p> <p><u>Detailed Design</u></p> <ul style="list-style-type: none"> • Road Design - Engineering designed and permitted • Turbine Foundations - Design completed, submitting for permit • Transmission Line - Engineering design in progress (90%) • Substation - Design has been Issued for Construction, minor changes to be completed by November <p><u>Construction</u></p> <ul style="list-style-type: none"> • Land Clearing, Construction and Installation - December 2013 to June 2014 • Clean-up, Modifications and Road Repairs - July 2014 onward • Turbine Commissioning (testing and inspections) - May and June 2014 <p><u>Operations</u></p> <ul style="list-style-type: none"> • Anticipated to commence June 2014 <p><u>Decommissioning</u></p> <ul style="list-style-type: none"> • to happen at the end of useful life of the project – (after 25 to 30 years of operations) <p>Is there a detailed engineering document of the substation? Probably not as it is a proprietary issue, but the impacts are public documents.</p> <p>Has the turbine been moved since the eagles nest was discovered?</p>	<p>assessment process and answer the committee’s questions.</p>
--	--



AECOM
 215 – 55 Wyndham Street North
 Guelph, ON, Canada N1H 7T8
 Tel: 519 763 7783 Fax: 519 763 1668



<p>Nothing has been moved since the discussion regarding the proper siting of the substation. The only change that occurred was the base of the substation was to be 400 metres away from the eagles nest.</p> <p>Is the substation 187metres away from the nest or is it 400m away? The permanent substation will be located at least 400m away from the eagle nest. However, the temporary construction disturbance area around the substation is 200m away from the eagle nest.</p> <p>Clay Cameron discussed preliminary work and reviewed Construction Process and Anticipated Timing (slide 12).</p> <p>How can this project be constructed and planned while the Ontario Energy Board hearings for the transmission lines are still on-going? We are anticipating a decision in late November, pending this decision we can go ahead and start construction on the transmission line.</p> <p>What happens if the hearing does not go through? That is a business risk NextEra is willing to take.</p> <p>I want to know what the process is... As far as I can see if I want to build something I have to go through the municipal process, how is it possible to go ahead with construction when there are still construction appeals pending? There are two processes, the first is the REA which is under appeal but the regulations allow us to construct, at our own risk. The second that is required is the hearings to construct transmission lines; we are anticipating a decision at the end of November or the second half of November.</p> <p>Is NextEra participating in the Hydro one construction at Nairn road? My concern is the impact on the community; will NextEra make an effort to contain noxious weeds that are a result from the construction? I understand that this is a NextEra responsibility, and we will absolutely do all we can to contain noxious weeds on site. Hydro One is undertaking the activities that you see now.</p> <p>Is NextEra making an effort to use local labour and tenders for local businesses? The recent Job fair and other efforts to promote local hiring were discussed. Borea tries to hire local as much as possible and reaches out to local suppliers when possible, in the community as well as First Nations communities.</p> <p>I am looking to establish, for the people in this community that the people [contractors working on the project] who are coming here do not live here and the</p>	
--	--



AECOM
 215 – 55 Wyndham Street North
 Guelph, ON, Canada N1H 7T8
 Tel: 519 763 7783 Fax: 519 763 1668



<p>community is upset about that. Committee member noted that there was an advertisement for Canadians to work on the projects, where nobody stepped up to the plate.</p> <p>NextEra noted that on an operations and maintenance basis there will be 100% Canadian labour. There is a domestic content agreement on the FIT that requires Ontario labour force to be present, which NextEra will meet or exceed.</p> <p>Can you describe the de-commissioning process? At the end of the project, years from now, we will be able to re-power the project using new technology not dissimilar from what is occurring across America right now. Barring that nobody wants to develop, we will disassemble machines and remove foundations so farmers can continue to utilize the land for agricultural purposes.</p> <p>The hazard lights that are on the top of the tower, they all seem to be flashing uncoordinated, is there a design in place where lights can be coordinated? That is coordinated by Transport Canada and as such they would have to approve any modifications.</p> <p>Safety question regarding fire protection? Generally we ask the local fire department to secure a perimeter and deal with the fire accordingly; we are working with local fire departments to ensure best practices are undertaken.</p> <p>Is there a site where you will be storing the components before construction? The construction laydown yard is located at the northwest corner of Bornish and Kerwood Roads. The materials will be brought in as-needed (on time delivery) and should be materials only, not necessarily turbine components.</p> <p>Who is going to be on the ground; if we have a concern, who can we go see? Borea employee Mike Mcaffey, there is also the email address and toll free number (bornish.wind@nexteraenergy.com / 1-877-257-7330)</p> <p>Will there be any community funding? Yes, NextEra is preparing a community vibrancy fund to North Middlesex municipality.</p> <p>Has our municipality accepted the Community Vibrancy Fund? It is still being negotiated.</p> <p><u>Description of Community Vibrancy Fund</u></p> <p>In addition to the economic benefits that the Bornish Wind Energy Centre will bring</p>	
--	--



AECOM
 215 – 55 Wyndham Street North
 Guelph, ON, Canada N1H 7T8
 Tel: 519 763 7783 Fax: 519 763 1668



<p>on its own, NextEra Energy Canada is looking for ways to contribute to and invest in the community, either through the local government or community-based organizations.</p> <p>We are currently engaging in meetings to determine the best approach; however, the commitment would present significant and long-term investment opportunities for the community. The investment would span a period of 20 years and contribute over \$270,000 annually to the community. The funds may be used in a variety of ways including: land stewardship initiatives such as habitat creation and tree planting; upgrading an arena or pool; improvements to infrastructure, community and protective services such as roads, police and fire services; or any other undertakings deemed appropriate.</p> <p>Concern of leaseholders that they have been promised one thing and delivered something else. The OFA has mentioned a similar concern. All but 3 landowners have signed leases with NextEra; NextEra now owns the previous options and has signed new lease agreements so if there are any concerns we are fully aware of this. If you have a landowner who has issues with their lease agreements please get them to contact us. Our projects happen because of the landowners, we cannot do this without them.</p> <p>Regarding stage 4 fieldwork for archaeology, who gave NextEra permission to remove artifacts from site? The permission comes from the Ontario Heritage Act, as to how artifacts are handled. You have to apply to the Ministry of Tourism Culture and Sport (MTCS) to do this sort of work with approved archaeologists. They are catalogued and archived for research purposes.</p> <p>What kind of sites are the archaeology teams finding? Early European sites (early settlers) and Aboriginal related sites which vary in timespan and a lot of different artifacts.</p> <p>It would be good to have an archaeologist at the next meeting to discuss the questions we have.</p> <p>Is there a place where residents can call in regards to noise levels, what is this process; who comes and investigates when this happens at two in the morning? This process is outlined in the REA in the noise complaints section; this is dealt with on a one by one basis; if anyone calls with a concern, our operations people work and live on site and they will get in touch with you within 24 hours.</p> <p>In the conditions of approval there is a condition that the project follows up on noise levels at the most sensitive noise receptors. The assumption would be that the</p>	<p>Archaeologist will be present at meeting #2 to discuss Archaeological assessment process and answer the committee's questions.</p>
--	--



AECOM
 215 – 55 Wyndham Street North
 Guelph, ON, Canada N1H 7T8
 Tel: 519 763 7783 Fax: 519 763 1668



<p>receptors which are not compliant would be investigated.</p> <p>We are using third party consultants to look at noise levels at different times of days and wind levels, to determine if the turbine is compliant.</p>	
<p>4. Future Items for Discussion</p> <p>Avril asked if there are any particular topics for the next meeting.</p> <p>For the next meeting the following was requested;</p> <ul style="list-style-type: none"> • to have a report card on how NextEra is doing in regards to local procurement and employment • archaeology reports and someone who can speak to archaeological matters • Information regarding monitoring plans for birds and migratory flight paths, long term migration of birds. • Information that takes a more cumulative approach which considers not only NextEra’s turbines, but other turbines. • If there are questions that arise in between this meeting and the next, CLC members can email or call AECOM (Avril Fiske/Adam Wright). 	<p>NextEra to provide report on Labour rates at meeting #2</p>
<p>Meeting Wrap Up</p> <p>Avril indicated that there are comment cards available for the CLC members to provide feedback and that the minutes will be reviewed, approved and circulated.</p> <p>As the CLC moves forward all CLC members will be notified of potential dates.</p> <p>Parking Lot items will be addressed and discussed at the next meeting.</p> <p>Last call for questions.</p> <p>Meeting Adjourned</p>	

PARKING LOT

Parking Lot Topic	Response / Action
Selection of Committee Members	Complete. AECOM provided response to concerned CLC member, copying the MOE. Response attached.
How many metres are protected from the substation (Eagle’s Nest question)	Complete. Addressed in meeting summary (Pg.7)



AECOM
215 – 55 Wyndham Street North
Guelph, ON, Canada N1H 7T8
Tel: 519 763 7783 Fax: 519 763 1668



Operation questions for next meeting: <ul style="list-style-type: none">• Blades, what happens to the old ones (20 year life span)• Noise concerns (details regarding company response once operational)• Is there a standard safety zone established in case of a fire?	Pending. Ensure someone from NextEra's Operations team is present at meeting #2 to address questions.
Local Labour	Pending. Provide a report card for labour targets for next meeting
Stage 4 Archaeological Assessment	Pending. A NextEra representative will be present at meeting #2 to provide further information regarding Archaeological matters and answer any questions the Committee may have.
Beacon lights, and the potential for NextEra to be a leader in a process for light reduction	Pending. NextEra will provide update on the potential for usage of light reducing beacon.
Insurance concerns for landowners with turbines	Pending. NextEra to provide additional information as available.
Approved Sound Auditors	Pending. NextEra to provide additional information as available.
Is the CCRA for public record?	Pending. NextEra to provide additional information as available.
Content and material sourcing, can NextEra provide this information?	Pending. NextEra to provide additional information as available.