Project is dividing the community.



Appendix D3 – Public Meeting (May 2011) Verbal Comments and Feedback Forms Summaries November 2012

Summary of Verbal Comments Received during the Public Meeting
Comment / Question
Proponent
Who is Capital Power?
Does Capital Power have other projects underway in Canada?
Project / Technology / Infrastructure / Project Location
Turbine locations, including setback distances from buildings, wetlands and rivers.
REA process and studies conducted for the Project.
Transmission line construction, location and connection to HONI.
Access road locations.
Why does the Project need two meteorological towers?
Health
Potential impact on human health.
Wildlife
Impact of shadow flicker on wetlands.
Environmental studies – What studies were completed as part of the REA?
Concern over cutting of hedgerows.
Sound and Visibility
Turbine and switchyard noise levels.
Visual impact of the Project.
Aesthetics of the switchyard.
Will the transformers for this Project be noisy?
Consultation
Input into Project and REA process.
Project timeline.
Desire to see balanced information presented, outlining positive and negative aspects of wind energy development.
What's behind the opposition that we're seeing?
Socio-economic Socio-economic
Benefits to local economy / community.
Community disharmony related to the unequal distribution of Project benefits through turbine land lease options.
Property value impacts.

K2 Wind Ontario Limited Partnership K2 Wind Power Project Consultation Report



Appendix D3 – Public Meeting (May 2011) Verbal Comments and Feedback Forms Summaries November 2012

Comment / Question

Power Generation / Renewable Power

How 'green' is wind power given that it has a carbon footprint?

November 2012



Public Meeting Feedback Form Summary

Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
114	May 25, 2011	July 22, 2011	 Attended to gather information on the Project. Requested to be added to the Project mailing list. 	 Thanked correspondent for attending the Open House. Noted that Capital Power understands the importance of building and maintaining relationships with the community at all stages of Project development. Provided further information about the Project in the attached Spring 2011 Connection newsletter and provided the Project website.
118	May 25, 2011	July 22, 2011	 Expressed an interest in changes in the "border" around her area to allow for placement of wind turbines without her input. Inquired why turbines may be placed closer to neighbouring houses on adjacent properties than the residence of the property leaseholder. Expressed a concern about turbine lights and noise from wind turbines surrounding her residence. Inquired if more wind developers have proposed projects in the area would they require their own substation (specific to their own projects) and how many substations would they require, and whether substations use gas as a fuel source, and if they do use gas, whether the gas could be turned into a deadly gas. 	 Thanked correspondent for attending the Open House. Provided information about the Project layout and siting considerations. Noted that the draft layout issued for public review on April 13, 2011 is not considered final until after public comments have been received and considered to the greatest extent possible and the layout has final approval from the MOE during the REA process. Noted that community members will have an opportunity to review the Draft REA Reports at least 60 days prior to the final Public Open House. Addressed concerns about neighbouring wind projects and the Project substation. Noted that Transport Canada requires wind farms to have air obstruction lighting and Capital Power will work with Transport Canada to determine lighting specifications. Provided information on setbacks and sound as outlined in the MOE's Regulation 359/09. Included the Spring 2011 Connection newsletter for more Project information.
100	May 25, 2011	July 22, 2011	Expressed an interest in finding out more information about the Project timelines, sound and health impacts from turbines.	 Thanked correspondent for attending the Open House. Provided information about the Project timeline. Identified the potential sources of sound from wind turbines and the MOE's requirements for setback distances from residences, roads and property lines. Noted information from studies on health effects from wind turbines and provided a link to the location of the studies. Attached the Spring 2011 Connection newsletter for additional



Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
				information.
149	May 25, 2011	N/A	As a Project leaseholder, attendee wanted to provide positive comments on the Project.	Comment noted by the Project Team. No response required.
112	May 25, 2011	June 15, 2011	Expressed an interest in the location and noise levels of the switchyard station and community pay outs.	 Thanked him for attending the Open House. Provided an update regarding the specific questions he raised at the Open House. Provided details about the proposed switchyard location and the engineering and environmental factors considered in making the site selection. Capital Power identified the community benefits, including the establishment of a new renewable energy source for Ontario, recognition of Huron County as a green energy hub, and economic and financial benefits in the form of jobs, municipal taxation, tourism and increased revenue to local farmers and businesses. Noted that Capital Power is committed to working with Township of ACW Staff and Council to address their concerns.
15	May 25, 2011	N/A	 Noted that he attended the Public Open House to get information and that his information needs were met. 	No response provided as attendee did not provide any questions or follow up items.
115	May 25, 2011	July 22, 2011	Expressed an interest in finding out more information about the impact of wind turbines on property values and assessments, tax revenue to the Local Township and compensation to Ashfield-Colborne-Wawanosh (ACW) for tax revenue lost due to wind turbines.	 Thanked correspondent for attending the Open House. Provided results from studies of wind turbines and property values. Noted information about tax revenue including the benefits to the local community. Identified that Capital Power would be responsible to pay the municipal taxes for each turbine to the local municipality with the tax rates determined by the Municipal Property Assessment Corporation (MPAC). Provided the Spring 2011 Connection Newsletter for more Project information.
128	May 25, 2011	N/A	 Attended the meeting to see where turbines would be sited. Believes the key issues that need to be addressed are keeping the public informed and 	No response provided as attendee did not provide any questions or follow up items.



Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
			educating them about the Project.	
150	May 25, 2011	N/A	 Attended the meeting to gather information regarding the Project. Advised Open House could have been improved by having more staff talking to the visitors however the staff were informative and helpful. Noted more information would be helpful for the public. 	No response provided as attendee did not provide any questions or follow up items.
119	May 25, 2011	July 22, 2011	 Expressed an interest in finding out more information about Capital Power, anticipated noise from the Project, visibility of lights on wind turbines and compensation to farmers. He expressed concern about new power lines removing established trees and offered a suggestion to place power lines along the property line of the landowners who have wind turbines proposed on their property (instead of along River Mill Road). 	 Thanked correspondent for attending the Open House. Provided information about Capital Power. Noted the MOE requirements (under O. Reg. 359/09) for setback distances from residences, roads and property lines and the 40dBA sound limit. Identified that Transport Canada requires wind farms to have air obstruction lighting and that Capital Power will work with Transport Canada to determine the requirements for the Project. Noted information about compensation to landowners. Identified details about the collector system being planned for the Project and the considerations for site selection. Noted that Capital Power will continue to consult with Huron County, the Township of ACW and the MVCA regarding planting and replacement of trees and a result of potential impacts from the Project. Included the Spring 2011 Connection newsletter for more Project information.
113	May 25, 2011	July 22, 2011	Expressed support for the Project.	 Thanked correspondent for attending the Open House. Noted that Capital Power understands the importance of building and maintaining relationships with the community at all stages of Project development. Provided further information about the Project in the attached Spring 2011 Connections newsletter and provided the Project website.
116	May 25, 2011	July 22, 2011	 Attendee expressed an interest in what material is in the oil in the transformer. Indicated that Capital Power should provide 	 Thanked correspondent for attending the Open House. Noted that under the proposed plans, oil would be required in the switchyard's transformers.



Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
			MSDS forms for this liquid material. Inquired how Capital Power would ensure this liquid would not contaminate soil/ground water in a worst case scenario and how Capital Power would monitor for leaks.	 The transformers would be located on a concrete black in an oil concrete containment structure, which would be designed to contain the whole volume of oil in a transformer. Noted that if a leak develops, the transformer would detect any change in oil level and shut down. Identified that MSDS sheets for the oil would be available on site as required by provincial regulations. As part of Project planning, a full site drainage and water management plan and installation would be prepared. Provided information about public safety measures for the Project. Included the Spring 2011 Connection newsletter for more Project information.
74	May 25, 2011	July 22, 2011	Expressed support for the Project.	 Thanked correspondent for attending the Open House. Noted that Capital Power understands the importance of building and maintaining relationships with the community at all stages of Project development. Provided further information about the Project in the attached Spring 2011 Connections newsletter and provided the Project website.
117	May 25, 2011	July 22, 2011	Expressed support for the Project.	 Thanked correspondent for attending the Open House. Noted that Capital Power understands the importance of building and maintaining relationships with the community at all stages of Project development. Provided further information about the Project in the attached Spring 2011 Connection newsletter and provided the Project website.
38	May 25, 2011	July 22, 2011	 Expressed concern regarding the effect of wind turbines on his property values. Feels two turbines in the proposed layout design are too close to his residence and two drains. 	 Thanked correspondent for attending the Open House. Provided information about the Project layout, turbine siting, and MOE's requirements for setback distances from residences, roads and property lines. Noted that the current proposed plans include a turbine approximately 574 metres away and another approximately 682 metres away from his residence. Requested that he forward the information about the location of drains on his property so the Project team can look more closely into his concern.



Appendix D3 – Public Meeting (May 2011) Verbal Comments and Feedback Forms Summaries
November 2012

Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
				 Noted that property values can be influenced by a variety of factors. Provided information about recent studies on property values and wind projects.
17	May 25, 2011	July 22, 2011	Requested information on whether the power line (heading south) was proposed to be overhead or buried, and indicated his preference was to have the line buried as much as possible (in particular, 6 feet or more so that future tiling practices would not be an issue).	 Thanked correspondent for attending the Open House. Noted the current plans are for turbines to connect to overhead lines through underground wires running along the turbine access roads. Identified that the Project Team is currently working with the Township of ACW regarding the elements necessary to allow burying the gathering system rather than constructing overhead collector lines. Noted that even if the majority of the system is buried, there still may be some areas where it would be necessary to construct aboveground lines due to technical and environmental considerations. Noted that the collector system would be designed and constructed according to Canadian Electrical Code requirements, and provided information on where he can find additional information about the Project. Included the Spring 2011 Connection newsletter for more Project information.
Anonymous	May 25, 2011	N/A	Attendee noted they heard about the Public Open House by word of mouth and that it did not meet their information needs.	 No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	Attended because curious as to boundary lines.Noted it is hard to change people's view.	 No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	 Attendee noted they are an interested neighbor. Noted that the map with the 550 m circle of impact was missing. Identified key issues as price and land use. Stay out of field. 	 No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	 Attended to become better informed. Requested a presentation for everyone to hear and ask questions. 	 No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.



Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
			Identified health concerns.	
Anonymous	May 25, 2011	N/A	 Attended to support the Project. Noted attendee saw the whole layout of all the wind turbines. Noted that sound issues have been the prominent concern heard. Identified that the Project Team has been great with answering questions. 	No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	 Attended to find out more information. Noted concerns on noise issues, setback to neighbours and land values. 	 No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	 Attended to learn how the power lines will affect their lives. Requested the hydro lines be buried. 	 No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	 Noted interest in the Project. Checked that the Public Open House met information needs. Identified an issue as timeline. Noted it all seems to be working. 	No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	 Noted interest in the Project. Identified key issues as timeline and fairness. Noted it all seems to be working. 	 No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	 Noted interest in the Project. Identified key issues as fairness. Noted they would have liked an article in the newspaper about the tree give away. 	 No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	 Main reason for attending was to support wind turbines and get a free pen. Requested the power lines be buried. 	 No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
Anonymous	May 25, 2011	N/A	 Attended to see the location of the new turbine sites. Noted that staff were available for comment. Key issues identified were landowner concerns and media misinformation. Noted that the company has always been open 	No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.



Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
			and honest.	
Anonymous	May 25, 2011	N/A	 Attended to get update on Project siting. Inform, inform – the communication level with the public is good, but there still seem to be a lot of misinformed people around. Positive comments only – good company to deal with. 	No contact information provided. Comments noted but Project Team could not provide a response to the Public Open House attendee.
70	May 25, 2011	July 22, 2011	Requested more information on how many turbines the substation would have capacity for, whether the substation would affect the value of neighbouring properties negatively, and if Capital Power would buy-out home if residents have health issues similar to Ripley.	 Thanked correspondent for attending the Open House. Provided details regarding the switchyard site, including the factors considered in site selection. Provided information about property values with reference to recent studies. Provided information on health from government medical agencies. Noted that Capital Power believed the government has established setback and noise regulations that will protect public health and safety, and has no reason to believe otherwise. Capital Power would not propose a development unless they believed it was safe for themselves and their neighbours. Provided the K2 Spring 2011 Connection newsletter.
35	June 9, 2011	July 22, 2011	 Feedback form received after the Open House. Noted too many unanswered questions. Next time bring in educated people so the public doesn't have to educate them. Tell the public the truth – if you can't, don't hold a Public Open House. Treat people with respect. Asked what is done if there is a flicker on a house. Asked why the public Draft Plan (April 2011) is different to the plan at the Open House. Asked what the effects on monarch butterflies and birds from flicker, vibrations and wind turbulence from the turbines. Asked about the setback rules. 	 Provided update to questions asked at the Open House. Advised some of the information is not available as the Project is in the planning phases. Directed to Project website for additional information. Provided Spring 2011 Connection newsletter. Attached a table of their questions and Project Team responses. Noted that O. Reg. 359/09 outlines the requirements for assessing setback distances from residences, roads and property lines. The government's current requirements are for turbines to be a minimum setback of 550 m from non-participating landowners' homes. Capital Power is planning the Project on privately owned leased lands and will ensure the Project meets all current

K2 Wind Ontario Limited Partnership
K2 Wind Power Project
Consultation Report
Appendix D3 – Public Meeting (May 2011) Verbal Comments and Feedback Forms Summaries
November 2012



Correspondent Date Se Receiv	Feedback Form Summary	Project Team Response Summary
	 Asked for wildlife study results and who conducted the studies. Setback for a 270 MW substation? Noted that each person from Capital Power gave a different answer for the same question. Asked if more energy is really needed. Noted that the Proponent should have a written plan on how to compensate non-participating residents if they get sick and can't sell their property. Provided information on their property. 	 applicable setback and noise regulations as required under the REA process to minimize any potential impacts to neighbours as a result of the Project. As part of the Project planning, draft plans will become more detailed as new information is gathered, analyzed and incorporated into the Project design. All input and feedback received from the community will be considered and incorporated into the Project planning, to the greatest extent possible. As part of the REA process, the Project Team is studying local plant and wildlife species to ensure that possible impacts are minimized or avoided. Environmental and cultural heritage studies are required by the provincial government, and will consider/study bird and bat populations, terrestrial and aquatic life, vegetation, landuse, local water ways, noise, and archaeological and cultural heritage resources. The Draft REA Reports, which will include the results of the environmental reports, will be available for review at least 60 days before the date of the final open house for the Project. Specific to the switchyard, current provincial regulations do not require a setback related to the transformer station. However, current regulations require noise generating equipment within the station be included in the cumulative noise study for the Project. The transformers would be selected such that no residence would experience greater than 40 dBA in the cumulative noise study for the Project. The switchyard design and planning would also include landscaping to reduce potential visual impacts. Capital Power does not believe there will be property value impacts as a result of the Project. Property values can be influenced by a tremendous range of factors. There are recent studies available which indicate that neither the view of the wind turbines nor the distance of the home to the Project have any consistent, measurable or statistically significant effect on home sale prices. Provided information about

K2 Wind Ontario Limited Partnership
K2 Wind Power Project
Consultation Report
Appendix D3 – Public Meeting (May 2011) Verbal Comments and Feedback Forms Summaries
November 2012



Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
59	June 28,	July 22,	Feedback form received after the Open House.	 international panel of experts, that found "The ground-borne vibrations from wind turbines are too weak to be detected by, or to affect, humans" and "There is nothing unique about the sounds and vibrations emitted by wind turbines." Capital Power would deliver power into the provincial grid which would meet or exceed the standards for power quality set by the transmitter (Hydro One Networks) and the System Operator (IESO). The Project Team is committed to listening to, understanding and addressing each community member's questions or concerns regarding our Project plans and operations. Capital Power hosts public open houses with information
	2011	2011	 Expressed concern with the format of the meeting and indicated a preference for a town hall format with a panel to answer questions from Open House attendees. Indicated various concerns with: a lack of consideration to the non-benefiting public, the current concentration of turbines in the area, visual pollution, property devaluation on small lots, decreased tourism revenue, and hard feelings between neighbours and some families that was not there before. 	boards with team members experienced in specific areas of the Project stationed at the boards. This format has proven to be valuable in ensuring participants are able to ask questions and receive more information from the Project Team. In addition, it also allows for attendees to have detailed one-onone discussions with subject matter experts on topics and issues of importance to them. In this style of open house, participants can spend as much or as little time hearing about various topics about a proposed project, and gather more information as they like about a topic. The results of a comprehensive due diligence assessment indicated there is an excellent wind resource in the area and a strong interest from area landowners in optioning lands for a wind project. Turbine siting involves the evaluation of a variety of factors including long-term wind data, proximity to transmission lines, site topography, land patterns, environmental and cultural heritage studies and consultations with landowners and neighbours. Many landowners have expressed interest in optioning their land for the Project. Capital Power is proposing the Project on privately owned leased lands within the Township of ACW. When designing the Project layout, Capital Power is ensuring that all setback requirements for the Project, as regulated by the Ontario government are met, in addition to meeting all applicable



Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
60	June 28, 2011	July 22, 2011	 Feedback form received after the Open House. Requested a real meeting with some people that 	noise requirements, to ensure the least interference to our neighbours as possible. Property values can be influenced by a variety of factors. There are recent studies available which indicate that neither the view of the wind turbines nor the distance of the home to the project have any consistent, measurable or statistically significant effect on home sale prices. Provided information on recent property value studies. Thanked correspondent for attending the Open House. Included information about the Project layout and the siting
			 can answer his questions. Expressed concern regarding the number of turbines concentrated in a small area; property values; setback distances; noise; health; impacts on tourism; jobs for students; municipal taxes; turbine siting; and providing wealth to the rest of the taxpayers. Asked if he will be paid full market price. Noted that residents will leave the area. 	 considerations for turbines. Provided information from property value studies. Note that Capital Power does not have any information to support that wind farms lead to a decrease in tourism. Provided information on the two potential sources of sound emitted by wind turbines and the MOE's requirements under O. Reg. 359/09. Noted that multiple government medical agencies have reached the conclusion regarding wind turbines and health that while annoyance may be of concern, there does not appear to be a direct link to impact on human health. Capital Power provided information on municipal taxes, community benefits and student employment resulting from the Project. Included the Spring 2011 Connection newsletter for more Project information.
12	February 9, 2012	April 11, 2012	 Noted she attended to gain a better understanding of the Project. Attendee commented that it was a very one sided event and failed to acknowledge that it is not a win-win situation. To improve the Open House, the attendee noted to clearly set out the problems and drawbacks associated with industrial wind power projects to provide balance. Key issues identified were an open and honest discussion, and the release to the public of the 	 Noted information about consultations regarding the Project, since commencing the REA process in early 2010. Noted that as part of the REA process, an application will be submitted to the MOE that will contain Project information. This information will be submitted after the public review period of at least 60 days before the final Public Open House. Provided requirements for sound modelling under the REA process for wind turbines to be a minimum of 550 metres from non-participating landowners' residences to ensure that potential sound levels from a wind turbine do not exceed 40 A-weighted decibels at non-participating landowners' homes.



Appendix D3 – Public Meeting (May 2011) Verbal Comments and Feedback Forms Summaries November 2012

Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
			results of sound studies (field test results) from MOE. Noted she would prefer public meetings with the opportunity for an open question and answer period.	Identified that the Noise Assessment will be made available to the public for review at least 60 days prior to the final Public Open House for the Project.
59	February 9, 2012	April 11, 2012	 Noted he attended to voice his disapproval. To improve the Open House, the attendee noted a town hall type of meeting with a panel to answer questions from the floor. He noted there was not enough consideration given to the non-benefiting public. Stated that there are enough of them in this area now. The proposed number of tours will be visual pollution. The expected devaluation of houses on small lots. Identified decreased revenue from tourism. Hard feelings between neighbours and some families that was not there before Capital Power came along. Noted that such a large number of towers in a concentrated area is ludicrous. Stated that building towers is obviously about big money for a few land owners and big companies. 	 Thanked correspondent for attending the Open House on May 25, 2011. Noted that property values can be influenced by a variety of factors. There are recent studies available which indicate that neither the view of the wind turbines nor the distance of the home to the wind project have any consistent, measurable or statistically significant effect on home sale prices. Included information about property values, including references to relevant studies.
120	February 9, 2012	April 11, 2012	 Noted he attended to get more information about the Project. Wrote that members of the Project seemed uninformed about some key issues. To improve the Open House he suggested providing more detailed information to those attending. Key issues noted were health risks identified and plans to address them, and long term plans for structures when at the end of their useful life – what happens? 	 Advised that a significant body of work exists world-wide on the relationship between wind turbines and possible human health effects. Provided information, including links to studies on health and wind turbines. Noted that the Project Team is committed to meeting the current provincial regulations regarding the planning and operations of wind projects. Identified the long term plan for the Project, including that as part of the planning for the Project, a decommissioning plan has been completed and will be provided for public review and comment at least 60 days prior to the final Open House



Appendix D3 – Public Meeting (May 2011) Verbal Comments and Feedback Forms Summaries November 2012

Correspondent	Date Sent/ Received	Date Responded	Feedback Form Summary	Project Team Response Summary
				for the Project. • During all decommissioning and restoration activities, general environmental protection and mitigation measures would be followed.
121	February 9, 2012	April 11, 2012	 Noted she is an affected property owner. Stated that little information is provided about what the public are most interested in. Identified that a formal question and answer period would have been helpful. Noted a key issue to be addressed is up to date research relating to health. Attendee concerned about appearance, noise pollution and health effects. 	 Noted that Ontario Regulation 359/09 outlines the requirements for setback distances from residences, roads and property lines. Identified setback distances for turbines and sound level requirements under O. Reg. 359/09. Advised that a significant body of work exists world-wide on the relationship between wind turbines and possible human health effects. Provided information, including links to studies on health and wind turbines. Noted that the Project Team is committed to meeting the current provincial regulations regarding the planning and operations of wind projects.
122	February 9, 2012	April 11, 2012	 Noted that there were many questions she wanted to ask. Stated that the people asked questions referred her to someone else. They did not know the answers. Noted the Open House could be improved by having all the people from wind power know all the answers. Asked who will be responsible for these wind turbines when they become obsolete in 20 years. Noted that she doesn't believe the Project developers know enough about the health hazards they can cause. Attendee concern is that when these turbines become obsolete that they will be left standing and another placed beside them in close proximity or who is responsible for taking them down, the farmer or the company. 	 Identified that as part of the planning for the Project, a decommissioning plan has been completed and will be provided for public review and comment at least 60 days prior to the final Open House for the Project. Noted information about the long term plan for the Project, including details about decommissioning and restoration activities.