

Appendix D

Municipal Consultation Records

- Municipality of Chatham-Kent
March 16, 2015 Resolution
- Municipality of Chatham-Kent
Correspondence Records

Municipality of Chatham-Kent
March 16, 2015 Resolution

Municipality of Chatham-Kent

Legislative Services

To: Mayor and Members of Council
From: John Norton, Chief Legal Officer
Date: March 16, 2015
Subject: North Kent Wind Project

Recommendation

It is recommended that:

1. The Mayor and Clerk be authorized to execute the following:
 - a. Municipal Council Support Resolutions indicating that the Council of the Municipality of Chatham-Kent supports the construction and operation of Phase 1 and Phase 2 of the North Kent Wind Project in the Municipality of Chatham-Kent.
 - b. Additional necessary legal agreements, as determined by the Chief Legal Officer, to provide for the benefits, rights and obligations of the Municipality as outlined in this Report.

Background

(a) South Kent Wind Project

In 2012 and 2013, Samsung Renewable Energy Inc. ("Samsung") and Pattern Renewable Holdings Canada ULC ("Pattern") completed construction of a 270 megawatt wind energy project around the community of Blenheim. This project was known as the South Kent Wind Project. The Municipality, through its Municipal Council, declared itself a willing host of this renewable energy South Kent Wind Project. Samsung and Pattern promised and provided multiple benefits to Chatham-Kent as part of this South Kent Wind Project. First, they provided renewable and clean wind energy. Second, they have provided \$2.5 million for upgrades to the Chatham-Kent Municipal Airport plus community benefits of \$11.5 million (calculated over the life of the project). In addition, Entegrus Inc. (which is 90% owned by the Municipality of Chatham-Kent) obtained contracts for maintenance for the South Kent Wind Project resulting in approximately \$300,000 of services provided by local employers including Entegrus. In addition, the Municipality entered into road use agreements and issued building permits to the South Kent Wind Project.

Municipal administration and Entegrus Inc. have both developed a good working relationship with Samsung and Pattern through the South Kent Wind Project, which achieved commercial operation in March of 2014.

(b) North Kent Wind Project

In 2014, administration was made aware that Samsung and Pattern were moving forward with a proposed new wind farm project to be built in the former townships of Dover and Chatham. This project will be known as the North Kent Wind Project and will be built in two phases. **Attached hereto as Schedule “A” is a map showing the general area for construction of the North Kent Wind Project, phases 1 and 2.**

Samsung and Pattern are seeking support from the Municipality of Chatham-Kent, through its Municipal Council, to declare itself a willing host of this renewable energy wind project, by passing the Support Resolutions for each phase of the project.

The first project, North Kent 1, will be approximately 100 megawatts and consist of approximately 40 to 50 turbines (depending on final configuration required to comply with environmental permitting requirements). North Kent 1 will be built on private lands in both of the former Dover and Chatham Townships. North Kent 1’s design, specifications, layout and other matters are currently under development and will be finalized as part of the local and provincial permitting and regulatory requirements that regulate industrial wind projects in Ontario, as well as the contractual requirements of the Ontario Independent Electricity System Operator. As with all renewable energy projects in Ontario, North Kent 1 will be subject to the Renewable Energy Approval process, a permitting process which evaluates projects for environmental, social and archaeological impacts using rigorous standards. The Renewable Energy Approval process mandates a detailed and multi-faceted public consultation process which will solicit comments and feedback from municipal government, First Nations, local residents and businesses in Chatham-Kent. North Kent 1 will be designed only in full contemplation of the results of this community consultation process.

The second project, North Kent 2, is dependent upon an award by the Ontario Independent Electricity System Operator (“IESO”). If the North Kent 2 Project proceeds, it will also be of a size between 50 to 100 megawatts and between 20 and 40 turbines, depending on permitting requirements. North Kent 2 will be built on private lands in, or near, the former Dover Township. As with the first project, North Kent 2 is subject to the provincial permitting and regulatory requirements that regulate industrial wind projects in Ontario as well as the contractual requirements of the IESO.

Comments and Financial Implications

Samsung and Pattern have requested Municipal Council to pass the Support Resolutions in a format required by IESO. **Attached hereto as Schedule “B” are the required templates for the draft Support Resolutions.**

The North Kent Wind Farm Projects are expected to convey multiple forms of direct and indirect benefits to Chatham-Kent and the surrounding region, including construction

and maintenance jobs, contracts with local suppliers and service providers, support to local charities and organizations and the production of clean renewable energy.

Samsung and Pattern have offered the following additional benefits and rights to the Municipality of Chatham-Kent as part of their ongoing commitment to providing value to the community:

1. Community Benefit Contribution: Upon successful completion of key project milestones for North Kent 1, Samsung and Pattern will provide \$4 million to the Municipality of Chatham-Kent as a community benefit contribution to be used at the sole discretion of Municipal Council.
2. Road Use Agreement: An acceptable road use agreement will be entered into between the developer and Municipality. This will ensure that existing and future municipally owned road infrastructure is protected, including remediation and mitigation of road infrastructure impacted by the construction and operation of the North Kent Wind Project. The Municipal Engineer will have the right to approve all Project infrastructure built in the Municipal road allowances. This agreement will provide for payment to the Municipality of Chatham-Kent of \$150,000 per project to cover the cost of Municipal staff overseeing construction and road usage connected to this Project, as well as an annual administration fee of \$5,000.
3. Building Permit Fees: Council has previously set the building permit fees for wind turbines at a rate of \$14.20 per \$1,000 of construction costs (base and tower only). The North Kent 1 Project will result in approximately \$500,000 in building permit fee revenue. The North Kent 2 Project would result in approximately \$500,000 in building permit fee revenue (assuming a 100 megawatt project).
4. Maintenance Contract: Entegrus Transmission Inc. will obtain exclusive maintenance contracts for the life of the Phase 1 and Phase 2 projects in an amount of approximately \$300,000 per project per year (depending on the maintenance needs of each project). In addition, Entegrus Transmission Inc. will obtain maintenance contracts for a wind farm project to be built in Belle River by Samsung and Pattern. These maintenance contracts will result in about three new local jobs.
5. Community Outreach Plan: Samsung and Pattern will undertake a comprehensive community outreach plan including a variety of public meetings, landowner's dinners, and aboriginal consultation. Samsung and Pattern have also committed to sponsor local charities and events. **Attached hereto as Schedule "C" is a copy of the Community Outreach Plan.**
6. Lighting on Turbines: Samsung and Pattern have committed to providing safe lighting on all turbines as required by Transport Canada. Samsung and Pattern will undertake to mitigate the effects of the flashing red lights, equal to or better than the mitigation steps used in the South Kent Wind Project.

7. Project Ownership: Samsung and Pattern have offered the Municipality the option to purchase a 15% equity interest in the North Kent Wind Projects as an additional community benefit. Administration has undertaken a review of this opportunity and is recommending that this equity investment opportunity be entered into by Entegrus Inc., which is 90% owned by the Municipality. Entegrus Inc. will complete due diligence in respect of this investment opportunity prior to entering into the investment. To demonstrate their commitment to providing this additional community benefit, Samsung and Pattern have agreed to pay a break fee of \$3 million to the shareholders of Entegrus Inc. (the Municipal portion being \$2.7 million) should the Entegrus investment in the North Kent 1 project not be completed.

If, after completion of the due diligence period, Entegrus Inc. enters into the ownership opportunity, the estimated investment into the first phase, being North Kent 1, will be approximately \$15 million and with an estimated gross return of \$20 million over 20 years and a net return of \$6.1 million (after repayment of the loan and taxes) for an internal rate of return of 9.6% (IRR). It is anticipated that the Municipality will receive \$4.9 million in additional dividend payments from Entegrus Inc. as a result of this \$6.1 million in net revenue. The \$4.9 million has a net present value of \$4 million.

If Entegrus Inc. also enters into the ownership opportunity for the second phase, being North Kent 2, it is anticipated that this project will yield a similar IRR and dividend flow depending on the final size of the project. For example, if the project is half the size of North Kent 1 and all other factors are the same, North Kent 2 would provide the Municipality approximately an additional \$2.5 million in dividend revenue over 20 years. Pattern and Samsung have agreed to pay a fee that is reflective of the economic terms in the Power Purchase Agreement to the shareholders of Entegrus Inc. (the Municipality would receive 90%) as a break fee should the North Kent 2 project proceed but Entegrus not invest in the project.

8. Property Taxes: It is estimated that the property tax revenue for the combined project, phases North Kent 1 & 2, will be approximately \$250,000 per year.

Samsung and Pattern will be entering into land lease arrangements with private landowners in Chatham-Kent in regard to turbine and infrastructure location. Private landowners are encouraged to obtain independent legal advice with respect to land lease arrangements.

Council Directions

The recommendation in this report supports the following Council Directions:

☒ **Jobs:**

Everyone in Chatham-Kent who wants to work is able to work in meaningful employment

☒ **People:**

Chatham-Kent is a welcoming community where people choose to live, learn, work, and play

☒ **Health:**

Chatham-Kent is a healthy, active, safe, accessible community within a healthy natural and built environment

☒ **Financial Sustainability:**

The Corporation of the Municipality of Chatham-Kent is financially sustainable

☒ Has the potential to support **all** Council Directions

☐ Neutral issues (does not support negatively or positively)

Prepared by:

Approved by:

John Norton
Chief Legal Officer

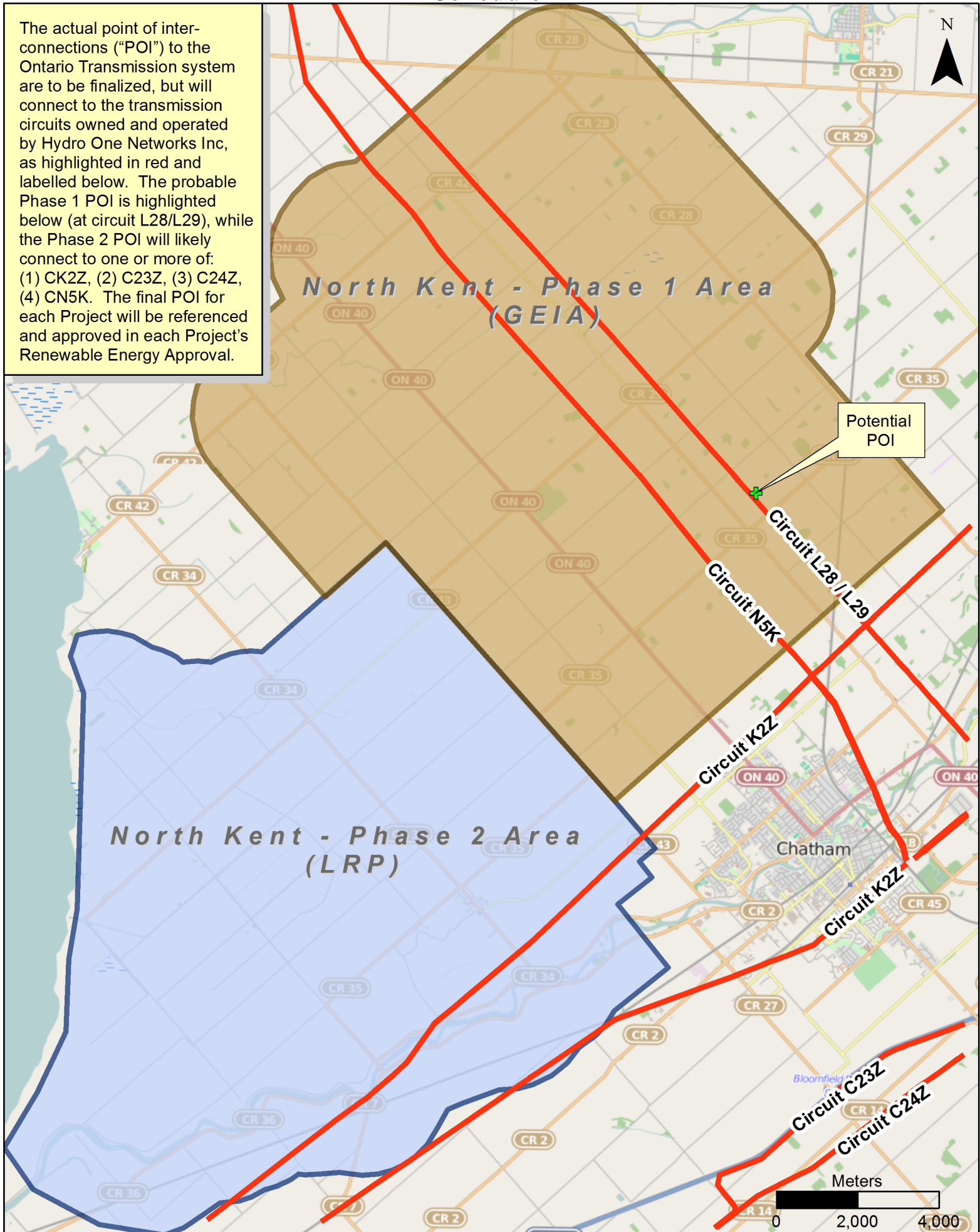
Don Shropshire
Chief Administrative Officer

Attachment(s): Schedule "A" – map of general area for construction
 Schedule "B" – draft Support Resolutions
 Schedule "C" – Community Outreach Plan

P:\RTC\LEGISLATIVE SERVICES\2015 Files\MUNGOVERNANCE\North Kent Wind
RTC March 23 2015 Final.docx

Schedule "A"

The actual point of inter-connections ("POI") to the Ontario Transmission system are to be finalized, but will connect to the transmission circuits owned and operated by Hydro One Networks Inc, as highlighted in red and labelled below. The probable Phase 1 POI is highlighted below (at circuit L28/L29), while the Phase 2 POI will likely connect to one or more of: (1) CK2Z, (2) C23Z, (3) C24Z, (4) CN5K. The final POI for each Project will be referenced and approved in each Project's Renewable Energy Approval.



Schedule "B"

120 Adelaide Street West, Suite 1600
Toronto, Ontario M5H 1T1

T 416-967-7474
F 416-967-1947
www.powerauthority.on.ca

TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

OPARP/f-FIT-012r2

Resolution NO: _____ Date: [], 2015

WHEREAS capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 2.1.

AND WHEREAS North Kent Wind 1 LP (the "**Applicant**") proposes to construct and operate an On-Shore Wind Power Project (including transmission line connecting the project to IESO-controlled grid) (the "**Project**") in the Municipality of Chatham-Kent under the Province's FIT Program;

AND WHEREAS the Applicant has requested that Council of the Municipality of Chatham-Kent indicate by resolution Council's support for the construction and operation of the Project in the Municipality of Chatham-Kent;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the Municipality of Chatham-Kent supports the construction and operation of the Project in the Municipality of Chatham-Kent.

Title:

Title:

(signature lines for elected representatives.)

Prescribed Template – Municipal Council Support Resolution

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IESORP/f-LRPIRFP-013r2

Capitalized terms not defined herein have the meaning ascribed to them in the LRP I RFP.

Resolution NO: _____ Date: _____

[WHEREAS]:

1. The Registered Proponent is proposing to develop, construct and operate a Large Renewable Project, with the characteristics outlined in the table below, under the LRP I RFP.

Name of the Large Renewable Project:	<u>North Kent Wind – Phase 2</u>
Registered Proponent:	<u>Pattern Renewable Holdings Canada ULC and Samsung Renewable Energy Inc. (acting through an Ontario limited partnership, North Kent Wind 2 LP)</u>
Renewable Fuel of the Large Renewable Project:	<u>Onshore Wind</u>
Contract Capacity of the Large Renewable Project <MW>:	<u>Up to 100MW</u>
Description of the Properties within the geographic bounds of the Local Municipality on which the Site and/or Connection Line is located <PIN(s) (if a PIN is not available, use legal description), Grid Cell(s) and/or Waterpower Site Number>:	<u><insert the applicable description of the Site of the Large Renewable Project> (the “Lands”)</u>

2. The Registered Proponent acknowledges that the Large Renewable Project and/or proposed Connection Line, either in whole or in part is to be located on lands under the jurisdiction of The Municipality of Chatham-Kent;
3. The Registered Proponent has requested that the council of The Municipality of Chatham-Kent indicate by resolution their support for the Large Renewable Project and/or proposed Connection Line on the Lands;
4. Pursuant to the LRP I RFP, Proposals that receive the formal support of the local jurisdictional authorities of all the Project Communities in which the Large Renewable Project and proposed Connection Line are being located in the form of a support resolution will be awarded Rated Criteria points for the purpose of ranking the Proposal in relation to other Proposals for a contract under the LRP I RFP; and

[NOW THEREFORE BE IT RESOLVED THAT]:

5. The council of The Municipality of Chatham-Kent supports the development, construction and operation of the Large Renewable Project and/or proposed Connection Line on the Lands.
6. This resolution's sole purpose is to enable the Registered Proponent to receive Rated Criteria points under LRP I RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Large Renewable Project

Prescribed Template – Municipal Council Support Resolution

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Mar 2015

IESORP/f-LRPIRFP-013r2

and/or proposed Connection Line or for any other purpose. Rated Criteria points will be used to rank the Registered Proponent's Proposal in relation to other Proposals received by the IESO under the LRP I RFP.

7. Though this resolution may impact the rank of the Registered Proponent's Proposal in relation to other Proposals received by the IESO, it does not guarantee a contract will be offered to the Registered Proponent under the LRP I RFP.

[DULY RESOLVED BY THE LOCAL MUNICIPALITY]

on the __ day of ____, 20__

1.	Name:	Title:
	Signature:	
2.	Name:	Title:
	Signature:	
3.	Name:	Title:
	Signature:	
4.	Name:	Title:
	Signature:	
5.	Name:	Title:
	Signature:	

<Signature lines for elected representatives. At least one signature is required.>



North Kent Wind

2015 Community Relations Plan

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North Kent Wind Community Relations Plan

STATEMENT OF COMMUNITY AND CULTURAL VALUES

Pattern Development and Samsung consider that we and our projects are part of the local communities where our projects are located. We understand that our projects have positive and negative impacts and we are committed to respecting and contributing to the communities that host them. We believe that acting as a good neighbor and as part of the community will result in benefits for both the communities where we operate and for the long-term success of our projects. We intend to be involved in community outreach and giving throughout the life of our projects. To this end, we strive to:

- Identify and assess potential community and cultural impacts of our projects and incorporate cost-effective mitigations into our planning and decision making.
- Build local relationships and explore options to avoid, minimize, and mitigate unfavorable project impacts and to further positive impacts.
- Proactively engage stakeholders during the planning, construction, and operations of our projects, respecting and considering all points of view.
- Work to continually improve our overall performance, incorporating community feedback into our outreach programs and activities.
- Help build strong and vibrant communities in our project areas through sponsorships and donations. Contributions may support capital, operating or special one-time costs for facilities, programs and events, and must meet at least one of the following objectives:
 - Advance community initiatives,
 - Enhance ecological preservation, restoration or education,
 - Foster individual or community health and wellness,
 - Produce local or regional economic benefits,
 - Promote the needs of youth development through education or recreation,
 - Support initiatives of local indigenous populations emphasizing cultural awareness, the environment, health and wellness, or youth and education.

TARGET AUDIENCES

1. Participating landowners
2. Non-participating landowners in and near the project area
3. Business leaders, business organizations, potential workforce and subcontractors
4. Community leaders, civic and non-profit organizations
5. Aboriginal groups: First Nation and Métis
6. Government officials
7. Media

OBJECTIVES

1. Engage project stakeholders to encourage participation in the REA process and facilitate feedback about the project that can be incorporated into project development, construction and operations.
2. Employ a proactive communications plan that shares project information and accurate information about wind energy.
3. Establish a brand for the North Kent Wind project that creates pride for landowners, community members, and local government in having Chatham-Kent host the project.
4. Create community benefits that meet at least one of the following objectives:
 - a. Produce local and regional economic benefits,
 - b. Advance local community initiatives,
 - c. Enhance ecological preservation, restoration and education,
 - d. Foster individual and community health and wellness,
 - e. Promote the needs of youth development through education or recreation,
 - f. Support cultural awareness and the above objectives in First Nation communities.

ACTIONS

1. Involve project stakeholders using engagement tools that are effective for each target audience, evolving as needed based on feedback from the community.
2. Create a community liaison committee during project development to facilitate dialogue with project stakeholders.
3. Consider establishing a local office to have a constant community presence and more effectively engage community members.
4. Participate in community events and join local groups, such as the Chamber of Commerce.
5. Support community causes through sponsorships and donations.
6. Host dinners to create opportunities for the full project team and landowners to get to know each other and to provide updates and answer questions about project activities.
7. Share project information and communicate the benefits of the North Kent Wind project to the community through various communication tools:
 - a. Presentations: Give presentations to civic and business organizations, Council
 - b. Advertise: Publish radio and print advertisements
 - c. Newsletters: Create and distribute hard copy and electronic newsletters
 - d. Website: Include project information, documents, updates and team contact details
 - e. Public meetings: Host open house events
8. Distribute informational materials through sponsored community events, potentially a local office, and other means where applicable, i.e. Chamber of Commerce and municipal offices.

MATERIAL NEEDS

1. Website: maintain project website that includes project information, documents, economic and environmental benefits, wind energy resources, team contact information and a way for people to sign up to stay informed of project news.
2. Factsheet: create a project factsheet with information about the project, Samsung and Pattern Development.
3. Brochure: create a brochure that includes additional details about the development process.
4. Presentations: create presentations for meetings and to present to local organizations.
5. Newsletter: create hardcopy newsletters to mail periodically to landowners and to distribute through community events and a potential project office.
6. E-newsletter: send periodic electronic newsletters to people that sign up to stay informed of announcements. People may sign up on the project website, where we have a booth at community events and when we give presentations.
7. Advertisements: create project advertisements for radio and print.

KEY MESSAGES

1. We want to build a successful project for the community. We are here to listen and respond to your questions and will be clear about what happens with your feedback.
 - a. This is the start of the community engagement process. Your input matters and is important to us.
 - b. We can be reached online at www.NorthKentWind.ca, by phone 855-780-3859, email info@NorthKentWind.com and potentially in our local office.
 - c. We have the experience and passion to build this project so that it works for everyone involved.
 - d. We want to hear your ideas on ways we can better engage community members.
2. North Kent Wind will be designed in a planned and thoughtful way.
 - a. We are committed to answering questions in a clear and transparent way.
 - b. All permitting documents will be available on the website www.NorthKentWind.ca.
 - c. Community and landowner input will affect our decision making. We will apply to this project what we have learned from other Ontario communities where we have built projects, including the South Kent Wind facility in Chatham-Kent.
3. This is a community project that will bring local jobs, tax revenue, and community benefits lasting generations.
 - a. Over the next 20 years the project will invest millions directly into the community through property taxes and other local spending.
 - b. We are committed to source at least 95% of our construction needs from Ontario, providing an additional boost to the local and regional economy.
 - c. The project will create demand for Ontario-made wind turbine towers and blades.
4. Samsung and Pattern Development believe in giving back to communities and building long-term local partnerships.

- a. The project will give back to the community through donations and sponsorships, as well as through the creation of a long-term Community Benefits Program.
 - b. We want to hear your ideas on ways we can contribute to the community.
5. Wind is a homegrown, clean, abundant source of energy. North Kent Wind is a way for the community to benefit from its natural, abundant resource.

PROJECT DEVELOPMENT AND PERMITTING MILESTONES

Host Public Information Centre	May 2015
Complete Environmental Studies and Reporting	October 2015
Host Public Information Centre	November 2015
Submit REA Application	December 2015
Start Construction	Q4 2016
Commence Operations	Q2 2018

SAMPLE OUTREACH ACTIVITIES TIMELINE*

March	April	May	June	July
Landowner Dinner	Meet with key community leaders	Present to local group	Present to local group	Present to local group
Push to secure land control	Advertise Public Information Centre	Aboriginal consultation	Sponsorship: Maple City Mile Neon Nights 5K Run	Sponsorship
Meetings with local government officials	Present to Local Group	Booth at local event: Retrofest	Advertisement	Advertisement
Sponsorship: Bothwell Figure Skating Carnival	Sponsorship: Festival of Giving and Russell 3 on 3	First Public Information Centre	Meet with key community leaders	Meetings with local government officials
Present to Council	Potentially lease office space at Chatham-Kent Chamber of Commerce	Create Community Liaison Committee	Booth at local event	

August	September	October	November	December
Present to local group	Meet with community leaders	Present to local group	Present to local group	Advertisement
Advertisement	Advertisement	Publish draft REA reports; Advertise for Public Information Centre	Mail postcard invitations to PIC	Submit Final REA Reports
Meetings with local government officials	Present to local group	Landowner Dinner	Booth at local event	Sponsorship: Community Designated Drivers Association
Sponsorship: WAMBO	Sponsorship: Mayor's Annual Golf Classic	Meetings with local government officials	Meet with key community leaders	
		Community Liaison Committee Meeting	Public Information Centre	

**This is a sample timeline and specific activities are subject to change.*

Municipality of Chatham-Kent Correspondence Records



North Kent Wind 1 LP
2050 Derry Road West, 2nd Floor
Mississauga, Ontario L5N 0B9
www.northkentwind.com

June 2, 2015

Mr. Don Shropshire
Chief Administrative Officer
Chatham-Kent
P.O. Box 640, 315 King St West
Chatham, ON N7M 5K8

Dear Mr. Shropshire:

**Subject: Notice of Public Meeting and Proposal to Engage in a Renewable Energy Project
by North Kent Wind 1 LP**

North Kent Wind 1 LP, by its general partner, North Kent Wind 1 GP Inc. ("North Kent Wind 1"), a joint venture limited partnership owned by affiliates of Pattern Renewable Holdings Canada ULC and Samsung Renewable Energy Inc. North Kent Wind 1 (the "Developer"), is planning to engage in a renewable energy project for which the issuance of a renewable energy approval (REA) is required. We are writing this letter, in accordance with Ontario Regulation 359/09, to share information with you about the North Kent Wind 1 Project (the "Project").

As part of the notification process, we are providing you with a copy of the Notice of Public Meeting and Proposal to Engage in a Renewable Energy Project, and a copy of the Draft Project Description Report. We ask that you make these documents available for public review at your office. We have also attached a copy of the Municipal Consultation Form, and ask that you provide any initial feedback regarding potential implications of the Project on municipal infrastructure and servicing. Any comments or questions can be sent directly to us at the addresses provided below.

About the Proposed Project: The proposed Project is located on public and private land in the Municipality of Chatham-Kent and would produce a total nameplate capacity of up to 100 megawatts (MW) of electricity. The total number of turbines will be dependent on the type(s) of turbines that will be used, the individual MW generation capacity of each turbine, and potential changes to the overall nameplate capacity. As the planning process progresses, the layout design and the number of turbines will be finalized and presented to the community at future public meetings and through the release of Draft REA documents. To date, potential components associated with the Project include:



North Kent Wind 1 LP
2050 Derry Road West, 2nd Floor
Mississauga, Ontario L5N 0B9

www.northkentwind.com

- Pad mounted step-up transformers (to convert the electricity generated by the turbines to a common electrical collector line voltage);
- Buried and overhead electrical collector system and ancillary facilities (to move electricity from the pad-mounted transformers to the substation);
- A collector substation (where the Project will connect to the transmission grid);
- Transmission line and grid connection (i.e., interconnection station) to the Hydro One transmission system (to connect the collector substation with the Hydro One network);
- Turbine access roads (to allow construction and maintenance equipment access to the site);
- Temporary staging areas for erection of wind turbines (for construction equipment);
- Meteorological towers (to collect data on wind direction and speed); and
- Operations building (to accommodate offices, mess facilities, control facilities, storage space, maintenance work area and a parking area).

Public Meeting #1: A Public Meeting for this Project is scheduled for July 8, 2015 at the Country View Golf Course located on 25393 St. Clair Road, R.R. #1 in Chatham-Kent, Ontario. The purpose of this Public Meeting is to provide information about the Project, identify expected timelines, and discuss the Project with the community. The meeting will be a drop-in open house meeting format.

We are committed to maintaining open communication with you. More information about the Project, including the Draft Project Description Report, is available on the Project website via the following link: www.northkentwind.com.

We look forward to your participation in this REA process. If you have any questions or comments regarding the Project, please feel free to contact us at info@northkentwind.com.

Sincerely,

North Kent Wind 1 LP

By its general partner, North Kent Wind 1 GP Inc.

Per: _____

Jeong-Tack Lee, Director
SAMSUNG RENEWABLE ENERGY INC.
2050 Derry Road West, 2nd Floor
Mississauga, ON L5N 0B9
Phone: 905-501-5667

Per: _____

Colin Edwards, Director
PATTERN RENEWABLE HOLDINGS CANADA ULC
355 Adelaide Street West, Suite 100
Toronto, ON M5V 1S2
Phone: 416-263-8029

Enclosures: Notice of Public Meeting and Proposal to Engage in a Renewable Energy Project
Draft Project Description Report
Municipal Consultation Form



North Kent Wind 1 LP
2050 Derry Road West, 2nd Floor
Mississauga, Ontario L5N 0B9
www.northkentwind.com

June 2, 2015

Ms. Judy Smith
Manager, Municipal Governance/ Clerk
Chatham-Kent
P.O. Box 640, 315 King St West
Chatham, ON N7M 5K8

Dear Ms. Smith:

**Subject: Notice of Public Meeting and Proposal to Engage in a Renewable Energy Project
by North Kent Wind 1 LP**

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North Kent Wind 1 LP
2050 Derry Road West, 2nd Floor
Mississauga, Ontario L5N 0B9
www.northkentwind.com

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- Buried and overhead electrical collector system and ancillary facilities (to move electricity from the pad-mounted transformers to the substation);
- A collector substation (where the Project will connect to the transmission grid);
- Transmission line and grid connection (i.e., interconnection station) to the Hydro One transmission system (to connect the collector substation with the Hydro One network);
- Turbine access roads (to allow construction and maintenance equipment access to the site);
- Temporary staging areas for erection of wind turbines (for construction equipment);
- Meteorological towers (to collect data on wind direction and speed); and
- Operations building (to accommodate offices, mess facilities, control facilities, storage space, maintenance work area and a parking area).

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We look forward to your participation in this REA process. If you have any questions or comments regarding the Project, please feel free to contact us at info@northkentwind.com.

Sincerely,

North Kent Wind 1 LP

By its general partner, North Kent Wind 1 GP Inc.

Per: 

Jeong-Tack Lee, Director
SAMSUNG RENEWABLE ENERGY INC.
2050 Derry Road West, 2nd Floor
Mississauga, ON L5N 0B9
Phone: 905-501-5667

Per: 

Colin Edwards, Director
PATTERN RENEWABLE HOLDINGS CANADA ULC
355 Adelaide Street West, Suite 100
Toronto, ON M5V 1S2
Phone: 416-263-8029

Enclosures: Notice of Public Meeting and Proposal to Engage in a Renewable Energy Project
Draft Project Description Report
Municipal Consultation Form

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY
Section 1 - Project Description
1.1 - Renewable Energy Project

Project Name <i>(Project identifier to be used as a reference in correspondence)</i>					
North Kent Wind 1 Project					
Project Location					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
Civic Address- Street information <i>(includes street number, name, type and direction)</i>					Unit Identifier <i>(i.e. apartment number)</i>
Multiple properties - see attached Draft Project Description Report (PDR)					
Survey Address <i>(Not required if Street Information is provided)</i>	Lot	Conc.	Part	Reference Plan	
Location Information <i>(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)</i>					
Municipality of Chatham-Kent					
Geo Reference <i>(e.g. southwest corner of property)</i>					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing
NAD83	17	10 m	GIS	396,155.046	4,697,635.16
Project Phasing <i>(outline construction, operation and decommissioning activities)</i>					
Host Public Meeting #1 - Summer, 2015			Start Construction - Summer, 2016		
Complete Environmental Studies and Reporting - Summer, 2015			Commence Operations and Maintenance - Fall, 2017		
Host Public Meeting #2 - Fall, 2015			Decommission Project - 2037		
Submit REA Application - Winter, 2015					
Obtain Pre-Construction Permits - Spring/Summer, 2016					

1.2 - Environmental Context

Describe any negative environmental effects that may result from engaging in the project <i>(consider construction, operation and decommissioning activities.)</i>
Note that potential effects, mitigation measures and residual effects will be outlined in the various REA submission reports, listed below in Section 2.1. It is anticipated that the application of mitigation measures will result in no significant residual environmental effects occurring within the Project Study Area as a result of the Project. No significant residual effects are anticipated as a result of the Project.
Propose early avoidance/prevention/mitigation concepts and measures.
A full description of mitigation measures and monitoring commitments will be provided in the REA reports listed in Section 2.1 below.

1.3 - Renewable Energy Generation Facility

Type of Facility / Operation (select all that apply & complete all appropriate sections)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Wind Facility (Land Based) | <input type="checkbox"/> Biofuel Facility |
| <input type="checkbox"/> Wind Facility (Off-Shore) | <input type="checkbox"/> Solar Photo Voltaic Facility |
| <input type="checkbox"/> Biogas Facility (Anaerobic Digesters) | <input type="checkbox"/> Other (describe) : _____ |
| <input type="checkbox"/> Biomass Facility (Thermal Treatment) | <input type="checkbox"/> Class (if applicable) : _____ |

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site (hectares)
Max. 100 MW	Max. 100 MW		12,302 (30,400 acres)

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.

The Project will seek permitting for approximately 50 turbines with an estimated 44 turbines planning to be constructed. The major components of this Project are as follows: Siemens SWT-3.2-113 or similar turbine for a maximum capacity of up to 100 MW; pad mounted step-up transformers; buried and overhead electrical collector system and ancillaries, transmission line and grid connection; collector substation; microwave tower; interconnection station, meteorological towers; turbine access roads; temporary staging areas; and an operations and maintenance building.

1.4 – Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The activities associated with the wind project development include: detailed design, environmental permitting, construction, operation and decommissioning.

Section 2 – Supporting Documents

2.1 – Required Documents Distributed for Consultation

Requirement	Name of Draft Document	Date available to Municipal or Local Authority Contact
DRAFT Project Description Report	DRAFT Project Description Report	June 2, 2015
DRAFT Design and Operations Report	DRAFT Design and Operations Report	Summer / Fall, 2015
DRAFT Construction Plan Report	DRAFT Construction Plan Report	Summer / Fall, 2015
DRAFT Decommissioning Plan Report	DRAFT Decommissioning Plan Report	Summer / Fall, 2015

2.2 – Cross Reference to Part B Section 5 - Municipal Consultation Requirements

Requirement	Name(s) of Draft Document(s) and Page Numbers where Relevant Information can be Found
Infrastructure and Servicing	To be determined
Road Access	To be determined
Traffic Management Plans	To be determined
Municipal Service Connections (other than roads)	To be determined
Landscaping Design	To be determined
Emergency Management Procedures / Safety Protocols.	To be determined
Easements or Restrictive Covenants	To be determined
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	To be determined
Fire Hydrants and Connections to Existing Drainage, Water Works and	To be determined

Sanitary Sewers	
Buried Kiosks and Above-Grade Utility Vaults	To be determined
Existing and Proposed Gas and Electricity Lines and Connections	To be determined
Building Code Permits and Licenses	To be determined
Natural Features and Water Bodies	To be determined
Archaeological Resource or Heritage Resource	To be determined

2.3 – Location where written draft reports can be obtained for public inspection

Identify the location where written draft reports can be obtained for public inspection:

(physical location for viewing and the applicants project website if one is available)

Copies of draft reports will be available on the project website, www.northkentwind.com as well as at the Chatham-Kent Municipal Office and the Chatham Branch of the Chatham-Kent Public Library in Summer, 2015.

Section 3 – Applicant Address and Contact Information

3.1 - Applicant Information *(Owner of project/facility)*

Applicant Name <i>(legal name of individual or organization as evidenced by legal documents)</i>				Business Identification Number	
North Kent Wind 1 LP, by its general partner, North Kent Wind 1 GP Inc. ("North Kent Wind 1")				82382 2390 RT001	
Business Name <i>(the name under which the entity is operating or trading - also referred to as trade name)</i>				<input checked="" type="checkbox"/> same as Applicant Name	
Civic Address- Street information <i>(includes street number, name, type and direction)</i>				Unit Identifier <i>(i.e. apartment number)</i>	
North Kent Wind 1 LP, 2050 Derry Road West, 2nd Floor					
Survey Address <i>(Not required if Street Information is provided)</i>	Lot	Conc.	Part	Reference Plan	
Municipality	County/District	Province/State	Country	Postal Code	
Mississauga		Ontario	Canada	L5N 0B9	

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY
Section 4 – Municipality or Local Authority Contact Information
1.1 - Municipal or local authority Information (complete one of the following sections)

Local Municipality / Unorganized Township <input type="checkbox"/> Yes <input type="checkbox"/> No		
Name of Municipality	Address	Phone
Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Upper Tier Municipality <input type="checkbox"/> Yes <input type="checkbox"/> No		
Name of Municipality	Address	Phone
Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Local Roads Area <input type="checkbox"/> Yes <input type="checkbox"/> No		
Name of local roads board	Address	Phone
Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Local Service Board area <input type="checkbox"/> Yes <input type="checkbox"/> No		
Name of Local Service Board	Address	Phone
Secretary's Name	Secretary's Phone/Fax	E-Mail Address

Section 5 – Consultation Requirements

See Part A Section 2.2 to cross reference to locations in Draft Reports where information on specific Consultation Requirements can be found

5.1 - Project Location

Provide comment on the project location with respect to infrastructure and servicing.

5.2 – Project Roads

Provide comment on the proposed project's plans respecting proposed road access.

Identify any issues and provide recommendations with respect to road access

Provide comment on any proposed Traffic Management Plans

Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans

5.3 – Municipal or Local authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

5.4 – Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

5.4 – Facility Other *(continued)*

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

5.5 Project Construction *(continued)*

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

Subject: FW: North Kent Wind Project

From: Lydia Burggraaf [<mailto:lydiab@chatham-kent.ca>]

Sent: Friday, June 19, 2015 1:38 PM

To: Greguol, Michael

Subject: RE: North Kent Wind Project

Thanks Michael,
The museum does not see this project impacting museum functions.
Thanks!

Lydia Burggraaf MFA | Curator, Ridge House Museum | Municipality of Chatham-Kent
Ridge House Museum, 53 Erie Street South, Ridgetown, ON N0P2C0 | T: 519 674 2223
Cultural Centre, 75 William Street North, Chatham, ON N7M 4L4 | T: 519 354 8346 x39



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From: Greguol, Michael [mailto:Michael_Greguol@golder.com]

Sent: June-19-15 1:35 PM

To: Lydia Burggraaf

Subject: RE: North Kent Wind Project

Hi Lydia,

There isn't an exact deadline, however, the sooner the better. Our report will be going to our client within the next couple of days and then upon their review will be submitted to the MTCS for review and comment. I can indicate in the draft report that to date the museum did not identify any heritage resources of concern if that works?

Thanks,
Mike

Michael Greguol (MA, CAHP Intern) | Cultural Heritage Specialist | Golder Associates Ltd.

309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1

T: +1 (519) 652 0099 | **D:** +1 (519) 652-0099 x4129 | **F:** +1 (519) 652 6299 | **C:** +1 (226) 237-3255 | **E:**

Michael_Greguol@golder.com | www.golder.com

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From: Lydia Burggraaf [<mailto:lydiab@chatham-kent.ca>]

Sent: Friday, June 19, 2015 1:31 PM

To: Greguol, Michael

Subject: RE: North Kent Wind Project

Thanks Michael,

I will be out of the office for the next two weeks and don't anticipate getting around to this this afternoon – is there a deadline?

Thanks!

Lydia Burggraaf MFA | Curator, Ridge House Museum | Municipality of Chatham-Kent
Ridge House Museum, 53 Erie Street South, Ridgetown, ON N0P2C0 | T: 519 674 2223
Cultural Centre, 75 William Street North, Chatham, ON N7M 4L4 | T: 519 354 8346 x39



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From: Greguol, Michael [mailto:Michael_Greguol@golder.com]

Sent: June-19-15 10:59 AM

To: Lydia Burggraaf

Subject: RE: North Kent Wind Project

Hi again Lydia,

I just realized I didn't attached the information bulletin I referenced below. Please see attached now!

Thanks,
Mike

Michael Greguol (MA, CAHP Intern) | Cultural Heritage Specialist | Golder Associates Ltd.

309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1

T: +1 (519) 652 0099 | **D:** +1 (519) 652-0099 x4129 | **F:** +1 (519) 652 6299 | **C:** +1 (226) 237-3255 | **E:**

Michael_Greguol@golder.com | www.golder.com

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From: Greguol, Michael
Sent: Friday, June 19, 2015 10:53 AM
To: 'Lydia Burggraaf'
Subject: RE: North Kent Wind Project

Hi Lydia,

Thanks for your email. I realize my request was probably a bit odd.

As part of the consulting Cultural Heritage Assessments that are required as part of the environmental services for Renewable Energy Approvals there is a reporting process that we have to follow for submission to the Ministry of Tourism, Culture, and Sport. The intent of the assessment is basically to review the proposed activities – in this case a wind project – and any potential impacts that the project may have on heritage resources within the Study Area or at the specific properties. In essence, it is a much larger Heritage Impact Assessment process that is followed and is much more regulated at the provincial level.

As part of our identification of heritage resources we look in the study area boundaries for listed/designated properties, any structures or buildings over 40 years old that could have heritage value, and provincially or federally designated properties. In addition, we are required to solicit input from the municipality and any interest groups or organizations that may want to assist in identifying heritage properties. The MTCS document *Cultural Heritage Resources: An Information Bulletin for Projects Subject to Ontario Regulation 359/09 – Renewable Energy Approvals* (attached) outlines our process. As part of the consultation process we are required to consult with numerous agencies (MTCS, Ontario Heritage Trust, the municipality) and then additional groups as well. As such, we are encouraged to consult with municipal planners, the local municipal heritage committee, as well as any “historical societies, heritage museums, ACO local chapters, or other local heritage interest groups” that may wish to provide input.

To date we have consulted with all of the necessary agencies and I’ve solicited input from Ryan Jacques at the municipality. He also informed me that the Chatham-Kent Heritage Committee had the topic added to their meeting agenda for this past week. I’m waiting to hear the results of the discussion from him. I figured given your input on the previous project I worked on in Thamesville you may be a good contact to contact in case of any input the museum would have. In most cases we find that the museums and local heritage groups don’t have much input or concern with the projects on a heritage level, but the MTCS likes to make sure that we provided the opportunity.

Please feel free to give me a call if you want to discuss it further at all, and thanks for your input so far!

Thanks,
Mike

Michael Greguol (MA, CAHP Intern) | Cultural Heritage Specialist | Golder Associates Ltd.

309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1

T: +1 (519) 652 0099 | **D:** +1 (519) 652-0099 x4129 | **F:** +1 (519) 652 6299 | **C:** +1 (226) 237-3255 | **E:**

Michael.Greguol@golder.com | www.golder.com

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From: Lydia Burggraaf [<mailto:lydiab@chatham-kent.ca>]

Sent: Thursday, June 18, 2015 10:24 AM

To: Greguol, Michael

Subject: RE: North Kent Wind Project

Hi Michael,

Thanks for contacting the Chatham-Kent Museum with your research enquiry!

Museum staff have reviewed the project information you have supplied. I have to apologize, I'm not clear about what you are specifically requesting.

If you would like to know if we have concerns about the impact the project will have on the museum's work caring for our collection, we see no impact that the project would have on museum functions.

Alternatively, the museum assists researchers by providing access to information we have in our collection – if you would like to see if we have additionally information about properties impacted by the project, please provide me a list and I can retrieve any historical information we have. Interpretation of this information as you may need falls outside of the museum's roles and responsibilities but may assist the CK Heritage committee to fulfill them.

Thanks!

Lydia Burggraaf MFA | Curator, Ridge House Museum | Municipality of Chatham-Kent

Ridge House Museum, 53 Erie Street South, Ridgetown, ON N0P2C0 | T: 519 674 2223

Cultural Centre, 75 William Street North, Chatham, ON N7M 4L4 | T: 519 354 8346 x39



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From: Greguol, Michael [mailto:Michael_Greguol@golder.com]

Sent: June-05-15 8:01 AM

To: Lydia Burggraaf

Subject: North Kent Wind Project

Good Morning Lydia,

Golder Associates Ltd. is currently undertaking a Heritage Impact Assessment of the proposed North Kent Wind Project (the Project). The Project has been proposed by North Kent 1 LP, by its general partner North Kent Wind 1 GP Inc. (North Kent Wind). North Kent Wind is proposing to develop a wind project in the Municipality of Chatham-Kent, Ontario, with a project nameplate capacity of approximately 100 MW.

I am contacting you regarding any potential heritage-related concerns that the Chatham-Kent Museum may have, or to provide an opportunity for comment or identification of any heritage resources within the Project study area. As part of the process under Ontario Regulation 359/09 and the Renewable Energy Approvals, we recognize that local knowledge plays an important role in the identification of heritage resources and as such as contacting local heritage organizations or

groups that may have an interest in identifying heritage resources within the study area. We have also spoken with the Chatham-Kent Planning Services and the Chatham-Kent Heritage Committee.

Please find attached a copy of the Draft Project Description Report for your consideration.

Thank you in advance for your time. Please do not hesitate to contact us with any questions that may emerge.

Sincerely,
Michael Greguol

Vacation Alert – I will be on vacation and away from the office from Friday June 5th to Wednesday June 10th 2015.

Michael Greguol (MA, CAHP Intern) | Cultural Heritage Specialist | **Golder Associates Ltd.**

309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1

T: +1 (519) 652 0099 | **D:** +1 (519) 652-0099 x4129 | **F:** +1 (519) 652 6299 | **C:** +1 (226) 237-3255 | **E:**

Michael_Greguol@golder.com | www.golder.com

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Subject: FW: North Kent Wind Project, Chatham-Kent

From: Ryan Jacques [<mailto:RYANJ@chatham-kent.ca>]
Sent: Monday, June 22, 2015 8:45 AM
To: Greguol, Michael
Subject: RE: North Kent Wind Project, Chatham-Kent

Hello Mike,

Thank you for following up. The Municipal Heritage Committee did not make any additional comments regarding the North Kent Wind Project.

Regards,
Ryan

Ryan Jacques
Planner
Municipality of Chatham-Kent

Phone: 519.360.1998 x3049
315 King Street West
Chatham, ON N7M 5K8
E-mail: ryan.jacques@chatham-kent.ca
www.chatham-kent.ca



From: Greguol, Michael [mailto:Michael_Greguol@golder.com]
Sent: June-19-15 10:14 AM
To: Ryan Jacques
Subject: RE: North Kent Wind Project, Chatham-Kent

Hi Ryan,

I am just emailing to follow up with regarding the Municipal Heritage Committee meeting on June 17, 2015. Were there any comments from the committee regarding our inquiry?

Thanks,
Mike

Michael Greguol (MA, CAHP Intern) | Cultural Heritage Specialist | **Golder Associates Ltd.**
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 (519) 652 0099 | **D:** +1 (519) 652-0099 x4129 | **F:** +1 (519) 652 6299 | **C:** +1 (226) 237-3255 | **E:** Michael_Greguol@golder.com | www.golder.com

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From: CKheritage [<mailto:CKheritage@chatham-kent.ca>]
Sent: Thursday, June 04, 2015 11:00 AM
To: Greguol, Michael; CKheritage
Subject: RE: North Kent Wind Project, Chatham-Kent

Michael:

This item is added to the Municipal Heritage Committee meeting agenda of June 17, 2015. If there are comments from the Committee I will forward them to you following the meeting.

Thank you,
Ryan

From: Greguol, Michael [mailto:Michael_Greguol@golder.com]
Sent: June-04-15 10:14 AM
To: CKheritage
Subject: RE: North Kent Wind Project, Chatham-Kent

Thank you Ryan.

As part of public consultation requirements for these heritage assessments we do encourage any relevant local participation in the identification of heritage resources (even if not already listed or designated) so please feel free to encourage the members of the municipal heritage committee to identify any additional sites or properties that they feel are important heritage sites.

Thanks again,
Michael

Vacation Alert – I will be on vacation and away from the office from Friday June 5th to Wednesday June 10th 2015.

Michael Greguol (MA, CAHP Intern) | Cultural Heritage Specialist | **Golder Associates Ltd.**
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 (519) 652 0099 | **D:** +1 (519) 652-0099 x4129 | **F:** +1 (519) 652 6299 | **C:** +1 (226) 237-3255 | **E:**
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From: CKheritage [<mailto:CKheritage@chatham-kent.ca>]
Sent: Thursday, June 04, 2015 9:18 AM
To: Greguol, Michael

Cc: CKheritage

Subject: RE: North Kent Wind Project, Chatham-Kent

Michael:

In response to your request sent to ckheritage@chatham-kent.ca, I am confirming the information provided in the attached e-mail.

Thank you,

Ryan Jacques

Planner

Municipality of Chatham-Kent

Phone: 519.360.1998 x3049

315 King Street West

Chatham, ON N7M 5K8

E-mail: ryan.jacques@chatham-kent.ca

www.chatham-kent.ca



From: Greguol, Michael [<mailto:Michael.Greguol@golder.com>]

Sent: June-03-15 3:44 PM

To: CKheritage

Subject: North Kent Wind Project, Chatham-Kent

Dear Chatham-Kent Heritage Committee,

Golder Associates Ltd. is currently undertaking a Heritage Impact Assessment for the proposed North Kent Wind Project, within the Municipality of Chatham-Kent. As part of our public consultation we are currently gathering information on protected properties within your municipality as defined by Ontario Regulation 359/09, s. 19. To date we have consulted the Chatham-Kent Municipal Heritage Register to identify listed and designated properties within, or adjacent to the Study Area.

Could you please confirm whether there has been any recent additions to the heritage register that may not have been reflected in the heritage register, or any additional heritage concerns related to the project? In addition, can you please confirm if there are any properties which may have heritage easements, covenants, or have been served a notice of intention to designate?

As part of the heritage assessment, we recognize that local knowledge plays an important role in the identification of heritage resources and we encourage the Chatham-Kent Heritage Committee to identify any additional heritage properties or concerns within the Project area.

I have attached a copy the Project Description Report for your consideration.

Thank you in advance. Please do not hesitate to contact me with any questions that may emerge.

Sincerely,

Michael Greguol

Vacation Alert – I will be on vacation and away from the office from Friday June 5th to Wednesday June 10th 2015.

Michael Greguol (MA, CAHP Intern) | Cultural Heritage Specialist | **Golder Associates Ltd.**

309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1

T: +1 (519) 652 0099 | **D:** +1 (519) 652-0099 x4129 | **F:** +1 (519) 652 6299 | **C:** +1 (226) 237-3255 | **E:**

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Subject: FW: North Kent Wind Project - Request for Information
Attachments: RPT03_2015-06-01_Draft Project Description Report_60343599.pdf

From: Ryan Jacques [<mailto:RYANJ@chatham-kent.ca>]
Sent: Wednesday, June 03, 2015 4:47 PM
To: Greguol, Michael
Cc: Judy Smith; Bruce McAllister
Subject: RE: North Kent Wind Project - Request for Information

Michael:

- The property located at Pt Lot 4, Con 14, Chatham (9139 Oldfield Line) is listed on the Municipal Heritage Register under S. 27 of the *Ontario Heritage Act*.
- The property located at Pt Lot 8, Con 13, Chatham (9630 Oldfield Line) is listed on the Municipal Heritage Register under S. 27 of the *Ontario Heritage Act*.
- The property located at Pt Lot 19, Con 10, Dover (25950 Bear Line Road) is listed on the Municipal Heritage Register under S. 27 of the *Ontario Heritage Act*.
- The property located at Pt Lot 19, Con 11, Dover (26466 Bear Line Road) is listed on the Municipal Heritage Register under S. 27 of the *Ontario Heritage Act*.
- The property located at Pt Lot 24, Con 10, Dover (8576 Dover Centre Line) is listed on the Municipal Heritage Register under S. 27 of the *Ontario Heritage Act*.

There are no properties in within the Project Site that:

- in respect of which a notice of intention to designate the property to be of cultural heritage value or interest has been given in accordance with Section 29 of the *Ontario Heritage Act*;
- is designated by a municipal by-law made under Section 29 of the *Ontario Heritage Act* as a property of cultural heritage value or interest;
- is the subject of a municipal easement or covenant entered into under Section 37 of the *Ontario Heritage Act*; and/or
- is part of an area designated by a municipal by-law made under section 41 of the Ontario Heritage Act as a conservation district.

The Chatham-Kent Municipal Heritage Register can be found on the [Chatham-Kent website](#).

Thank you,

Ryan Jacques
Planner
Municipality of Chatham-Kent

Phone: 519.360.1998 x3049
315 King Street West
Chatham, ON N7M 5K8
E-mail: ryan.jacques@chatham-kent.ca
www.chatham-kent.ca



From: Greguol, Michael [mailto:Michael_Greguol@golder.com]
Sent: June-03-15 3:44 PM
To: CKplanning
Subject: North Kent Wind Project - Request for Information

Dear Chatham-Kent Planning Services,

Golder Associates Ltd. is currently undertaking a Heritage Impact Assessment for the proposed North Kent Wind Project, within the Municipality of Chatham-Kent. As part of our public consultation we are currently gathering information on protected properties within your municipality as defined by Ontario Regulation 359/09, s. 19. To date we have consulted the Chatham-Kent Municipal Heritage Register to identify listed and designated properties within, or adjacent to the Study Area.

Could you please confirm whether there has been any recent additions to the heritage register that may not have been reflected in the heritage register, or any additional heritage concerns related to the project? In addition, can you please confirm if there are any properties which may have heritage easements, covenants, or have been served a notice of intention to designate?

As part of the heritage assessment, we recognize that local knowledge plays an important role in the identification of heritage resources and we encourage the Chatham-Kent Heritage Committee to identify any additional heritage properties or concerns within the Project area.

I have attached a copy the Project Description Report for your consideration.

Thank you in advance. Please do not hesitate to contact me with any questions that may emerge.

Sincerely,
Michael Greguol

Vacation Alert – I will be on vacation and away from the office from Friday June 5th to Wednesday June 10th 2015.

Michael Greguol (MA, CAHP Intern) | Cultural Heritage Specialist | **Golder Associates Ltd.**
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 (519) 652 0099 | **D:** +1 (519) 652-0099 x4129 | **F:** +1 (519) 652 6299 | **C:** +1 (226) 237-3255 | **E:**
Michael_Greguol@golder.com | www.golder.com

Work Safe, Home Safe

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North Kent Wind 1 LP
2050 Derry Road West, 2nd Floor
Mississauga, Ontario L5N 0B9
www.northkentwind.com

August 5, 2015

Mr. Don Shropshire
Chief Administrative Officer
Chatham-Kent
P.O. Box 640, 315 King St West
Chatham, ON N7M 5K8

Dear Mr. Shropshire:

Subject: Draft Renewable Energy Approval (REA) Documents Circulation for Municipal Review

North Kent Wind 1 LP, by its general partner, North Kent Wind 1 GP Inc. ("North Kent Wind 1"), a joint venture limited partnership owned by affiliates of Pattern Renewable Holdings Canada, ULC and Samsung Renewable Energy Inc. (the "Developer"), is planning to engage in a renewable energy project for which the issuance of a renewable energy approval ("REA") is required. The wind project is proposed to be located in the Municipality of Chatham-Kent, Ontario.

As part of the approvals process, North Kent Wind 1 has prepared Draft REA reports regarding the Project. As per Ontario Regulation 359/09, we are circulating the draft reports to the Municipality of Chatham-Kent for comment. Attached along with this letter are copies of the following Draft REA reports for the Project:

REA Reports	<ul style="list-style-type: none">• Project Description Report• Construction Plan Report• Design and Operations Report• Decommissioning Plan Report• Wind Turbine Specifications Report• Water Body Report• Water Body Assessment
Natural Heritage Assessment	<ul style="list-style-type: none">• Natural Heritage Records Review Report• Natural Heritage Site Investigation Report• Natural Heritage Evaluation of Significance Report• Natural Heritage Environmental Impact Study Report
Archaeological Assessments and Cultural Heritage Assessment	<ul style="list-style-type: none">• Stage 1 Archaeological Assessment Report• Stage 2 Archaeological Assessment Report• Heritage Impact Assessment Report

An introductory public meeting for the Project was held on July 8, 2015 and a second Public Meeting is scheduled for early November 2015. These draft reports are being circulated to the municipalities 90 days in advance of the second Public Meeting, and will be made available to the broader public and to First Nations and Aboriginal communities at least 60 days in advance of that meeting.

North Kent Wind 1 is committed to maintaining open lines of communication with the municipality throughout the approvals process and into the construction and operations phases of the Project. We have attached a copy of the Municipal Consultation Form, and ask that you identify any initial feedback regarding potential implications of the Project on municipal infrastructure and servicing.



We look forward to your participation in the REA process. More information about the Project is available on the Project website: www.northkentwind.com. If you have any questions or comments regarding the Project, please feel free to contact us at info@northkentwind.com.

Sincerely,

North Kent Wind 1 LP

by its general partner, North Kent Wind 1 GP Inc.

A handwritten signature in black ink, appearing to read "Jeong-Tack Lee", written over a horizontal line.

Jeong-Tack Lee
Director

A handwritten signature in blue ink, appearing to read "Colin Edwards", written over a horizontal line.

Colin Edwards,
Director

cc: Thomas Kelly, General Manager, Infrastructure & Engineering Services
Nelson Cavacas, Manager, Infrastructure & Development Engineering
Bob Crawford, General Manager, Community Development
Stuart Mcfadden, Deputy Director, Economic Development Services



North Kent Wind 1 LP
2050 Derry Road West, 2nd Floor
Mississauga, Ontario L5N 0B9
www.northkentwind.com

August 5, 2015

Ms. Judy Smith
Manager, Municipal Governance/ Clerk
Chatham-Kent
P.O. Box 640, 315 King St West
Chatham, ON N7M 5K8

Dear Ms. Smith:

Subject: Draft Renewable Energy Approval (REA) Documents Circulation for Municipal Review

North Kent Wind 1 LP, by its general partner North Kent Wind 1 GP Inc. ("North Kent Wind 1"), a joint venture limited partnership owned by affiliates of Pattern Renewable Holdings Canada, ULC and Samsung Renewable Energy Inc. (the "Developer"), is planning to engage in a renewable energy project for which the issuance of a renewable energy approval ("REA") is required. The wind project is proposed to be located in the Municipality of Chatham-Kent, Ontario.

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Sincerely,

North Kent Wind 1 LP
by its general partner, North Kent Wind 1 GP Inc.



Jeong-Tack Lee
Director

Colin Edwards,
Director

cc: Thomas Kelly, General Manager, Infrastructure & Engineering Services
Nelson Cavacas, Manager, Infrastructure & Development Engineering
Bob Crawford, General Manager, Community Development
Stuart Mcfadden, Deputy Director, Economic Development Services



North Kent Wind 1 LP
2050 Derry Road West, 2nd Floor
Mississauga, Ontario L5N 0B9
www.northkentwind.com

August 5, 2015

Mayor Randy Hope
Mayor of Chatham-Kent
Chatham-Kent
P.O. Box 640, 315 King St West
Chatham, ON N7M 5K8

Dear Mayor Hope:

Subject: Draft Renewable Energy Approval (REA) Documents Circulation for Municipal Review

North Kent Wind 1 LP, by its general partner North Kent Wind 1 GP Inc. ("North Kent Wind 1"), a joint venture limited partnership owned by affiliates of Pattern Renewable Holdings Canada, ULC and Samsung Renewable Energy Inc. (the "Developer"), is planning to engage in a renewable energy project for which the issuance of a renewable energy approval ("REA") is required. The wind project is proposed to be located in the Municipality of Chatham-Kent, Ontario.

As part of the approvals process, North Kent Wind 1 has prepared Draft REA reports regarding the Project. As per Ontario Regulation 359/09, we are circulating the draft reports to the Municipality of Chatham-Kent for comment. Attached along with this letter is a CD containing digital copies of the following Draft REA reports for the Project:

REA Reports	<ul style="list-style-type: none">• Project Description Report• Construction Plan Report• Design and Operations Report• Decommissioning Plan Report• Wind Turbine Specifications Report• Water Body Report• Water Body Assessment
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North Kent Wind 1 is committed to maintaining open lines of communication with the municipality throughout the approvals process and into the construction and operations phases of the Project. We have attached a copy of the Municipal Consultation Form, and ask that you identify any initial feedback regarding potential implications of the Project on municipal infrastructure and servicing.



We look forward to your participation in the REA process. More information about the Project is available on the Project website: www.northkentwind.com. If you have any questions or comments regarding the Project, please feel free to contact us at info@northkentwind.com.

Sincerely,

North Kent Wind 1 LP
by its general partner, North Kent Wind 1 GP Inc.

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Jeong-Tack Lee
Director

A handwritten signature in blue ink, appearing to read "Colin Edwards", written over a horizontal line.

Colin Edwards,
Director

cc: Thomas Kelly, General Manager, Infrastructure & Engineering Services
Nelson Cavacas, Manager, Infrastructure & Development Engineering
Bob Crawford, General Manager, Community Development
Stuart Mcfadden, Deputy Director, Economic Development Services

PART A – To be completed by the Applicant before submitting to Municipality or Local Authority

Section 1 – Project Description

1.1 – Renewable Energy Project

Project Name (Project identifier to be used as a reference in correspondence)

[North Kent Wind 1 Project](#)

Project Location

Same as Applicant Physical Address ? ☐ Yes ☒ No (if no, please provide site address information below)

Civic Address – Street information (includes street number, name, type and direction)

Unit Number

Street Number

Street Name

City/Town

Province

Postal Code

Telephone Number

Fax Number

Email Address (if available)

Survey Address (Not required if the Civic Address is provided)

Lot/Part

Concession/Reference Plan

Municipality/Unorganized Township

[Municipality of Chatham-Kent](#)

County/District

Province/State

Country

Postal Code

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

[Multiple properties - see attached Draft Project Description Report \(PDR\), including Appendix A for an outline of properties identified for potential project infrastructure.](#)

Geo Reference (Southwest corner of property)

Map Datum

[NAD83](#)

Zone

[17](#)

Accuracy Estimate

[10 m](#)

Geo Referencing Method

[GIS](#)

UTM Easting

[396,155.046](#)

UTM Northing

[4,697,635.16](#)

Project Phasing (outline construction, operation and decommissioning activities)

[Summer 2015-Public Meeting 1; Summer 2015-Environmental Studies & Reporting; Fall 2015-Public Meeting 2; Fall 2015-Submit REA; Spring/Summer 2016-Obtain Pre-Construction Permits; Summer/Fall 2016-Start Construction; Fall 2017-Commence Operations & Maintenance; 2037-Decommission Project](#)

1.2 – Environmental Context

Describe negative environmental effects that may result from engaging in the project (consider construction, operation and decommissioning activities).

[Potential effects, mitigation measures and residual effects are outlined in the various REA reports listed below in Section 2.1. It is anticipated that the application of mitigation measures will result in no significant residual environmental effects occurring within the Project Study Area.](#)

Propose early avoidance/prevention/mitigation concepts and measures.

[A full description of mitigation measures and monitoring commitments are provided in the REA reports listed in Section 2.1 below.](#)

1.3 – Renewable Energy Generation Facility

Type of Facility/Operation (select all that apply & complete all appropriate sections)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Wind (Land Based) | <input type="checkbox"/> Biofuel |
| <input type="checkbox"/> Wind (Off-Shore) | <input type="checkbox"/> Solar Photovoltaic |
| <input type="checkbox"/> Biogas | <input type="checkbox"/> Others(describe) _____ |
| <input type="checkbox"/> Thermal Treatment | <input type="checkbox"/> Class (if applicable) _____ |
| <input type="checkbox"/> Anaerobic Digestion | |

Name Plate Capacity Max. 100 MW	Expected Generation Max. 100 MW	Service Area	Total Area of Site (hectares) 13,517 (33,400 acres)
------------------------------------	------------------------------------	--------------	--

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity

The Project will seek permitting for 50 turbines with approximately 36 turbines planning to be constructed for a maximum capacity of 100 MW. The Project is proposing to use the Siemens SWT-3.2-113 and a detailed list of project components being proposed can be found in the Project Description Report

1.4 – Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The activities associated with the wind project development include: detailed design, environmental permitting, construction, operation and decommissioning.

Section 2 – Supporting Documents

2.1 – Required Documents Distributed for Consultation

Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Project Description Report	DRAFT Project Description Report	2015/06/02
DRAFT Design and Operations Report	DRAFT Design and Operations (D&O) Report	2015/08/05
DRAFT Construction Plan Report	DRAFT Construction Plan Report	2015/08/05
DRAFT Decommissioning Plan Report	DRAFT Decommissioning Plan Report	2015/08/05

If applicable, as outlined in O. Reg. 359/09

DRAFT Archaeological Assessment	Stage 1 Archaeological Assessment Report Stage 2 Archaeological Assessment Report	2015/08/05
DRAFT Heritage Assessment	Heritage Impact Assessment Report	2015/08/05
DRAFT Natural Heritage Assessment	Natural Heritage Assessment	2015/08/05
DRAFT Water Assessment	Water Body Report Water Body Assessment	2015/08/05
DRAFT Effluent Management Plan Report	N/A	
DRAFT Emission Summary and Dispersion Modeling Report	N/A	
Dispersion Modeling Report	N/A	
DRAFT Hydrogeological Assessment Report	Appendix C to D&O Report, Hydrogeological Assessment and Effects Assessment	2015/08/05

Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Noise Study Report	Appendix B to D&O Report, Noise Impact Assessment	2015/08/05
DRAFT Odour Study Report	N/A	
DRAFT Surface Water Assessment Report	Appendix C to D&O Report, Hydrogeological Assessment and Effects Assessment	2015/08/05
DRAFT Specifications Report	Wind Turbine Specifications Report	2015/08/05
DRAFT Off-shore Wind Report	N/A	

2.2 – Cross Reference to Part B Section 5 – Municipal Consultation Requirements

Requirement	Name(s) of Draft Document(s) and Page Numbers where Relevant Information can be Found
Infrastructure and Servicing	Draft Project Description Report, Section 4.6 (pg. 43-48)
Road Access	Draft Project Description Report, Section 1.6 (pg. 6-8)
Traffic Management Plans	Draft Project Description Report, Section 4.6 Table 4-15 (pg. 43-48)
Municipal Service Connections (other than roads)	Draft Project Description Report, Section 3 (pg. 11-15)
Landscaping Design	N/A
Emergency Management Procedures / Safety Protocols	Draft D&O Report (D&O), Section 5 (pg. 26-27)
Easements or Restrictive Covenants	Draft Project Description Report, Section 1.6 (pg. 6-8)
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	Draft D&O Report, Section 2.1 (pg. 6-14); Draft Construction Report, Section 2.1 (pg. 8-14)
Fire Hydrants and Connections to Existing Drainage, Water Works and Sanitary Sewers	Draft Project Description Report, Section 3.9, 3.10, 3.11 (pg. 14-15)
Buried Kiosks and Above-Grade Utility Vaults	Draft Project Description Report, Section 1.6 (pg. 6-8)
Building Code Permits and Licenses	Draft Project Description Report, Section 1.6 (pg. 6-8)
Natural Features and Water Bodies	Natural Heritage Assessment Report
Archaeological Resource or Heritage Resource	Heritage Impact Assessment Report and Stage 1 and 2 Archaeological Assessment Reports

2.3 – Location where written draft reports can be obtained for public inspection

Identify the location where written draft reports can be obtained for public inspection (physical location for viewing and the applicants project website if one is available)

Copies of draft reports will be available on the project website, www.northkentwind.com, and at the Chatham-Kent Municipal Office and the Chatham Branch of the Chatham-Kent Public Library in early September, 2015

Section 3 – Applicant Address and Contact Information

3.1 – Applicant Information (Owner of project/facility)

Applicant Name (legal name of individual or organization as evidenced by legal documents)

North Kent Wind 1 LP

Business Identification Number

82382 2390 RT001

Business Name (the name under which the entity is operating or trading - also referred to as trade name)

See PDR, Section 1.1 (pg. 1)

☒ Same as Applicant Name

Civic Address

Unit Number	Street Number 2050	Street Name (Include type and direction) Derry Road West, 2nd Floor		Province ON – Ontario	Postal Code L5N 0B9
City/Town Mississauga					

Survey Address (Not required if the Civic Address is provided)

Lot/Part	Concession/Reference Plan	Municipality/Unorganized Township			
County/District	Province/State	Country	Postal Code		

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

PART B – To be completed by the Municipality or local authority**Section 4 – Municipality or Local Authority Contact Information****4.1 – Municipal or local authority Information (complete one of the following sections)****Local Municipality / Unorganized Township** ☐ Yes ☐ No

Name of Municipality

Address					
Unit Number	Street Number	Street Name (Include type and direction)			PO Box
City/Town			Province		Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)		Mobile Number (incl. area code)	

Clerk

Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

Upper Tier Municipality ☐ Yes ☐ No

Name of Municipality

Address					
Unit Number	Street Number	Street Name (Include type and direction)			PO Box
City/Town			Province		Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)		Mobile Number (incl. area code)	

Clerk

Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

Local Roads Area☐ Yes ☐ No

Name of Local Roads Board

Address

Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

Secretary–Treasurer

Last Name	First Name	Middle Initial
Telephone Number (incl. area code)	Email Address	
Signature	Date (yyyy/mm/dd)	

Local Service Board area☐ Yes ☐ No

Name of Local Service Board

Address

Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

Secretary

Last Name	First Name	Middle Initial
Telephone Number (incl. area code)	Email Address	
Signature	Date (yyyy/mm/dd)	

Section 5 – Consultation Requirements

See Part A Section 2.2 to cross reference to locations in Draft Reports where information on specific Consultation Requirements can be found

5.1 – Project Location

Provide comment on the project location with respect to infrastructure and servicing.

5.2 – Project Roads

Provide comment on the proposed project's plans respecting proposed road access.

Identify any issues and provide recommendations with respect to road access.

Provide comment on any proposed Traffic Management Plans.

Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans.

5.3 – Municipal or Local Authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

5.4 – Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility.

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location.

5.5 – Project Construction

Identify any issues and recommendations with respect to the:

- proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction
 - proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers
 - proposed location of buried kiosks and above-grade utility vaults
 - proposed location of existing and proposed gas and electricity lines and connections
 - Building Code permits and licenses
 - identification of any significant natural features and water bodies within the municipality or territory.
 - identification any archaeological resource or heritage resource
 - aerodromes and / or airports
-

Scf. 29/15



Ontario

Ministry of the Environment

RECEIVED

OCT 07 2015

**Renewable Energy Approval
Municipal / Local Authority Consultation Form – PART A
s.18(2) Ontario Regulation 359/09**

Ce formulaire est disponible en français

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY

Section 1 - Project Description

1.1 - Renewable Energy Project

Project Name (Project Identifier to be used as a reference in correspondence)					
North Kent Wind 1 Project					
Project Location					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
Civic Address- Street information (includes street number, name, type and direction)					Unit Identifier (i.e. apartment number)
Multiple properties - see attached Draft Project Description Report (PDR)					
Survey Address (Not required if Street Information is provided)	Lot	Conc.	Part	Reference Plan	
Location Information (includes any additional information to clarify physical location)(e.g. municipality, ward/ township)					
Municipality of Chatham-Kent					
Geo Reference (e.g. southwest corner of property)					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing
NAD83	17	10 m	GIS	396,155.046	4,697,635.16
Project Phasing (outline construction, operation and decommissioning activities)					
Host Public Meeting #1 - Summer, 2015			Start Construction - Summer, 2016		
Complete Environmental Studies and Reporting - Summer, 2015			Commence Operations and Maintenance - Fall, 2017		
Host Public Meeting #2 - Fall, 2015			Decommission Project - 2037		
Submit REA Application - Winter, 2015					
Obtain Pre-Construction Permits - Spring/Summer, 2016					

1.2 - Environmental Context

<p>Describe any negative environmental effects that may result from engaging in the project (consider construction, operation and decommissioning activities.)</p> <p>Note that potential effects, mitigation measures and residual effects will be outlined in the various REA submission reports, listed below in Section 2.1. It is anticipated that the application of mitigation measures will result in no significant residual environmental effects occurring within the Project Study Area as a result of the Project. No significant residual effects are anticipated as a result of the Project.</p>
<p>Propose early avoidance/prevention/mitigation concepts and measures.</p> <p>A full description of mitigation measures and monitoring commitments will be provided in the REA reports listed in Section 2.1 below.</p>

1.3 - Renewable Energy Generation Facility

Type of Facility / Operation (select all that apply & complete all appropriate sections)

☒ Wind Facility (Land Based)

☐ Wind Facility (Off-Shore)

☐ Biogas Facility (Anaerobic Digesters)

☐ Biomass Facility (Thermal Treatment)

☐ Biofuel Facility

☐ Solar Photo Voltaic Facility

☐ Other (describe) : _____

☐ Class (if applicable) : _____

Name Plate Capacity

Max. 100 MW

Expected Generation

Max. 100 MW

Service Area

Total Area of Site (hectares)

12,302 (30,400 acres)

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.

The Project will seek permitting for approximately 50 turbines with an estimated 44 turbines planning to be constructed. The major components of this Project are as follows: Siemens SWT-3.2-113 or similar turbine for a maximum capacity of up to 100 MW; pad mounted step-up transformers; buried and overhead electrical collector system and ancillaries, transmission line and grid connection; collector substation; microwave tower; interconnection station, meteorological towers; turbine access roads; temporary staging areas; and an operations and maintenance building.

1.4 - Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The activities associated with the wind project development include: detailed design, environmental permitting, construction, operation and decommissioning.

Section 2 - Supporting Documents

2.1 - Required Documents Distributed for Consultation

Requirement	Name of Draft Document	Date available to Municipal or Local Authority Contact
DRAFT Project Description Report	DRAFT Project Description Report	June 2, 2015
DRAFT Design and Operations Report	DRAFT Design and Operations Report	Summer / Fall, 2015
DRAFT Construction Plan Report	DRAFT Construction Plan Report	Summer / Fall, 2015
DRAFT Decommissioning Plan Report	DRAFT Decommissioning Plan Report	Summer / Fall, 2015

2.2 - Cross Reference to Part B Section 5 - Municipal Consultation Requirements

Requirement	Name(s) of Draft Document(s) and Page Numbers where Relevant Information can be Found
Infrastructure and Servicing	To be determined
Road Access	To be determined
Traffic Management Plans	To be determined
Municipal Service Connections (other than roads)	To be determined
Landscaping Design	To be determined
Emergency Management Procedures / Safety Protocols	To be determined
Easements or Restrictive Covenants	To be determined
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	To be determined
Fire Hydrants and Connections to Existing Drainage, Water Works and	To be determined

Sanitary Sewers	
Buried Kiosks and Above-Grade Utility Vaults	To be determined
Existing and Proposed Gas and Electricity Lines and Connections	To be determined
Building Code Permits and Licenses	To be determined
Natural Features and Water Bodies	To be determined
Archaeological Resource or Heritage Resource	To be determined

2.3 – Location where written draft reports can be obtained for public inspection

Identify the location where written draft reports can be obtained for public inspection:
(physical location for viewing and the applicants project website if one is available)

Copies of draft reports will be available on the project website, www.northkentwind.com as well as at the Chatham-Kent Municipal Office and the Chatham Branch of the Chatham-Kent Public Library in Summer, 2015.

Section 3 – Applicant Address and Contact Information

3.1 - Applicant Information (Owner of project/facility)

Applicant Name (legal name of individual or organization as evidenced by legal documents)				Business Identification Number	
North Kent Wind 1 LP, by its general partner, North Kent Wind 1 GP Inc. ("North Kent Wind 1")				82382 2390 RT001	
Business Name (the name under which the entity is operating or trading - also referred to as trade name)				<input checked="" type="checkbox"/> same as Applicant Name	
Civic Address- Street information (includes street number, name, type and direction)					Unit Identifier (i.e. apartment number)
North Kent Wind 1 LP, 2050 Derry Road West, 2nd Floor					
Survey Address (Not required if Street Information is provided)		Lot	Conc.	Part	Reference Plan
Municipality	County/District	Province/State	Country	Postal Code	
Mississauga		Ontario	Canada	L5N 0B9	



Ministry of the Environment

**Renewable Energy Approval
Municipal / Local Authority Consultation Form – PART B
s.18(2) Ontario Regulation 359/09**

Ce formulaire est disponible en français

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 – Municipality or Local Authority Contact Information

1.1 - Municipal or local authority information (complete one of the following sections)

Local Municipality / Unorganized Township Name of Municipality	<input type="checkbox"/> Yes <input type="checkbox"/> No Address	Phone
Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Upper Tier Municipality Name of Municipality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Address	Phone
Chatham-Kent	315 King St. W. Chatham	519-360-1998
Clerk's Name	Clerk's Phone/Fax	E-Mail Address
Judy Smith		
Local Roads Area Name of local roads board	<input type="checkbox"/> Yes <input type="checkbox"/> No Address	Phone
Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Local Service Board area Name of Local Service Board	<input type="checkbox"/> Yes <input type="checkbox"/> No Address	Phone
Secretary's Name	Secretary's Phone/Fax	E-Mail Address

Section 5 – Consultation Requirements

See Part A Section 2.2 to cross reference to locations in Draft Reports where information on specific Consultation Requirements can be found

5.1 - Project Location

Provide comment on the project location with respect to infrastructure and servicing.

SEE ATTACHED

5.2 – Project Roads

Provide comment on the proposed project's plans respecting proposed road access.

SEE ATTACHED

Identify any issues and provide recommendations with respect to road access

SEE ATTACHED

Provide comment on any proposed Traffic Management Plans

SEE ATTACHED

Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans

SEE ATTACHED

5.3 – Municipal or Local authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

SEE ATTACHED

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

SEE ATTACHED

5.4 – Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

SEE ATTACHED

5.4 – Facility Other (continued)

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.
SEE ATTACHED
Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location
SEE ATTACHED

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.
SEE ATTACHED
Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers
SEE ATTACHED
Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults
SEE ATTACHED
Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections
SEE ATTACHED

5.5 Project Construction *(continued)*

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

SEE ATTACHED

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

SEE ATTACHED

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

MUNICIPALITY OF CHATHAM-KENT

RENEWABLE ENERGY PROJECT CONSULTATION REQUIREMENTS & DEVELOPMENT SUBMISSION GUIDELINES

The following are the minimum information requirements as required by the Renewable Energy Approval (REA) Ontario Regulation 359/09, as amended from time to time; however, consultation with the Municipality of Chatham-Kent on renewable energy projects is encouraged to begin as earlier in the process as possible:

1. Submission of a Draft Project Description Report and Municipal Consultation Form at least 30 days prior to the First Public Meeting
2. Submission of all required Draft REA Reports, as prescribed for a particular Class of Renewable Energy Project, at least 90 days prior to the Final Public Meeting.

SUBMISSION REQUIREMENTS FOR REVIEW BY THE MUNICIPALITY OF CHATHAM-KENT PRIOR TO CONSTRUCTION COMMENCING

Information required by Engineering & Transportation

Submissions should include the following:

1. Plans indicating:
 - all proposed construction sites
 - all proposed transmission lines
 - all municipal roads which will serve as proposed access routes & delivery routes to the site (traced back to the geographic limits of the Municipality of Chatham-Kent)
 - all proposed new driveway or roadway entrances off of municipal roads to serve project sites complete with details, such as hydraulic design associated with sizing of pipe when crossing a municipal drain or roadside ditch
 - all proposed haul roads over private lands complete with details, such as hydraulic design associated with sizing of any structures necessary to provide access across a municipal drain

2. Information associated with delivery of materials & construction, including:

- turning radii of all large vehicles & any proposed improvements to road cross section or intersection geometry
- hydraulic design associated with sizing of pipe when modifying intersection at a municipal drain crossing
- hydraulic design associated with sizing of pipe when modifying intersection at a roadside ditch
- loads associated with delivery and construction of project (total loads, axle loads, axle spacing etc.)
- engineered evaluation of all bridges and culverts by a Professional Engineer licensed in the Province of Ontario in accordance with the Canadian Highway Bridge Design Code
- modifications to any road signage or traffic control signage to facilitate geometry modifications
- preliminary traffic and worker protection plans

Information required by Public Works

Submissions should include the following:

1. Shared use agreement with Hydro One or C-K Hydro, in cases where hydro lines meet in municipal right-of-way (ROW)
2. Approval from Transport Canada and Nav Canada in relation to Chatham-Kent Municipal Airport restricted zones
3. Agreement with the Municipality for Hydro transmission or collector lines in the municipal ROW. In situations involving longer distances between high voltage feeds from applicant's transformer to Hydro One main transmission lines for distribution to the power grid, those feeds should be on private property with easements.
4. Application for entrance permits on roadside ditches to access internal service roads to new wind/solar/green energy projects
5. Notification if any municipal roads/intersections need to be improved to allow for construction of the wind/solar/green energy projects (turning radius) etc. Evaluation is to be conducted at the applicant's expense.

6. Application for moving permits for delivery of equipment (such as tower parts and erection cranes). The Half Load By-law No. 245-2004 runs from February 1st to May 1st on the majority of municipal roads.

Information required by Drainage Services

Submissions should include the following:

1. Copy of information provided to Engineering and Transportation (see above)
2. Details on study area. Please provide as soon as possible, since the Drainage Act process can take up to a year.
3. Details concerning locations of wind turbines/solar panels/green energy components, any planned access roads and any proposed road widening
4. Contact information for proponent and contractor. The Drainage Act process is not a permit process, but rather a design, discussion/input and construction/inspection process.
5. Review of documents to ensure compliance with the following requirements:
 - proposed setbacks from municipal drains. All permanent and temporary buildings, foundations, equipment, roads, storage and staging areas, poles, and buried cable will not be constructed or placed closer than 10 metres to the top of the bank of an open drain or closer than 8 metres horizontally to a buried drain.
 - installation of buried cables. If installed by open cut, power cables will be placed 1.5 metres below the designed bottom of any buried municipal drain. If directional drilling used, power cables will be placed 2.5 metres below any buried municipal drain. Power cables will be directionally drilled to 2 metres below the bottom of the drain, ensuring that there is no damage to the drain bank. No cables are to be buried within a culvert backfill or across a new or existing crossing.
 - crossing of municipal drains will be designed and constructed according to the Drainage Act
 - provision for surface water inlets. Any collection of surface drainage water that outlets to a municipal drain require conduits that are correctly sized and composed of suitable materials. Consideration must be given to erosion protection of and for municipal drains.
 - on-site project review to view and discuss entrances, turns and crossings, especially as they relate to municipal drains
6. Planned construction schedule with mind to foreseeing any conflict with other construction activities and determining compatibility with other time and process restrictions

Information required by Building Development Services

Submissions shall include the following:

1. Building permit application for each property, including:
 - 911 and identifying number for each turbine/green energy component
 - soil report for each turbine/green energy component location
 - site plan, showing location of turbine/green energy components complete with dimensions
 - three sets of drawings for foundations, tower and turbine/green energy components and accessory buildings [i.e. transfer stations] with signed Ontario structural engineer stamp. Foundations that are atypical due to soil conditions shall be added to the specific building permit application.
 - General Review Certificates signed by applicable engineers
 - building permit fees (based on total project)

Note: Building permits are not required for solar panels attached to ground.

Information required by Fire & Emergency Services

Submissions should include the following:

1. Emergency response plan including all revisions. Applicants must be available to meet with representatives of Fire & Emergency Services to discuss arrangements necessary to complete emergency plans and to review such plans once completed. Plans should include training for fire crews of stations in the areas in which turbine/solar panel/green energy components will be located and equipment required for back up rescue.
2. Location of each turbine/solar panel/green energy component for municipal GIS and Civic addressing purposes (provided in spreadsheet format), including:
 - number assigned to turbine/solar panel/green energy component
 - access road UTM coordinates (centre point)
 - UTM coordinates of turbine/solar panel/green energy component location
 - Lot and Concession

- roll number of turbine/solar/green energy host property
- roll number of access point (if different from above)
- municipal road name of access point
- 24/7 365 day road access (clear of snow and other obstructions)
- Exclusion zones – (no combustibles, buildings etc. – 500 m)
- Proper numbering of the wind turbine
- Proper visible addressing
- Emergency contact number visible
- An approved emergency response plan
- An approved fire safety plan
- Several SOG's that have been reviewed by CKFES – Accessing the Wind Turbine, Base Entry, Accessing Up Tower and Nacelle, Shut-down, Rescue, Fire Extinguishment, Working with emergency responders etc.
- Proof of ability to self-rescue from height
- Proof of training – high angle rescue, suspension trauma, fire extinguisher training, First Aid/CPR,
- Consideration of internal fire extinguishing systems (though not mandatory)

CONTACT INFORMATION FOR THE MUNICIPALITY OF CHATHAM-KENT

At least **30 days** before the first public meeting is held in respect of a renewable energy project, the person who proposed to engage in the project shall distribute the municipal consultation form to the Clerk of the Municipality of Chatham-Kent.

Municipal Clerk's Office:

Judy Smith, Municipal Clerk
Legislative Services
Telephone: 519-360-1998, ext. 3200
Email: judys@chatham-kent.ca

CONTACT INFORMATION FOR MUNICIPAL DEPARTMENTS

Municipal Coordinator for Green Energy Projects:

Paul Lacina, CBO, Director, Building Development Services
Legislative Services
Telephone: 519-360-1998, ext. 3240
Email: paul@chatham-kent.ca

Building Services:

Shelley Bechard, Administrative Assistant to CBO
Building Development Services
Legislative Services
Telephone: 519-360-1998, ext. 3242
Email: shelleyb@chatham-kent.ca

Entegrus:

Matthew Meloche
System Planning Engineer
Entegrus Powerlines
Telephone: 519-352-6300, ext. 290
matthew.meloche@entegrus.com

Fire & Emergency Services:

Ric Scharf, Assistant Chief, Training & Professional Development
Fire & Emergency Services
Telephone: 519-360-1998, ext. 3402
Email: rics@chatham-kent.ca

Infrastructure & Engineering Services:

Miguel Pelletier, Director, Public Works
Infrastructure and Engineering Services
Phone: 519.360.1998, ext. 3950
Email: Miguel.Pelletier@chatham-kent.ca

Tim Dick, Director, Drainage, Asset and Waste Management
Infrastructure and Engineering Services
Phone: 519.360.1998, ext. 3310
Email: Tim.Dick@chatham-kent.ca

Planning Services:

Bruce McAllister, Director, Planning Services
Legislative Services
Telephone: 519-360-1998 ext. 3042
Email: brucem@chatham-kent.ca

CONTACT INFORMATION FOR LOCAL UTILITIES**Bell Canada:**

Aaron Kovacs, Bell Aliant Implementation Manager
Telephone: 519-359-5461
Email: aaron.kovacs@bell.ca

Entegrus:

Jerry Meriano, Engineering Technologist
Telephone: 519-352-6300 ext. 272
Email: jerry.meriano@entegrus.com

Cogeco Cable:

Amy Sandre, System Planner
Telephone: 519-259-2429
Email: Amy.sandre@cogeco.com

Union Gas Limited:

Diane Watson, Construction & Growth Representative
Telephone: 1-855-228-4898 ext. 5111129
Email: dwatson@uniongas.com

From: [Van der Woerd, Mark](#)
To: [Pat Bruette](#)
Cc: [Rose, Marc](#); [Jody Law](#); ["BrianEdwards" \(b.edwards@samsung.com\)](#); [AshbyBeatrice](#)
Subject: RE: NORTH KENT WIND FARM OPEN HOUSE
Date: Monday, November 16, 2015 1:15:57 PM
Attachments: [Figure 4-1 Project Location \(2015.11.10\).pdf](#)

Hi Pat,

It was nice to meet you. As discussed, please find the general Project Location figure that we reviewed together attached to this email. The other draft REA documents are available for review online at: www.northkentwind.com.

We are looking for the shapefiles of the agricultural drains within Chatham-Kent that you noted we should have on file from the South Kent Wind Project and will let you know if we have any issues finding them.

Please let me know if you have any further questions.

Cheers,
Mark

Mark van der Woerd
AECOM | mark.vanderwoerd@aecom.com
P: 905.390.2003 | C: 289.439.9803

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From: Pat Bruette [mailto:PATBR@chatham-kent.ca]
Sent: Tuesday, November 10, 2015 8:58 AM
To: Van der Woerd, Mark
Cc: Rose, Marc
Subject: NORTH KENT WIND FARM OPEN HOUSE

Gentleman,

Thank you for taking a few minutes to meet with me Nov.5th. and exchanging business cards.

During the brief meeting we discussed the maps showing the project location and road fabric that each tower intersects with. It was my understanding that you would send copies of that map and any other relevant documentation.

Pat Bruette
Wind Farm Coordinator
Drainage, Asset and Waste Management
patbr@chatham-kent.ca
phone 519-360-1998x3340
cell 519-359-3771
315 King St. West, PO Box 640
Chatham, ON N7M 5K8

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