

# Appendix D

## Municipal Consultation

### Appendix D1. Municipal Correspondence

- Appendix D1.a Project Notices and Cover Letters**
- Notice of Public Meeting and Proposal
  - Distribution of the Draft REA Reports to the Municipalities
  - Notice of Draft Site Plan
  - Notice of Draft REA Reports and Second Public Meeting

**Appendix D1.b Emails, Letters and Communication Records**

### Appendix D2. Municipal Meetings

## **Appendix D1. Municipal Correspondence**

### **Appendix D1.a Project Notices and Cover Letters**

- Notice of Public Meeting and Proposal
- Distribution of the Draft REA Reports to the Municipalities
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### **Appendix D1.b Emails, Letters and Communication Records**

## **Appendix D1.a**

### **Project Notices and Cover Letters**

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## Notice of Public Meeting and Proposal

# NOTICE OF PUBLIC MEETING AND PROPOSAL

## By SP Belle River to Engage in a Renewable Energy Project

**Project Names:** Belle River Wind Project (the "Project")

**Project Location:** Town of Lakeshore, Essex County, Ontario

**Dated at:** Town of Lakeshore, Essex County this the 18<sup>th</sup> of August, 2014

SP Belle River Wind, LP, by its general partner, SP Belle River Wind GP, Inc. (SP Belle River) is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval ("REA") is required. SP Belle River (the "Developer") is a joint venture limited partnership owned by affiliates of Pattern Renewable Holdings Canada, ULC (Pattern Energy) and Samsung Renewable Energy, Inc. (Samsung Renewable Energy). The distribution of this notice of a proposal to engage in this renewable energy project and the Project itself are subject to the provisions of the *Environmental Protection Act* (the "Act") Part V.0.1 and Ontario Regulation 359/09 (the "Regulation"). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment and Climate Change.

**Notification of First Public Meeting:**

*Date:* September 23, 2014

*Time:* 5:00 p.m. to 8:00 p.m.

*Location:* Knights of Columbus Club  
1303 County Road 22, Belle River, ON N0R 1A0

**Project Description:**

Pursuant to the Act and Regulation, the facility comprising the Project is considered to be a Wind Facility, Class 4. If approved, this facility would have a total nameplate capacity of up to 150 MW. The project location is shown in the map below. The Project is being proposed in accordance with the requirements of the Act and Regulation.

**Documents for Public Review:**

The Draft Project Description Report (the "Draft PDR") describes the proposed facility, including site preparation and construction, operations and maintenance, and decommissioning of wind turbines, access roads, collection lines, a transmission line and electrical substation, and other ancillary components. Site plan and layout options for the Project are currently being developed by the Developer and will be finalized during the REA process. In accordance with the Regulation, a hard copy of the Draft PDR will be made available for public inspection starting on Thursday August 21<sup>st</sup>, 2014 at the Town of Lakeshore Municipal Office (419 Notre Dame Street, Belle River) and the Lakeshore Branch of the Essex County Library System (304 Rourke Line Road, Belle River). The Draft PDR will also be available on the Project website: [www.belleriverwind.com](http://www.belleriverwind.com).

**Project Contacts and Information:**

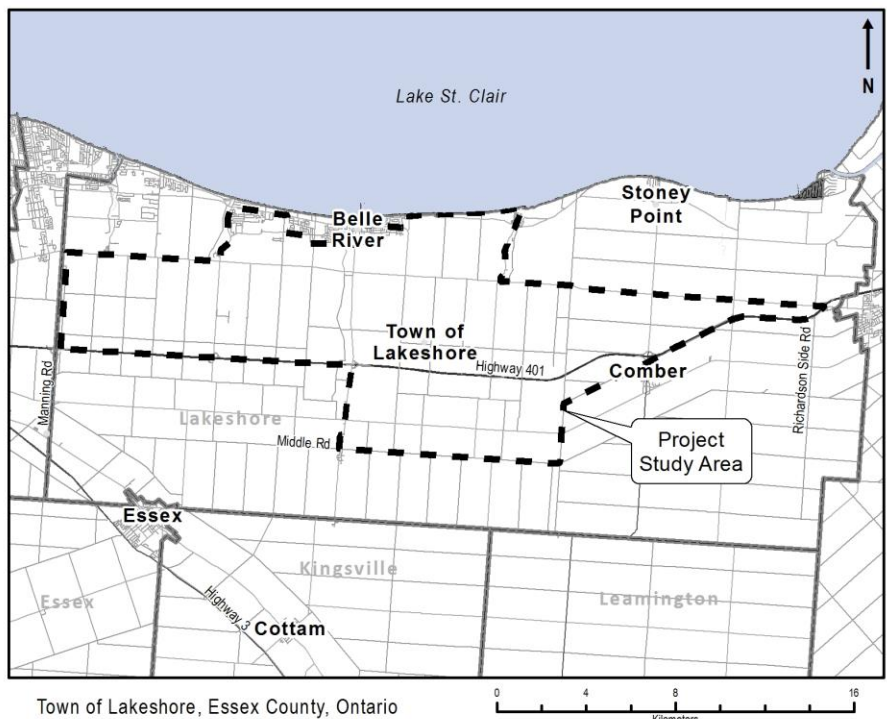
To learn more about the Project or to provide feedback, please contact:

Project Email: [info@belleriverwind.com](mailto:info@belleriverwind.com)

Jody Law, Project Developer  
Pattern Renewable Holdings Canada ULC  
100 Simcoe Street  
Toronto, ON M5H 3G2  
Phone: (416) 263-8029

Brian Edwards, Project Developer  
Samsung Renewable Energy Inc.  
55 Standish Court  
Mississauga, ON L5R 4B2  
Phone: (905) 501-5667

Marc Rose, Consultant Project Manager  
AECOM  
105 Commerce Valley Drive West  
Markham, ON L3T 7W3  
Phone: (905) 747-7793





**SP Belle River Wind LP**  
55 Standish Court  
Mississauga, Ontario L5R 4B2  
T +1 844 868 8933  
[www.belleriverwind.com](http://www.belleriverwind.com)

August 19, 2014

Kirk Foran  
Chief Administrative Officer  
Town of Lakeshore  
419 Notre Dame Street  
Belle River, ON N0R 1A0

Dear Mr. Foran:

**Subject: Notice of Public Meeting and Proposal to Engage in the Belle River Wind Project**

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SP Belle River Wind, LP ("Belle River Wind"), 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. We are writing this letter to share information with you about the Belle River Wind Project (the "Project") in accordance with Ontario Regulation 359/09. The proposed project is located in the Town of Lakeshore in Essex County and would produce a total nameplate capacity of up to 150 megawatts ("MW") of electricity.

A Public Meeting will be held on September 23, 2014 for the Project. The purpose of the Public Meeting is to provide information about the Project, answer questions, and record comments and concerns. The meeting will be a drop-in open house to allow members of the public to review the information at their own pace. Please find enclosed our Notice of Public Meeting and Proposal to Engage in a Renewable Energy Project.

We are committed to maintaining open lines of communication with the municipality throughout the approvals process and into the construction and operations phases of the Project. As part of this consultation process, we are forwarding a copy of the Draft Project Description Report (the "Draft PDR") for your review. We ask that you make a copy of the Draft PDR available for public review at your office. We have also 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 will be made available on the project website: [www.belleriverwind.com](http://www.belleriverwind.com). If you have any questions or comments regarding the Project, please feel free to contact us at [info@belleriverwind.com](mailto:info@belleriverwind.com) or using the contact information provided on the next page.



**SP Belle River Wind LP**  
55 Standish Court  
Mississauga, Ontario L5R 4B2

T +1 844 868 8933  
[www.belleriverwind.com](http://www.belleriverwind.com)

**SAMSUNG RENEWABLE ENERGY INC.**  
Jeong-Tack Lee, Director  
55 Standish Court  
Mississauga, ON L5R 4B2  
Phone: 905-501-5667

**PATTERN RENEWABLE HOLDINGS CANADA ULC**  
Colin Edwards, Director  
100 Simcoe St., Suite 105  
Toronto, ON M5H 3G2  
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



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55 Standish Court  
Mississauga, Ontario L5R 4B2

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[www.belleriverwind.com](http://www.belleriverwind.com)

August 19, 2014

Mary Masse  
Town Clerk  
Town of Lakeshore  
419 Notre Dame Street  
Belle River, ON N0R 1A0

Dear Ms. Masse:

**Subject: Notice of Public Meeting and Proposal to Engage in the Belle River Wind Project**

---

SP Belle River Wind, LP ("Belle River Wind"), 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. We are writing this letter to share information with you about the Belle River Wind Project (the "Project") in accordance with Ontario Regulation 359/09. The proposed project is located in the Town of Lakeshore in Essex County and would produce a total nameplate capacity of up to 150 megawatts ("MW") of electricity.

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Mississauga, Ontario L5R 4B2  
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August 19, 2014

Brian Gregg  
Chief Administrative Officer  
County of Essex  
360 Fairview Avenue West  
Essex, ON N8M 1Y6

Dear Mr. Gregg:

**Subject: Notice of Public Meeting and Proposal to Engage in the Belle River Wind Project**

---

SP Belle River Wind, LP ("Belle River Wind"), 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. We are writing this letter to share information with you about the Belle River Wind Project (the "Project") in accordance with Ontario Regulation 359/09. The proposed project is located in the Town of Lakeshore in Essex County and would produce a total nameplate capacity of up to 150 megawatts ("MW") of electricity.

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August 19, 2014

Mary Brennan  
Director of Council Services / Clerk  
County of Essex  
360 Fairview Avenue West  
Essex, ON N8M 1Y6

Dear Ms. Brennan:

**Subject: Notice of Public Meeting and Proposal to Engage in the Belle River Wind Project**

---

SP Belle River Wind, LP ("Belle River Wind"), 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. We are writing this letter to share information with you about the Belle River Wind Project (the "Project") in accordance with Ontario Regulation 359/09. The proposed project is located in the Town of Lakeshore in Essex County and would produce a total nameplate capacity of up to 150 megawatts ("MW") of electricity.

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

<b>Project Name</b> <i>(Project identifier to be used as a reference in correspondence)</i>					
Belle River Wind Project					
<b>Project Location</b>					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
<b>Civic Address- Street information</b> <i>(includes street number, name, type and direction)</i>					<b>Unit Identifier</b> <i>(i.e. apartment number)</i>
Multiple properties - see attached Draft Project Description Report					
<b>Survey Address</b> <i>(Not required if Street Information is provided)</i>	<b>Lot</b>	<b>Conc.</b>	<b>Part</b>	<b>Reference Plan</b>	
<b>Location Information</b> <i>(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)</i>					
Town of Lakeshore, County of Essex					
<b>Geo Reference</b> <i>(e.g. southwest corner of property)</i>					
<b>Map Datum</b> NAD83	<b>Zone</b> 17	<b>Accuracy Estimate</b>	<b>Geo Referencing Method</b> GIS	<b>UTM Easting</b> -82.871	<b>UTM Northing</b> 42.241
<b>Project Phasing</b> <i>(outline construction, operation and decommissioning activities)</i>					
Construction Phase – Summer 2016 Operation Phase – Summer 2017 Decommissioning Phase – Estimated at 2047					

**1.2 - Environmental Context**

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

### 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. 150 MW	Max. 150 MW		18,597

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 major components of this Project are as follows: up to 65 Siemens 2.3 MW turbines and/or Siemens 3.0 MW turbines for a maximum capacity of 150 MW (turbine(s) makes and models are subject to change and will be confirmed as the Project evolves); pad mounted step-up transformers; buried and overhead electrical collector system and ancillaries, transmission line and grid connection; collector substation; microwave tower; meteorological tower; 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	August 21, 2014
DRAFT Design and Operations Report	DRAFT Design and Operations Report	Fall 2014
DRAFT Construction Plan Report	DRAFT Construction Plan Report	Fall 2014
DRAFT Decommissioning Plan Report	DRAFT Decommissioning Plan Report	Fall 2014

### 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	To be determined
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 can be obtained on the project website, [www.belleriverwind.com](http://www.belleriverwind.com), and at the Town of Lakeshore Municipal Office and the Lakeshore Branch of the Essex County Library System.

## 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> SP Belle River Wind, LP, by its general partner, SP Belle River Wind, GP Inc. (SP Belle River)				Business Identification Number <b>807351176</b>	
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> Samsung Renewable Energy 55 Standish Crt, 9th Fl, Mississauga, ON, L5R 4B2					Unit Identifier <i>(i.e. apartment number)</i> Pattern Energy 100 Simcoe St, Ste 105, Toronto, ON M5H 3G2
Survey Address <i>(Not required if Street Information is provided)</i>		Lot	Conc.	Part	Reference Plan
Municipality	County/District	Province/State	Country	Postal Code	



**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.

## Distribution of the Draft REA Reports to the Municipalities



**SP Belle River Wind LP**  
2050 Derry Road West, 2nd Floor  
Mississauga, Ontario L5N 0B9

T 855 780 3859  
F 416 979 8428  
[www.belleriverwind.ca](http://www.belleriverwind.ca)

February 12, 2015

Ms. Mary Masse  
Town Clerk  
Town of Lakeshore  
419 Notre Dame Street  
Belle River, ON N0R 1A0

Dear Ms. Masse:

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

SP Belle River Wind, LP ("Belle River Wind"), 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 Town of Lakeshore in the County of Essex, Ontario.

As part of the approvals process, Belle River Wind has prepared Draft REA reports regarding the Project. As per Ontario Regulation 359/09, we are circulating the draft reports to the Town of Lakeshore for comment. Attached along with this letter are copies of the following Draft REA reports for the Project:

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

An introductory public meeting for the Project was held on September 23, 2014 and a second Public Meeting is scheduled for mid-May 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 Aboriginal communities at least 60 days in advance of that meeting.



Belle River Wind 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.belleriverwind.com](http://www.belleriverwind.com). If you have any questions or comments regarding the Project, please feel free to contact us at [info@belleriverwind.com](mailto:info@belleriverwind.com) or using the contact information provided below.

Sincerely,

**SP Belle River Wind LP**

By its general partner, SP Belle River Wind GP Inc.

Per:   
Name: **COLIN EDWARDS**  
Title: **DIRECTOR**

Per:   
Name: **Lee Jeong Tack**  
Title: **Director**

cc: Chuck Chevalier, Manager of Public Works  
Tom Touralias, Director of Engineering & Infrastructure Services  
Kim Darroch, Manager of Development Services  
Maureen Lesparance, Planning Coordinator

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

<b>Project Name</b> <i>(Project identifier to be used as a reference in correspondence)</i>					
Belle River Wind Project					
<b>Project Location</b>					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
<b>Civic Address- Street information</b> <i>(includes street number, name, type and direction)</i>					<b>Unit Identifier</b> <i>(i.e. apartment number)</i>
Multiple properties - see attached Draft Project Description Report (PDR), including Appendix A for an outline of properties identified for potential project infrastructure.					
<b>Survey Address</b> <i>(Not required if Street Information is provided)</i>	<b>Lot</b>	<b>Conc.</b>	<b>Part</b>	<b>Reference Plan</b>	
Location Information <i>(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)</i>					
Town of Lakeshore, County of Essex					
<b>Geo Reference</b> <i>(e.g. southwest corner of property)</i>					
<b>Map Datum</b>	<b>Zone</b>	<b>Accuracy Estimate</b>	<b>Geo Referencing Method</b>	<b>UTM Easting</b>	<b>UTM Northing</b>
NAD83	17		GIS	362,634.909	4,678,580.932
<b>Project Phasing</b> <i>(outline construction, operation and decommissioning activities)</i>					
Host Public Meeting #1 - Fall, 2014			Start Construction - Summer, 2016		
Complete Environmental Studies and Reporting - Winter, 2015			Commence Operations and Maintenance - Summer, 2017		
Host Public Meeting #2 - Spring, 2015			Decommission Project - 2037		
Submit REA Application - Spring, 2015					
Obtain Pre-Construction Permits - Winter, 2016					

**1.2 - Environmental Context**

<b>Describe any negative environmental effects that may result from engaging in the project</b> <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.
<b>Propose early avoidance/prevention/mitigation concepts and measures.</b>
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 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		8,984 (22,200 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 44 turbines planning to be constructed. The major components of this Project are as follows: Siemens SWT-3.2-113 or similar turbines for a maximum capacity of 100 MW; pad mounted step-up transformers; buried and overhead electrical collector system and ancillaries, transmission line and grid connection; collector substation; microwave tower; meteorological tower; 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	August 21, 2014
DRAFT Design and Operations Report	DRAFT Design and Operations Report	February 12, 2015
DRAFT Construction Plan Report	DRAFT Construction Plan Report	February 12, 2015
DRAFT Decommissioning Plan Report	DRAFT Decommissioning Plan Report	February 12, 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	Draft Project Description Report, Section 4.6 - Local Interests, Land Use and Infrastructure (pg. 43 - 46)
Road Access	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Traffic Management Plans	Draft Project Description Report, Section 4.6 - Local Interests, Land Use and Infrastructure, Table 4-15 (pg. 45 - 46)
Municipal Service Connections (other than roads)	Draft Project Description Report, Section 3 - Project Activities (pg. 11 - 16)
Landscaping Design	N/A
Emergency Management Procedures / Safety Protocols.	Draft Design and Operations Report, Section 5 - Emergency Response and Communication Plan (pg.24 - 25)
Easements or Restrictive Covenants	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	Draft Design and Operations Report, Section 2.1 - Site Plan Content (pg.6 - 13) Draft Construction Report, Section 2.1 - Disturbance Areas (pg. 8)
Fire Hydrants and Connections to Existing Drainage, Water Works and	Draft Project Description Report, Section 3.9, 3.10, 3.11 (pg. 15-16)

Sanitary Sewers	
Buried Kiosks and Above-Grade Utility Vaults	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Existing and Proposed Gas and Electricity Lines and Connections	Draft Project Description Report, Section 4.8 - Other Resources (pg. 49 - 50)
Building Code Permits and Licenses	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Natural Features and Water Bodies	Natural Heritage Assessment Report
Archaeological Resource or Heritage Resource	Cultural Heritage Assessment Report, Stage 2 Archaeological Assessment Report

### 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.belleriverwind.com](http://www.belleriverwind.com), and at the Town of Lakeshore Municipal Office and the Lakeshore Branch of the Essex County Library System in March, 2014.

## 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> SP Belle River Wind, LP, by its general partner, SP Belle River Wind, GP Inc. (Belle River Wind)				Business Identification Number <b>807351176</b>	
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> SP Belle River Wind LP 2050 Derry Road West, 2nd Floor Mississauga, Ontario L5N 0B9					Unit Identifier <i>(i.e. apartment number)</i>
Survey Address <i>(Not required if Street Information is provided)</i>		Lot	Conc.	Part	Reference Plan
Municipality	County/District	Province/State	Country	Postal Code	

**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.



**SP Belle River Wind LP**  
2050 Derry Road West, 2nd Floor  
Mississauga, Ontario L5N 0B9  
  
T 855 780 3859  
F 416 979 8428  
[www.belleriverwind.ca](http://www.belleriverwind.ca)

February 12, 2015

Mr. Kirk Foran  
Chief Administrative Officer  
Town of Lakeshore  
419 Notre Dame Street  
Belle River, ON N0R 1A0

Dear Mr. Foran:

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

SP Belle River Wind, LP ("Belle River Wind"), 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 Town of Lakeshore in the County of Essex, Ontario.

As part of the approvals process, Belle River Wind has prepared Draft REA reports regarding the Project. As per Ontario Regulation 359/09, we are circulating the draft reports to the Town of Lakeshore for comment. Attached along with this letter are copies of the following Draft REA reports for the Project:

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

An introductory public meeting for the Project was held on September 23, 2014 and a second Public Meeting is scheduled for mid-May 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 Aboriginal communities at least 60 days in advance of that meeting.



Belle River Wind 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.belleriverwind.com](http://www.belleriverwind.com). If you have any questions or comments regarding the Project, please feel free to contact us at [info@belleriverwind.com](mailto:info@belleriverwind.com) or using the contact information provided below.

Sincerely,

**SP Belle River Wind LP**

By its general partner, SP Belle River Wind GP Inc.

Per:   
Name: **COLIN EDWARDS**  
Title: **DIRECTOR**

Per:   
Name: **Lee Jeong Tack**  
Title: **Director**

cc: Chuck Chevalier, Manager of Public Works  
Tom Touralias, Director of Engineering & Infrastructure Services  
Kim Darroch, Manager of Development Services  
Maureen Lesparance, Planning Coordinator



**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>					
Belle River Wind 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), including Appendix A for an outline of properties identified for potential project infrastructure.					
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>					
Town of Lakeshore, County of Essex					
Geo Reference <i>(e.g. southwest corner of property)</i>					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing
NAD83	17		GIS	362,634.909	4,678,580.932
Project Phasing <i>(outline construction, operation and decommissioning activities)</i>					
Host Public Meeting #1 - Fall, 2014			Start Construction - Summer, 2016		
Complete Environmental Studies and Reporting - Winter, 2015			Commence Operations and Maintenance - Summer, 2017		
Host Public Meeting #2 - Spring, 2015			Decommission Project - 2037		
Submit REA Application - Spring, 2015					
Obtain Pre-Construction Permits - Winter, 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 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 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		8,984 (22,200 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 44 turbines planning to be constructed. The major components of this Project are as follows: Siemens SWT-3.2-113 or similar turbines for a maximum capacity of 100 MW; pad mounted step-up transformers; buried and overhead electrical collector system and ancillaries, transmission line and grid connection; collector substation; microwave tower; meteorological tower; 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	August 21, 2014
DRAFT Design and Operations Report	DRAFT Design and Operations Report	February 12, 2015
DRAFT Construction Plan Report	DRAFT Construction Plan Report	February 12, 2015
DRAFT Decommissioning Plan Report	DRAFT Decommissioning Plan Report	February 12, 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	Draft Project Description Report, Section 4.6 - Local Interests, Land Use and Infrastructure (pg. 43 - 46)
Road Access	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Traffic Management Plans	Draft Project Description Report, Section 4.6 - Local Interests, Land Use and Infrastructure, Table 4-15 (pg. 45 - 46)
Municipal Service Connections (other than roads)	Draft Project Description Report, Section 3 - Project Activities (pg. 11 - 16)
Landscaping Design	N/A
Emergency Management Procedures / Safety Protocols.	Draft Design and Operations Report, Section 5 - Emergency Response and Communication Plan (pg.24 - 25)
Easements or Restrictive Covenants	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	Draft Design and Operations Report, Section 2.1 - Site Plan Content (pg.6 - 13) Draft Construction Report, Section 2.1 - Disturbance Areas (pg. 8)
Fire Hydrants and Connections to Existing Drainage, Water Works and	Draft Project Description Report, Section 3.9, 3.10, 3.11 (pg. 15-16)

Sanitary Sewers	
Buried Kiosks and Above-Grade Utility Vaults	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Existing and Proposed Gas and Electricity Lines and Connections	Draft Project Description Report, Section 4.8 - Other Resources (pg. 49 - 50)
Building Code Permits and Licenses	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Natural Features and Water Bodies	Natural Heritage Assessment Report
Archaeological Resource or Heritage Resource	Cultural Heritage Assessment Report, Stage 2 Archaeological Assessment Report

### 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.belleriverwind.com](http://www.belleriverwind.com), and at the Town of Lakeshore Municipal Office and the Lakeshore Branch of the Essex County Library System in March, 2014.

## 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> SP Belle River Wind, LP, by its general partner, SP Belle River Wind, GP Inc. (Belle River Wind)				Business Identification Number <b>807351176</b>	
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> SP Belle River Wind LP 2050 Derry Road West, 2nd Floor Mississauga, Ontario L5N 0B9					Unit Identifier <i>(i.e. apartment number)</i>
Survey Address <i>(Not required if Street Information is provided)</i>		Lot	Conc.	Part	Reference Plan
Municipality	County/District	Province/State	Country	Postal Code	

**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.



SP Belle River Wind LP  
2050 Derry Road West, 2nd Floor  
Mississauga, Ontario L5N 0B9

T 855 780 3859  
F 416 979 8428  
[www.belleriverwind.ca](http://www.belleriverwind.ca)

February 12, 2015

Ms. Mary Brennan  
Director of Council Services / Clerk  
County of Essex  
360 Fairview Avenue West  
Essex, ON N8M 1Y6

Dear Ms. Brennan:

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

SP Belle River Wind, LP ("Belle River Wind"), 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 Town of Lakeshore in the County of Essex, Ontario.

As part of the approvals process, Belle River Wind has prepared Draft REA reports regarding the Project. As per Ontario Regulation 359/09, we are circulating the draft reports to the Town of Lakeshore for comment. Attached along with this letter are copies of the following Draft REA reports for the Project:

- REA Reports**
- Project Description Report
  - Construction Report
  - Design and Operations Report
  - Decommissioning Report
  - Wind Turbine Specification Report
  - Water Body Report
  - Water Body Assessment

- Natural Heritage Assessment**
- 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**
- Revised Stage 1 Archaeological Assessment Report
  - Stage 2 Archaeological Assessment Report
  - Heritage Impact Assessment Report

An introductory public meeting for the Project was held on September 23, 2014 and a second Public Meeting is scheduled for mid-May 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 Aboriginal communities at least 60 days in advance of that meeting.





Belle River Wind 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.belleriverwind.com](http://www.belleriverwind.com). If you have any questions or comments regarding the Project, please feel free to contact us at [info@belleriverwind.com](mailto:info@belleriverwind.com) or using the contact information provided below.

Sincerely,

**SP Belle River Wind LP**

By its general partner, SP Belle River Wind GP Inc.

Per:   
Name: COLIN EDWARDS  
Title: DIRECTOR

Per:   
Name: Lee Jeong Tack  
Title: Director

cc: Chuck Chevalier, Manager of Public Works  
Tom Touralias, Director of Engineering & Infrastructure Services  
Kim Darroch, Manager of Development Services  
Maureen Lesparance, Planning Coordinator

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

<b>Project Name</b> <i>(Project identifier to be used as a reference in correspondence)</i>					
Belle River Wind Project					
<b>Project Location</b>					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
<b>Civic Address- Street information</b> <i>(includes street number, name, type and direction)</i>					<b>Unit Identifier</b> <i>(i.e. apartment number)</i>
Multiple properties - see attached Draft Project Description Report (PDR), including Appendix A for an outline of properties identified for potential project infrastructure.					
<b>Survey Address</b> <i>(Not required if Street Information is provided)</i>	<b>Lot</b>	<b>Conc.</b>	<b>Part</b>	<b>Reference Plan</b>	
Location Information <i>(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)</i>					
Town of Lakeshore, County of Essex					
<b>Geo Reference</b> <i>(e.g. southwest corner of property)</i>					
<b>Map Datum</b>	<b>Zone</b>	<b>Accuracy Estimate</b>	<b>Geo Referencing Method</b>	<b>UTM Easting</b>	<b>UTM Northing</b>
NAD83	17		GIS	362,634.909	4,678,580.932
<b>Project Phasing</b> <i>(outline construction, operation and decommissioning activities)</i>					
Host Public Meeting #1 - Fall, 2014			Start Construction - Summer, 2016		
Complete Environmental Studies and Reporting - Winter, 2015			Commence Operations and Maintenance - Summer, 2017		
Host Public Meeting #2 - Spring, 2015			Decommission Project - 2037		
Submit REA Application - Spring, 2015					
Obtain Pre-Construction Permits - Winter, 2016					

**1.2 - Environmental Context**

<b>Describe any negative environmental effects that may result from engaging in the project</b> <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.
<b>Propose early avoidance/prevention/mitigation concepts and measures.</b>
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 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		8,984 (22,200 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 44 turbines planning to be constructed. The major components of this Project are as follows: Siemens SWT-3.2-113 or similar turbines for a maximum capacity of 100 MW; pad mounted step-up transformers; buried and overhead electrical collector system and ancillaries, transmission line and grid connection; collector substation; microwave tower; meteorological tower; 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	August 21, 2014
DRAFT Design and Operations Report	DRAFT Design and Operations Report	February 12, 2015
DRAFT Construction Plan Report	DRAFT Construction Plan Report	February 12, 2015
DRAFT Decommissioning Plan Report	DRAFT Decommissioning Plan Report	February 12, 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	Draft Project Description Report, Section 4.6 - Local Interests, Land Use and Infrastructure (pg. 43 - 46)
Road Access	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Traffic Management Plans	Draft Project Description Report, Section 4.6 - Local Interests, Land Use and Infrastructure, Table 4-15 (pg. 45 - 46)
Municipal Service Connections (other than roads)	Draft Project Description Report, Section 3 - Project Activities (pg. 11 - 16)
Landscaping Design	N/A
Emergency Management Procedures / Safety Protocols.	Draft Design and Operations Report, Section 5 - Emergency Response and Communication Plan (pg.24 - 25)
Easements or Restrictive Covenants	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	Draft Design and Operations Report, Section 2.1 - Site Plan Content (pg.6 - 13) Draft Construction Report, Section 2.1 - Disturbance Areas (pg. 8)
Fire Hydrants and Connections to Existing Drainage, Water Works and	Draft Project Description Report, Section 3.9, 3.10, 3.11 (pg. 15-16)

Sanitary Sewers	
Buried Kiosks and Above-Grade Utility Vaults	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Existing and Proposed Gas and Electricity Lines and Connections	Draft Project Description Report, Section 4.8 - Other Resources (pg. 49 - 50)
Building Code Permits and Licenses	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Natural Features and Water Bodies	Natural Heritage Assessment Report
Archaeological Resource or Heritage Resource	Cultural Heritage Assessment Report, Stage 2 Archaeological Assessment Report

### 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.belleriverwind.com](http://www.belleriverwind.com), and at the Town of Lakeshore Municipal Office and the Lakeshore Branch of the Essex County Library System in March, 2014.

## 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> SP Belle River Wind, LP, by its general partner, SP Belle River Wind, GP Inc. (Belle River Wind)				Business Identification Number <b>807351176</b>	
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> SP Belle River Wind LP 2050 Derry Road West, 2nd Floor Mississauga, Ontario L5N 0B9					Unit Identifier <i>(i.e. apartment number)</i>
Survey Address <i>(Not required if Street Information is provided)</i>		Lot	Conc.	Part	Reference Plan
Municipality	County/District	Province/State	Country	Postal Code	

**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.





SP Belle River Wind LP  
2050 Derry Road West, 2nd Floor  
Mississauga, Ontario L5N 0B9  
T 855 780 3859  
F 416 979 8428  
[www.belleriverwind.ca](http://www.belleriverwind.ca)

February 12, 2015

Mr. Brian Gregg  
Chief Administrative Officer  
County of Essex  
360 Fairview Avenue West  
Essex, ON N8M 1Y6

Dear Mr. Gregg:

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

SP Belle River Wind, LP ("Belle River Wind"), 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 Town of Lakeshore in the County of Essex, Ontario.

As part of the approvals process, Belle River Wind has prepared Draft REA reports regarding the Project. As per Ontario Regulation 359/09, we are circulating the draft reports to the Town of Lakeshore for comment. Attached along with this letter are copies of the following Draft REA reports for the Project:

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

An introductory public meeting for the Project was held on September 23, 2014 and a second Public Meeting is scheduled for mid-May 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 Aboriginal communities at least 60 days in advance of that meeting.



Belle River Wind 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.belleriverwind.com](http://www.belleriverwind.com). If you have any questions or comments regarding the Project, please feel free to contact us at [info@belleriverwind.com](mailto:info@belleriverwind.com) or using the contact information provided below.

Sincerely,

**SP Belle River Wind LP**

By its general partner, SP Belle River Wind GP Inc.

Per:   
Name: COLIN EDWARDS  
Title: DIRECTOR

Per:   
Name: Lee Jeong Tack  
Title: Director

cc: Chuck Chevalier, Manager of Public Works  
Tom Touralias, Director of Engineering & Infrastructure Services  
Kim Darroch, Manager of Development Services  
Maureen Lesparance, Planning Coordinator

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

<b>Project Name</b> <i>(Project identifier to be used as a reference in correspondence)</i>					
Belle River Wind Project					
<b>Project Location</b>					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
<b>Civic Address- Street information</b> <i>(includes street number, name, type and direction)</i>					<b>Unit Identifier</b> <i>(i.e. apartment number)</i>
Multiple properties - see attached Draft Project Description Report (PDR), including Appendix A for an outline of properties identified for potential project infrastructure.					
<b>Survey Address</b> <i>(Not required if Street Information is provided)</i>	<b>Lot</b>	<b>Conc.</b>	<b>Part</b>	<b>Reference Plan</b>	
Location Information <i>(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)</i>					
Town of Lakeshore, County of Essex					
<b>Geo Reference</b> <i>(e.g. southwest corner of property)</i>					
<b>Map Datum</b>	<b>Zone</b>	<b>Accuracy Estimate</b>	<b>Geo Referencing Method</b>	<b>UTM Easting</b>	<b>UTM Northing</b>
NAD83	17		GIS	362,634.909	4,678,580.932
<b>Project Phasing</b> <i>(outline construction, operation and decommissioning activities)</i>					
Host Public Meeting #1 - Fall, 2014			Start Construction - Summer, 2016		
Complete Environmental Studies and Reporting - Winter, 2015			Commence Operations and Maintenance - Summer, 2017		
Host Public Meeting #2 - Spring, 2015			Decommission Project - 2037		
Submit REA Application - Spring, 2015					
Obtain Pre-Construction Permits - Winter, 2016					

**1.2 - Environmental Context**

<b>Describe any negative environmental effects that may result from engaging in the project</b> <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.
<b>Propose early avoidance/prevention/mitigation concepts and measures.</b>
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 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 <b>Max. 100 MW</b>	Expected Generation <b>Max. 100 MW</b>	Service Area	Total Area of Site (hectares) <b>8,984 (22,200 acres)</b>
---	---	--------------	--

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 44 turbines planning to be constructed. The major components of this Project are as follows: Siemens SWT-3.2-113 or similar turbines for a maximum capacity of 100 MW; pad mounted step-up transformers; buried and overhead electrical collector system and ancillaries, transmission line and grid connection; collector substation; microwave tower; meteorological tower; 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	August 21, 2014
DRAFT Design and Operations Report	DRAFT Design and Operations Report	February 12, 2015
DRAFT Construction Plan Report	DRAFT Construction Plan Report	February 12, 2015
DRAFT Decommissioning Plan Report	DRAFT Decommissioning Plan Report	February 12, 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	Draft Project Description Report, Section 4.6 - Local Interests, Land Use and Infrastructure (pg. 43 - 46)
Road Access	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Traffic Management Plans	Draft Project Description Report, Section 4.6 - Local Interests, Land Use and Infrastructure, Table 4-15 (pg. 45 - 46)
Municipal Service Connections (other than roads)	Draft Project Description Report, Section 3 - Project Activities (pg. 11 - 16)
Landscaping Design	N/A
Emergency Management Procedures / Safety Protocols.	Draft Design and Operations Report, Section 5 - Emergency Response and Communication Plan (pg.24 - 25)
Easements or Restrictive Covenants	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	Draft Design and Operations Report, Section 2.1 - Site Plan Content (pg.6 - 13) Draft Construction Report, Section 2.1 - Disturbance Areas (pg. 8)
Fire Hydrants and Connections to Existing Drainage, Water Works and	Draft Project Description Report, Section 3.9, 3.10, 3.11 (pg. 15-16)

Sanitary Sewers	
Buried Kiosks and Above-Grade Utility Vaults	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Existing and Proposed Gas and Electricity Lines and Connections	Draft Project Description Report, Section 4.8 - Other Resources (pg. 49 - 50)
Building Code Permits and Licenses	Draft Project Description Report, Section 1.6 - Other Approvals and Authorizations Required (pg. 6 - 8)
Natural Features and Water Bodies	Natural Heritage Assessment Report
Archaeological Resource or Heritage Resource	Cultural Heritage Assessment Report, Stage 2 Archaeological Assessment Report

### 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.belleriverwind.com](http://www.belleriverwind.com), and at the Town of Lakeshore Municipal Office and the Lakeshore Branch of the Essex County Library System in March, 2014.

## 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> SP Belle River Wind, LP, by its general partner, SP Belle River Wind, GP Inc. (Belle River Wind)				Business Identification Number <b>807351176</b>	
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> SP Belle River Wind LP 2050 Derry Road West, 2nd Floor Mississauga, Ontario L5N 0B9					Unit Identifier <i>(i.e. apartment number)</i>
Survey Address <i>(Not required if Street Information is provided)</i>		Lot	Conc.	Part	Reference Plan
Municipality	County/District	Province/State	Country	Postal Code	

**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.

## Notice of Draft Site Plan



## NOTICE OF DRAFT SITE PLAN

for a Renewable Energy Project in accordance with Section 54.1  
of Ontario Regulation 359/09

**Project Name:** Belle River Wind Project (the "Project")

**Project Location:** The Project is located in the Municipality of the Town of Lakeshore, Essex County, Ontario

**Notice Dated at:** Town of Lakeshore, Essex County this, the 4<sup>th</sup> of March, 2015

**Applicant:** The Project is being proposed by SP Belle River Wind, LP, by its general partner, SP Belle River Wind, GP Inc. ("Belle River Wind"). Belle River Wind is a joint venture limited partnership owned by affiliates of Pattern Renewable Holdings Canada, ULC ("Pattern Development") and Samsung Renewable Energy, Inc. ("Samsung Renewable Energy").

**Project Description:** As a renewable energy facility, the Project is subject to the provisions of the *Environmental Protection Act* (the "Act") Part V.0.1 and Ontario Regulation 359/09 (the "Regulation") and requires a Renewable Energy Approval (REA) prior to construction. This notice is being distributed in accordance with section 54.1 of the Regulation prior to an application being submitted to the Ministry of the Environment and Climate Change (MOECC).

If approved, the Project would have a total maximum nameplate capacity of up to 100 megawatts (MW). As identified in the Act and Regulation, the Project is considered to be a Class 4 wind facility. This project is being proposed in accordance with the requirements of the Act and Regulation. The location of key Project components is shown in the map below. Additional information about the Project, including a Draft Project Description Report, is available online at [www.belleriverwind.com](http://www.belleriverwind.com).

**Draft Site Plan:** A Draft Site Plan has been prepared to identify and describe the location of key Project components, including wind turbines and the collector substation. By this Notice, pursuant to the Regulation, the Project must consider noise receptors as defined by the Act that existed as of March 3, 2015.

**Noise Impact Assessment:** A Noise Impact Assessment has been prepared to demonstrate that the placement of turbines and the collector substation complies with the MOECC's 2008 publication entitled "Noise Guidelines for Wind Farms".

**Documents for Public Review:** In accordance with the Regulation, copies of the Draft Site Plan and Noise Impact Assessment will be made available for public review as of March 9, 2015, at the Town of Lakeshore Municipal Office (419 Notre Dame Street, Belle River), County of Essex Municipal Office (360 Fairview Avenue West, Essex) and the Lakeshore Branch of the Essex County Library System (447 Renaud Line Road, Belle River). The reports will also be made available for public review online at: [www.belleriverwind.com](http://www.belleriverwind.com). The documents will be available for review in English.

### Project Contact Information:

To learn more about the Project or to provide feedback, please contact:

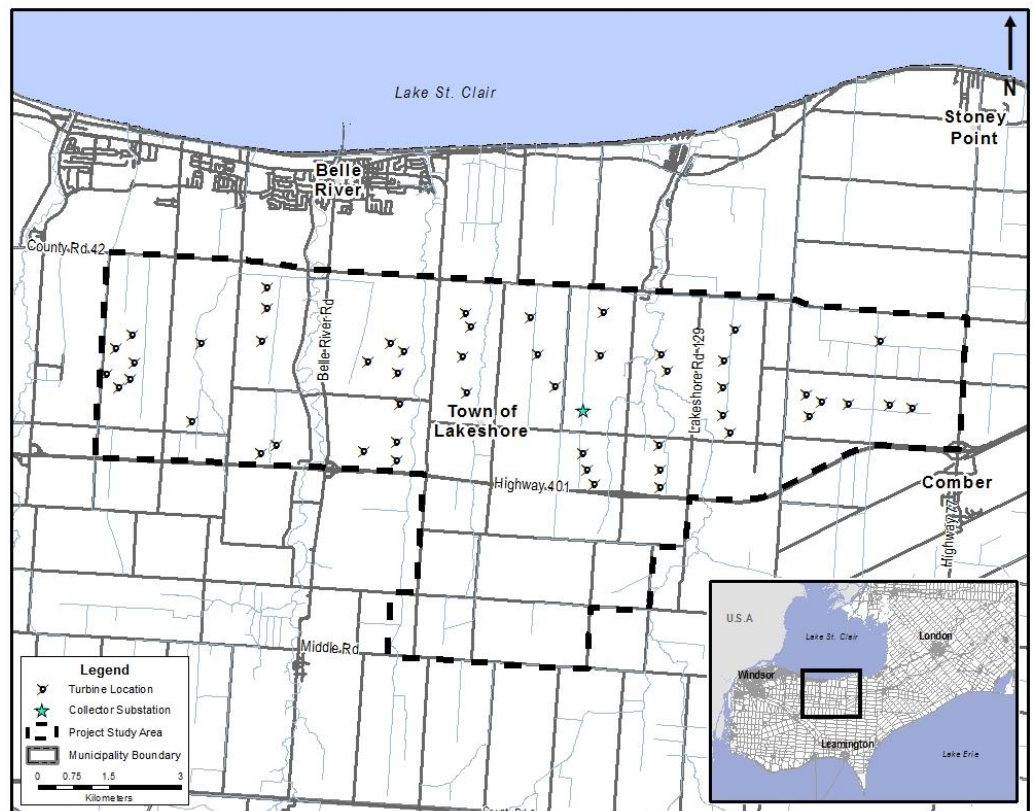
Project Email:

[info@belleriverwind.com](mailto:info@belleriverwind.com)

Jody Law, Project Developer  
Pattern Development  
100 Simcoe Street  
Toronto, ON M5H 3G2  
Phone: (416) 263-8029

Brian Edwards, Project Developer  
Samsung Renewable Energy  
2050 Derry Road West  
Mississauga, ON L5N 0B9  
Phone: (905) 501-5667

Marc Rose, Project Manager  
AECOM  
105 Commerce Valley Drive West  
Markham, ON L3T 7W3  
Phone: (905) 747-7793





## AVIS –PLAN PRÉLIMINAIRE DU SITE

*Projet d'énergie renouvelable en conformité avec la  
Section 54.1 du Règlement de l'Ontario 359/09*

**Nom du projet :** Projet Belle River Wind (le « Projet »)

**Localisation :** Ville de Lakeshore, Comté d'Essex, Ontario

**Émissions de l'avis de projet :** Ville de Lakeshore, Comté d'Essex, le 4 mars 2015

**Promoteur :** Le projet est proposé par SP Belle River Wind LP, au nom de son associée SP Belle River Wind GP Inc. («Belle River Wind»). Belle River Wind est une société en commandite détenue par Pattern Renewable Holdings Canada, ULC («Pattern Development») et Samsung Renewable Energy, Inc. («Samsung Renewable Energy»).

**Description du projet :** Étant une installation d'énergie renouvelable, le Projet est soumis aux dispositions de la Partie V.0.1 de la *Loi sur la protection de l'environnement* (la «Loi») et du Règlement de l'Ontario 359/09 (le «Règlement»). Le projet nécessite une autorisation de projet d'énergie renouvelable (APER) avant la construction. Conformément à la Section 54.1 du Règlement, cet avis est distribué avant la soumission de la demande d'autorisation au Ministère de l'Environnement et de l'Action en matière de changement climatique de l'Ontario (MOECC). Conformément à la Loi et au Règlement, l'installation considérée par le projet est un parc éolien de classe 4. S'il est approuvé, le projet aura une puissance nominale maximale de 100 MW. Les principales composantes du projet sont illustrées au plan ci-dessous. Des informations supplémentaires sur le projet, incluant le rapport préliminaire de la description de Projet, sont disponibles en ligne au [www.belleriverwind.com](http://www.belleriverwind.com).

**Plan préliminaire du site :** Un plan préliminaire du site a été préparé afin d'identifier et de décrire l'emplacement des principales composantes du Projet, incluant les éoliennes et le poste de raccordement. En vertu du Règlement et par le présent avis, le projet doit tenir compte des zones sensibles au bruit qui existaient en date du 3 mars 2015, tel que défini par la Loi.

**Évaluation d'impact sonore :** L'évaluation d'impact sonore a été réalisée afin de démontrer que l'emplacement des turbines et des postes de raccordement est conforme à la publication intitulée « Lignes directrices visant le bruit émis par les centrales éoliennes » du Ministère de l'Environnement et de l'Action en matière de changement climatique, parue en 2008.

**Documents pour l'examen public :** Conformément au Règlement, des copies du plan préliminaire du site et de l'évaluation d'impact sonore seront disponibles au public pour consultation à partir du 9 mars 2015, au bureau municipal de la Ville de Lakeshore (419, rue Notre-Dame, Belle River), au bureau municipal du Comté d'Essex (360 Fairview Avenue West, Essex) et à la succursale Lakeshore du réseau de bibliothèques du Comté d'Essex (447 Renaud Line, Belle River). Les documents, disponibles en anglais, peuvent également être consultés en ligne au [www.belleriverwind.com](http://www.belleriverwind.com).

### Contact et information sur le projet :

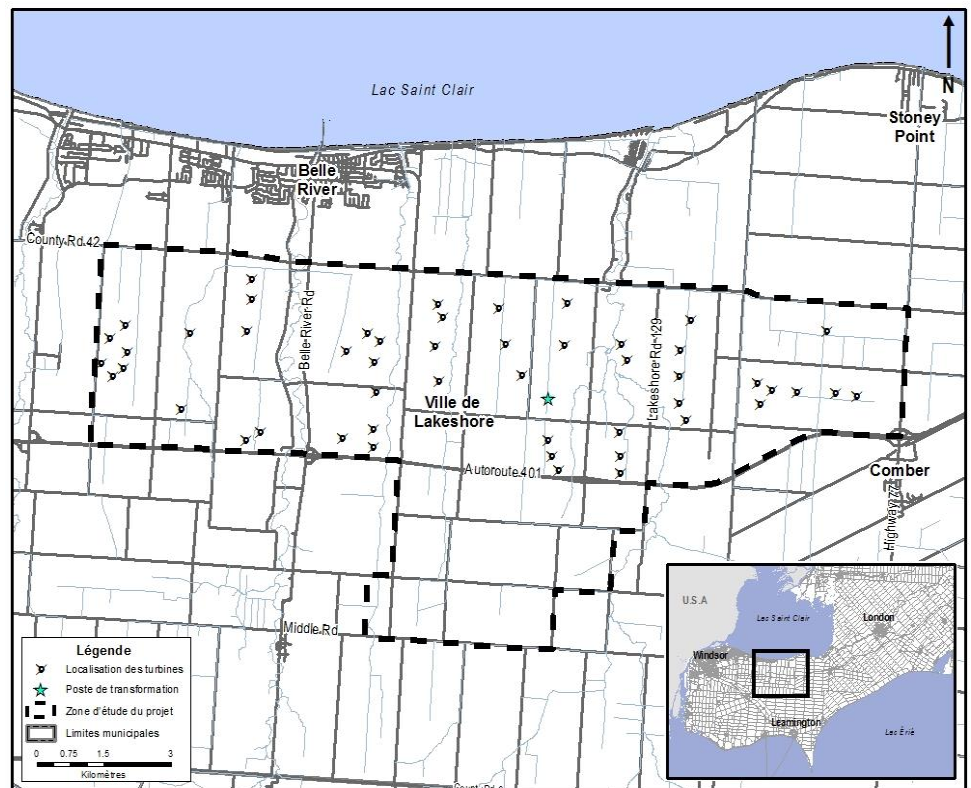
Pour en savoir davantage sur le Projet ou pour vos commentaires, veuillez contacter :

Projet Email : [info@belleriverwind.com](mailto:info@belleriverwind.com)

Jody Law, Promoteur du Projet  
Pattern Development  
100, Simcoe Street  
Toronto, ON M5H 3G2  
Tél : (416) 263-8029

Brian Edwards, Promoteur du Projet  
Samsung Renewable Energy  
2050, Derry Road West  
Mississauga, ON L5N 0B9  
Tél : (905) 501-5667

Marc Rose, Consultant / Chef de Projet  
AECOM  
105, Commerce Valley Drive West  
Markham, ON L3T 7W3  
Tél : (905) 747-7793





**SP Belle River Wind LP**  
2050 Derry Road West, 2nd Floor  
Mississauga, Ontario L5N 0B9  
T 855 780 3859  
F 416 979 8428  
[www.belleriverwind.ca](http://www.belleriverwind.ca)

March 4, 2015

Ms. Mary Masse  
Town Clerk  
Town of Lakeshore  
419 Notre Dame Street  
Belle River, ON N0R 1A0

Dear Ms. Masse:

**Subject: Draft Site Plan and Noise Impact Assessment for the Belle River Wind Project**

---

SP Belle River Wind, LP ("Belle River Wind"), a joint venture limited partnership owned by affiliates of Pattern Renewable Holdings Canada, ULC ("Pattern Canada") and Samsung Renewable Energy Inc. ("Samsung Renewable Energy"), 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 Town of Lakeshore in the County of Essex, Ontario.

As a renewable energy facility, the Project is subject to the provisions of the *Environmental Protection Act* (the "Act") Part V.0.1 and Ontario Regulation 359/09 (the "Regulation") and requires a REA prior to construction. If approved, the Project would have a total maximum nameplate capacity of up to 100 megawatts.

The intent of this letter is to inform you that a Draft Site Plan and Noise Impact Assessment have been issued for the Project. The Draft Site Plan identifies and describes the location of key Project components, including wind turbines and the collector substation. The Noise Impact Assessment demonstrates how the placement of turbines and transformer substations comply with the Ministry of the Environment and Climate Change's 2008 publication entitled "Noise Guidelines for Wind Farms".

A copy of the Draft Site Plan and Noise Impact Assessment is enclosed. As is customary with REA-related documents, these documents are made available at several locations for public viewing which are listed on the attached notice. Please make the enclosed documents available for public review upon request starting from **March 9, 2015**. Please make the notice available with the document.

Additional information about the Project, including an electronic copy of the Draft Site Plan Report and Noise Impact Assessment, will be available for review at [www.belleriverwind.com](http://www.belleriverwind.com) by March 9, 2015.



Should you have any questions or concerns, please feel free to email [info@belleriverwind.com](mailto:info@belleriverwind.com).  
You can also contact the project team using the information below:

Jody Law, Project Developer  
Pattern Development  
100 Simcoe Street  
Toronto, ON M5H 3G2  
Phone: (416) 263-8029

Brian Edwards, Project Developer  
Samsung Renewable Energy  
2050 Derry Road West  
Mississauga, ON L5N 0B9  
Phone: (905) 501-5667

We will continue to provide you with information and notification of key milestones as the Project continues to move forward.

Sincerely,

**SP Belle River Wind, LP**

By its general partner, SP Belle River Wind GP Inc.

Per:   
Name: **Lee Jeong Tack**  
Title: **Director**

Per:   
Name: Colin Edwards  
Title: Director

Enclosures: *Notice of Draft Site Plan for the Belle River Wind Project*  
*Draft Site Plan and Noise Impact Assessment for the Belle River Wind Project*





**SP Belle River Wind LP**  
2050 Derry Road West, 2nd Floor  
Mississauga, Ontario L5N 0B9  
T 855 780 3859  
F 416 979 8428  
[www.belleriverwind.ca](http://www.belleriverwind.ca)

March 4, 2015

Ms. Ruth Sylvestre  
Essex County Library  
- Lakeshore Branch  
447 Renaud Line Road  
Belle River, ON N0R 1A0

Dear Ms. Sylvestre:

**Subject: Draft Site Plan and Noise Impact Assessment for the Belle River Wind Project**

---

SP Belle River Wind, LP ("Belle River Wind"), a joint venture limited partnership owned by affiliates of Pattern Renewable Holdings Canada, ULC ("Pattern Canada") and Samsung Renewable Energy Inc. ("Samsung Renewable Energy"), 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 Town of Lakeshore in the County of Essex, Ontario.

As a renewable energy facility, the Project is subject to the provisions of the *Environmental Protection Act* (the "Act") Part V.0.1 and Ontario Regulation 359/09 (the "Regulation") and requires a REA prior to construction. If approved, the Project would have a total maximum nameplate capacity of up to 100 megawatts.

The intent of this letter is to inform you that a Draft Site Plan and Noise Impact Assessment have been issued for the Project. The Draft Site Plan identifies and describes the location of key Project components, including wind turbines and the collector substation. The Noise Impact Assessment demonstrates how the placement of turbines and transformer substations comply with the Ministry of the Environment and Climate Change's 2008 publication entitled "Noise Guidelines for Wind Farms".

A copy of the Draft Site Plan and Noise Impact Assessment is enclosed. As is customary with REA-related documents, these documents are made available at several locations for public viewing which are listed on the attached notice. Please make the enclosed documents available for public review upon request starting from **March 9, 2015**. Please make the notice available with the document.

Additional information about the Project, including an electronic copy of the Draft Site Plan Report and Noise Impact Assessment, will be available for review at [www.belleriverwind.com](http://www.belleriverwind.com) by March 9, 2015.



Should you have any questions or concerns, please feel free to email [info@belleriverwind.com](mailto:info@belleriverwind.com).  
You can also contact the project team using the information below:

Jody Law, Project Developer  
Pattern Development  
100 Simcoe Street  
Toronto, ON M5H 3G2  
Phone: (416) 263-8029

Brian Edwards, Project Developer  
Samsung Renewable Energy  
2050 Derry Road West  
Mississauga, ON L5N 0B9  
Phone: (905) 501-5667

We will continue to provide you with information and notification of key milestones as the Project continues to move forward.

Sincerely,

**SP Belle River Wind, LP**

By its general partner, SP Belle River Wind GP Inc.

Per:   
Name: **Lee Jeong Tack**  
Title: **Director**

Per:   
Name: Colin Edwards  
Title: Director

Enclosures: *Notice of Draft Site Plan for the Belle River Wind Project*  
*Draft Site Plan and Noise Impact Assessment for the Belle River Wind Project*



Notice of Draft REA Reports and Second  
Public Meeting



## NOTICE OF DRAFT REA REPORTS AND SECOND PUBLIC MEETING for the Belle River Wind Project

**Project Name:** Belle River Wind Project (the "Project")

**Project Location:** The Project is located in the Town of Lakeshore, Essex County, Ontario

**Notice Dated at:** Town of Lakeshore and Essex County this, the 18<sup>th</sup> of March, 2015

**Applicant:** The Project is being proposed by SP Belle River Wind, LP, by its general partner, SP Belle River Wind, GP Inc. ("Belle River Wind"). Belle River Wind is a joint venture limited partnership owned by affiliates of Pattern Renewable Holdings Canada, ULC ("Pattern Development") and Samsung Renewable Energy, Inc. ("Samsung Renewable Energy").

**Project Description:** As a renewable energy facility, the Project is subject to the provisions of the *Environmental Protection Act* (the "Act") Part V.0.1 and Ontario Regulation 359/09, as amended (the "Regulation"), and requires a Renewable Energy Approval (REA) prior to construction. This notice is being distributed in accordance with Sections 15 and 16 of the Regulation prior to an application being submitted to the Ministry of the Environment and Climate Change (MOECC).

If approved, the Project would have a total maximum nameplate capacity of up to 100 megawatts (MW). As identified in the Act and Regulation, the Project is considered to be a Class 4 wind facility. This project is being proposed in accordance with the requirements of the Act and Regulation. The location of key Project components is shown in the map below. Additional information about the Project is available online at [www.belleriverwind.com](http://www.belleriverwind.com).

**Notice of Draft REA Reports:** The Draft Project Description Report was first made available August 20, 2014. Pursuant to Section 16 of the Regulation, the purpose of this Notice is to communicate that the draft copies of the reports and technical studies that will be submitted as part of the REA application (excluding the Consultation Report) are available for public review. Copies of the Noise Impact Assessment and Draft Site Plan Report for the Project were previously made available for review on March 9, 2015.

**Documents for Public Review:** In accordance with the Regulation, copies of the Draft REA Reports will be made available for public review starting on March 19, 2015 at the Town of Lakeshore Municipal Office (419 Notre Dame Street, Belle River), County of Essex Municipal Office (360 Fairview Avenue West, Essex) and Lakeshore Branch of the Essex County Library (447 Renaud Line Road, Belle River). The reports will also be made available for public review online at: [www.belleriverwind.com](http://www.belleriverwind.com). The documents will be available for review in English.

**Notice of Second Public Meeting:** In accordance with the Regulation, a second Public Meeting has been planned to provide an opportunity for the public to review and provide comments on the studies and investigations that have been conducted for the Project. The purpose of this notice is to provide the public with notification 60 days in advance of the meeting. The meeting is scheduled for the following:

**Date:** May 20, 2015

**Time:** 5:00 p.m. to 8:00 p.m.

**Location:** Atlas Tube Centre, Renaud Room

447 Renaud Line Road, Belle River, ON N0R 1A0

### Project Contact Information:

To learn more about the Project or to provide feedback, please contact:

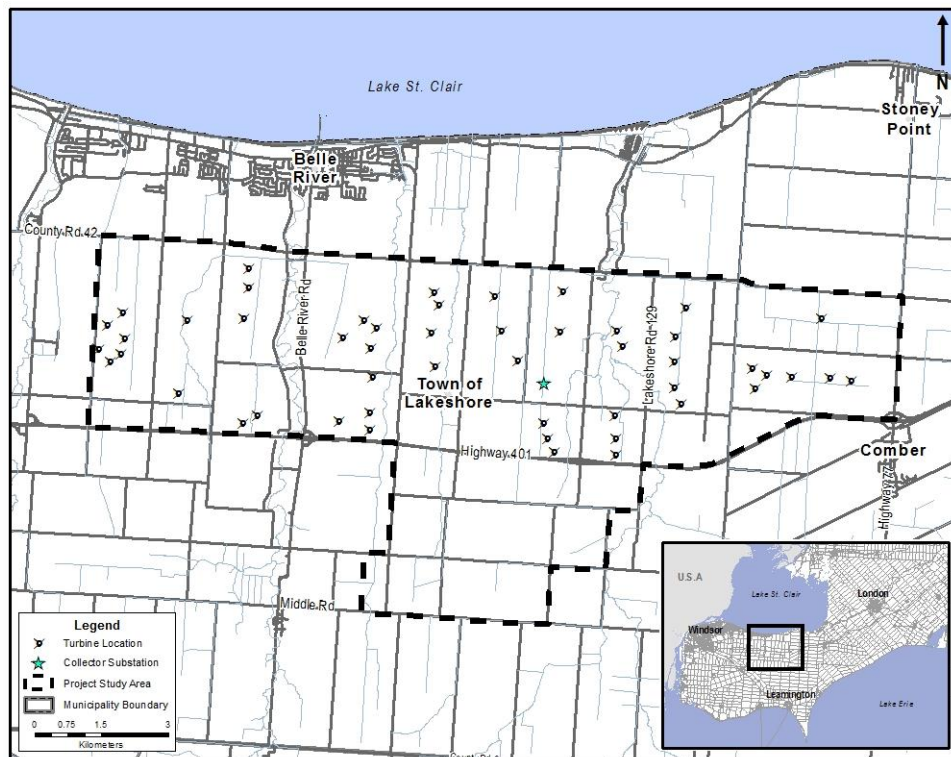
#### Project Email:

[info@belleriverwind.com](mailto:info@belleriverwind.com)

Jody Law, Project Developer  
Pattern Development  
100 Simcoe Street  
Toronto, ON M5H 3G2  
Phone: (416) 263-8029

Brian Edwards, Project Developer  
Samsung Renewable Energy  
2050 Derry Road West  
Mississauga, ON L5N 0B9  
Phone: (905) 501-5667

Marc Rose, Project Manager  
AECOM  
105 Commerce Valley Drive West  
Markham, ON L3T 7W3  
Phone: (905) 747-7793





## AVIS DES RAPPORTS PRÉLIMINAIRES APER ET DE LA DEUXIÈME ASSEMBLÉE PUBLIQUE du projet Belle River Wind

**Nom du projet :** Projet Belle River Wind (le « Projet »)

**Localisation :** Ville de Lakeshore, Comté d'Essex, Ontario

**Émissions de l'avis de projet :** Ville de Lakeshore, Comté d'Essex, le 18 mars 2015

**Promoteur :** Le projet est proposé par SP Belle River Wind LP, au nom de son associée SP Belle River Wind GP Inc. («Belle River Wind»). Belle River Wind est une co-entreprise détenue par Pattern Renewable Holdings Canada, ULC («Pattern Development») et Samsung Renewable Energy, Inc. («Samsung Renewable Energy»).

**Description du projet :** Étant une installation d'énergie renouvelable, le Projet est soumis aux dispositions de la Partie V.0.1 de la *Loi sur la protection de l'environnement* (la «Loi») et du Règlement de l'Ontario 359/09 (le «Règlement»). Le projet nécessite une autorisation de projet d'énergie renouvelable (APER) avant la construction. Conformément Sections 15 et 16 du Règlement, cet avis est distribué avant la soumission de la demande d'autorisation au Ministère de l'Environnement et de l'Action en matière de changement climatique de l'Ontario (MOECC).

Conformément à la Loi et au Règlement, le Projet est considéré comme un parc éolien de classe 4. S'il est approuvé, le projet aura une puissance nominale maximale de 100 MW. Les principales composantes du projet sont illustrées au plan ci-dessous. Des informations supplémentaires sur le projet, incluant le rapport préliminaire de la description de Projet, sont disponibles en ligne au [www.belleriverwind.com](http://www.belleriverwind.com).

**Avis de dépôt de rapports préliminaires APER :** La version préliminaire du Rapport de Description de Projet a d'abord été rendue disponible le 20 août 2014. Conformément à la Section 16 du Règlement, le but de cet Avis est d'informer que des versions préliminaires des rapports et des études techniques qui seront soumises à l'appui de la demande APER (à l'exclusion du rapport de Consultation) sont disponibles pour examen public. Des copies du rapport d'impact sonore et du rapport préliminaire de plan de site du projet avaient préalablement été rendues publiques le 9 mars 2015.

**Documents disponibles pour l'examen public :** Conformément à la réglementation, des exemplaires des Rapports Préliminaires APER seront disponibles pour l'examen public à partir du 19 mars 2015 au bureau municipal de la Ville de Lakeshore (419 rue Notre-Dame, Belle River) et à la succursale Lakeshore du réseau de bibliothèques du Comté d'Essex (447 Renaud Line, Belle River). Les documents, disponibles en anglais, peuvent également être consultés en ligne au [www.belleriverwind.com](http://www.belleriverwind.com).

**Avis de deuxième assemblée publique :** conformément à la réglementation, une deuxième assemblée publique a été prévue afin de donner l'opportunité au public de revoir et commenter les études et les recherches qui ont été menées aux fins du Projet. Le but de cet avis est d'aviser le public 60 jours à l'avance de la tenue de cette assemblée. Cette assemblée est prévue est prévue comme suit :

**Date :** 20 mai 2015

**Heure :** 5 :00 p.m. à 8 : 00 p.m.

**Lieu :** Centre Atlas Tube, Salle Renaud,  
447 Renaud Line Road, Belle River ON N0R 1A0

### Contact et information sur le projet :

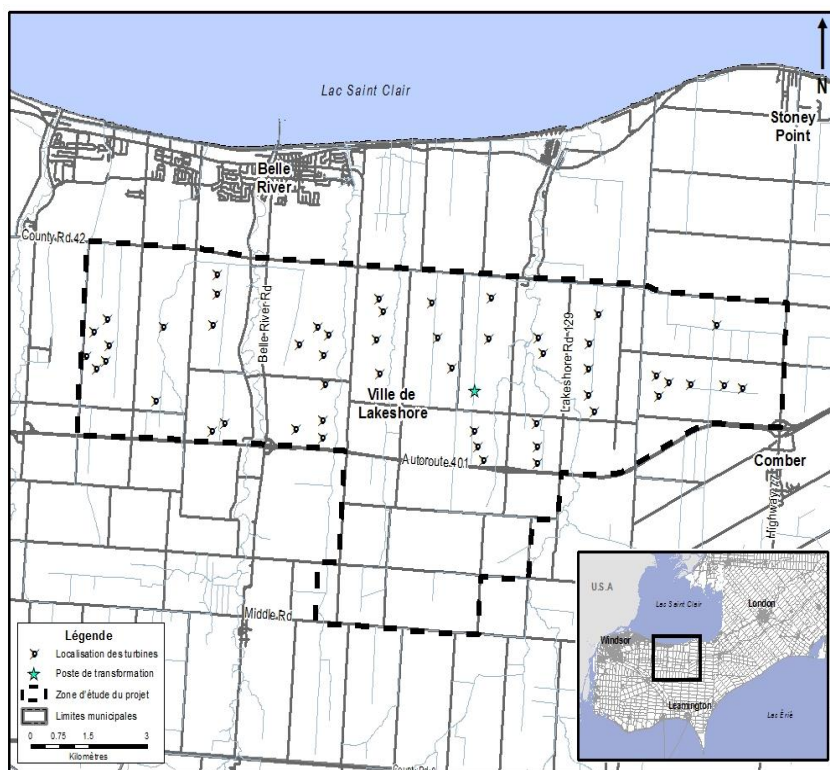
Pour en savoir davantage sur le Projet ou pour vos commentaires, veuillez contacter :

**Courriel :** [info@belleriverwind.com](mailto:info@belleriverwind.com)

Jody Law, Promoteur du Projet  
Pattern Development  
100, Simcoe Street, Toronto, ON M5H 3G2  
Tél : (416) 263-8029

Brian Edwards, Promoteur du Projet  
Samsung Renewable Energy  
2050, Derry Road West, Mississauga, ON L5N 0B9  
Tél : (905) 501-5667

Marc Rose, Consultant / Chef de Projet  
AECOM  
105, Commerce Valley Drive West  
Markham, ON L3T 7W3  
Tél : (905) 747-7793



# Transmittal Form

Date	March 18, 2015	Project Number	60321891
Contact	Mary Masse		
Company	Town of Lakeshore		
Address	419 Notre Dame Street, Belle River, ON N0R 1A0		
Telephone #			
Sent By	Michelle Wong Ken	Copies To	
Project Name	Belle River Wind Project		

☐ Urgent
☐ For Your Use
☒ For Review
☐ For Your Information
☐ Confidential

## List of Drawings and Other Materials:

Quantity	Description	Date
1	Notice of Draft REA Reports and Second Public Meeting for the Belle River Wind Project	March, 2015
1	<p><b>REA Reports</b></p> <ul style="list-style-type: none"> <li>• Project Description Report</li> <li>• Construction Report</li> <li>• Design and Operations Report</li> <li>• Decommissioning Report</li> <li>• Wind Turbine Specification Report</li> <li>• Water Body Report</li> <li>• Water Body Assessment</li> </ul> <p><b>Natural Heritage Assessment</b></p> <ul style="list-style-type: none"> <li>• Natural Heritage Records Review Report</li> <li>• Natural Heritage Site Investigation Report</li> <li>• Natural Heritage Evaluation of Significance Report</li> <li>• Natural Heritage Environmental Impact Study Report</li> </ul> <p><b>Archaeological Assessments and Cultural Heritage Assessment</b></p> <ul style="list-style-type: none"> <li>• Revised Stage 1 Archaeological Assessment Report</li> <li>• Stage 2 Archaeological Assessment Report</li> <li>• Heritage Impact Assessment Report</li> </ul>	February, 2015
1	Map of Project Location	February, 2015
1	Summaries of REA Technical Reports for Aboriginal Communities	March, 2015
1	Draft Site Plan and Noise Impact Assessment for the Belle River Wind Project	March, 2015

**Comments:** As requested by Sarah Girard, a second copy of the Draft REA Reports and Draft Site Plan for the Belle River Wind Project are enclosed.

Please make all documents, including those delivered on February 13, 2015, available for public review upon request starting from **March 19 2015**.

Additional information about the Project, including electronic copies of the Draft REA Reports, will be available for review at [www.belleriverwind.com](http://www.belleriverwind.com) by March 19, 2015.

**Sent Via:** ☐ mail ☒ courier ☐ picked up ☐ by hand ☐ email ☐ fax ☐ other

**Sent By:**

\_\_\_\_\_  
*Authorized Signature:*

**Name:**

\_\_\_\_\_  
Michelle Wong Ken  
(please print)

**Title:**

\_\_\_\_\_  
Environmental Planner  
(please print)



AECOM

105 Commerce Valley Drive West, Floor 7  
Markham, ON, Canada L3T 7W3  
www.aecom.com905 886 7022 tel  
905 886 9494 fax

## Transmittal Form

Date	March 18, 2015	Project Number	60321891
Contact	Mary Brennan		
Company	County of Essex		
Address	360 Fairview Avenue West, Essex, ON N8M 1Y6		
Telephone #			
Sent By	Michelle Wong Ken	Copies To	
Project Name	Belle River Wind Project		

☐ Urgent ☐ For Your Use ☒ For Review ☐ For Your Information ☐ Confidential

### List of Drawings and Other Materials:

Quantity	Description	Date
1	Notice of Draft REA Reports and Second Public Meeting for the Belle River Wind Project	March, 2015
1	Summaries of REA Technical Reports for Aboriginal Communities	March, 2015

**Comments:** The enclosed Notice is to inform you that the Draft REA Reports for the Belle River Wind Project have been released to the public for review and the second Public Meeting has been scheduled for May 20, 2015.

Please make the Draft REA Reports delivered to you on February 13, 2015 and the enclosed Notice and Summaries of REA Technical Reports for Aboriginal Communities available for public review upon request starting from **March 19 2015**.

Additional information about the Project, including electronic copies of the Draft REA Reports, will be available for review at [www.belleriverwind.com](http://www.belleriverwind.com) by March 19, 2015.

**Sent Via:** ☐ mail ☒ courier ☐ picked up ☐ by hand ☐ email ☐ fax ☐ other

**Sent By:**

\_\_\_\_\_  
*Authorized Signature:*

**Name:** Michelle Wong Ken **Title:** Environmental Planner  
(please print) (please print)

## Appendix D1.b Emails, Letters and Communication Records

---

Wong Ken, Michelle

---

Attachments: 2014-0820-BelleRiverWind-DraftProjectDescriptionReport.pdf; 2014-0815-EnglishNotice-BelleRiverWindPublicMeeting.pdf; 2014-0821-FrenchNotice-BelleRiverWindPublicMeeting.pdf

From: Beth O'Brien [<mailto:beth.obrien@patternenergy.com>]  
Sent: Thursday, August 21, 2014 4:59 PM  
To: Jayde Demmans; Belle River Wind  
Subject: RE: Electronic Copy

Hi Jayde,

Electronic copies of the Draft Project Description Report and Public Meeting Notice are attached. These documents are also available on the project website [www.belleriverwind.ca](http://www.belleriverwind.ca) under Project Documents. Please let us know if you need anything else. Thank you!

**Beth O'Brien**

100 Simcoe St. - Ste. 105  
Toronto - ON - M5H 3G2  
T 416 263 8025 - M 512 636 7871  
[Beth.O'Brien@patternenergy.com](mailto:Beth.O'Brien@patternenergy.com)  
[www.patternenergy.com](http://www.patternenergy.com)



---

From: Jayde Demmans [<mailto:jdemmans@lakeshore.ca>]  
Sent: Thursday, August 21, 2014 4:07 PM  
To: Belle River Wind  
Subject: Electronic Copy

Hi there,

My name is Jayde from the Town of Lakeshore and we received documents for Kirk Foran and Mary Masse today regarding the Belle River Wind Project. We were just wondering if we could get an electronic copy of what you provided us? If so, please send it to this email address. Looking forward to hearing back from you.

Thank you  
Jayde Demmans

---

Jayde Demmans  
Administrative Assistant



Town of Lakeshore  
T 519-728-2700 x221  
[jdemmans@lakeshore.ca](mailto:jdemmans@lakeshore.ca)



## Communication Record

Date	March 10, 2015	Time	10:15 a.m.
Between	Marc Rose, AECOM	and	Sarah Girard, Town of Lakeshore
Telephone #	519-728-2700 ext 221	Project #	60321891
Project Name	Belle River Wind Project		
Subject	Draft Reports		

**PLEASE NOTE:** If this communication record does not agree with your records of the meeting, or if there are any omissions, please advise. Otherwise it will be assumed that the contents of this record are correct.

### Comments

Sarah Girard at the Town of Lakeshore is requesting another copy of the draft site plan report for public review. She also indicated that they will want two copies of the REA reports for public review.

Wong Ken, Michelle

---

From: Van der Woerd, Mark  
Sent: Monday, March 30, 2015 1:08 PM  
To: Pat Murray  
Cc: Wong Ken, Michelle; Rose, Marc  
Subject: RE: Belle River Wind - Draft Site Plan Report

I just called her and left a voicemail. I asked her to give me a call if there is anything that she needs.

Cheers,  
Mark

**Mark van der Woerd**  
AECOM | [mark.vanderwoerd@aecom.com](mailto:mark.vanderwoerd@aecom.com)  
P: 905.390.2003 | C: 289.439.9803

---

From: Maureen Lesperance [<mailto:mlesperance@lakeshore.ca>]  
Sent: Wednesday, March 11, 2015 11:55 AM  
To: Pat Murray  
Subject: RE: Belle River Wind - Draft Site Plan Report

Hi Pat – I was looking for the following documents electronically that were provided to the municipality on February 12, 2015:

- Project Description Report
- Construction Report
- Design & Operations Report
- Decommissioning Report
- Wind Turbine Specification Report
- Water Body Report
- Water Body Assessment

All others provided, are not being requested, such as the natural heritage reports/ archaeological report/ heritage impact report.

Regards,

---

Maureen Lesperance  
Planning Coordinator

Town of Lakeshore  
T 519-728-1975 x286  
[mlesperance@lakeshore.ca](mailto:mlesperance@lakeshore.ca)



---

From: Pat Murray [<mailto:Pat.Murray@patternenergy.com>]  
Sent: March-10-15 11:52 AM

To: Maureen Lesperance  
Cc: Van der Woerd, Mark ([Mark.VanderWoerd@aecom.com](mailto:Mark.VanderWoerd@aecom.com))  
Subject: Belle River Wind - Draft Site Plan Report

Hi Maureen,

This message is a follow-up to our March 5<sup>th</sup> conversation when you requested an electronic version of the Belle River Wind REA for the Lakeshore planning and construction departments' review.

The Belle River Wind Draft Site plan has been posted on our website. [http://www.belleriverwind.com/files/4914/2586/4531/RPT\\_2015-03-03\\_Draft\\_Site\\_Plan\\_60321891.pdf](http://www.belleriverwind.com/files/4914/2586/4531/RPT_2015-03-03_Draft_Site_Plan_60321891.pdf)

Please let me know if you require anything else.

Thanks

cc: Mark Van der Woerd for file

**Pat Murray**  
Community Relations  
5873 Seventh Line W  
Merlin, Ontario N0P 1W0



This email message may contain information that is confidential and proprietary. If you are not the intended recipient, please contact the sender and destroy the original and any copies of the original message. We take measures to protect the content of our communications. However, we cannot guarantee that email messages will not be intercepted by third parties or that email messages will be free of errors or viruses.

This e-mail and any attachments contain AECOM confidential information that may be proprietary or privileged. If you receive this message in error or are not the intended recipient, you should not retain, distribute, disclose or use any of this information and you should destroy the e-mail and any attachments or copies.



## TOWN OF LAKESHORE

April 27, 2015

419 Notre Dame St.  
Belle River, ON N0R 1A0

SP Belle River Wind LP  
Attn: Lee Jeong Tack, Director  
2050 Derry Road West, 2<sup>nd</sup> Floor  
Mississauga, ON L5N 0B9

Attention: Mr. Lee Jeong Tack

COPY

Re: Draft Site Plan & Noise Impact Assessment for the Belle River Wind Project

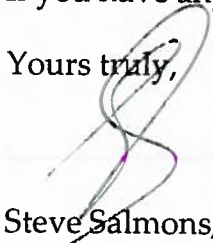
Dear Mr. Lee Jeong Tack:

The municipality confirms receipt of the draft renewable energy approval (REA) documents for municipal review on February 13, 2015 for the "Belle River Wind" project proposed to be located within the Town of Lakeshore in the County of Essex.

The municipality is currently reviewing the draft reports/documents and will provide preliminary feedback through the Municipal Consultation Form sometime in June, 2015.

If you have any questions, do not hesitate to contact the undersigned.

Yours truly,

  
Steve Salmons,  
Director of Community and Development Services

/ml

Cc: Jody Law, Project Developer/ Pattern Development, 100 Simcoe Street, Toronto ON M5H 3G2

Brian Edwards, Project Developer/ Samsung Renewable Energy, 2050 Derry Road West, Mississauga, ON L5N 0B9

Marc Rose, Project Manager/ AECOM, 105 Commerce Valley Drive West, Markham ON L3T 7W3

Wong Ken, Michelle

---

Subject: Belle River Wind Project

From: Jody Law [<mailto:jody.law@patternenergy.com>]

Sent: Monday, May 25, 2015 1:41 PM

To: Bill King

Cc: zzBrian Edwards; Van der Woerd, Mark; [mbrennan@countyofessex.on.ca](mailto:mbrennan@countyofessex.on.ca); [bgregg@countyofessex.on.ca](mailto:bgregg@countyofessex.on.ca); Rose, Marc

Subject: RE: Belle River Wind Project

Hi Bill,

Just for your information, we hosted our second public meeting last week and received about 55 attendees. The meeting went very well and no new comments were received.

If you could kindly confirm that you will not be returning the Municipal Consultation Form, it would be greatly appreciated.

Thanks,  
Jody

-----Original Message-----

From: Jody Law

Sent: Wednesday, May 13, 2015 10:52 AM

To: Bill King

Cc: zzBrian Edwards; Van der Woerd, Mark ([Mark.VanderWoerd@aecom.com](mailto:Mark.VanderWoerd@aecom.com)); [mbrennan@countyofessex.on.ca](mailto:mbrennan@countyofessex.on.ca); [bgregg@countyofessex.on.ca](mailto:bgregg@countyofessex.on.ca)

Subject: RE: Belle River Wind Project

Hi Bill,

Thanks again for your note below. I do want to confirm with you that you will not be sending back the attached Municipal Consultation Form, which was previously sent to you with our documents. We just want to close the loop on it.

For your reference, our consultation with Lakeshore is still going well, and they will be providing us with their Consultation Form in the next month or so.

Thanks,  
Jody

-----Original Message-----

From: Jody Law

Sent: Thursday, February 12, 2015 12:37 PM

To: Bill King

Cc: zBrian Edwards; Van der Woerd, Mark ([Mark.VanderWoerd@aecom.com](mailto:Mark.VanderWoerd@aecom.com)); [mbrennan@countyofessex.on.ca](mailto:mbrennan@countyofessex.on.ca); [bgregg@countyofessex.on.ca](mailto:bgregg@countyofessex.on.ca)

Subject: RE: Belle River Wind Project

Hi Bill,

Thanks for your note.

We have been working closely with the Town of Lakeshore as you have suggested, and those discussions are going well. I wanted to reach out to you to let you know that the County (Mary Brennan and Brian Gregg) will be receiving hard copies of our reports/assessments for the County's reference. It is important to note that these reports are not yet public, and will not be made public for about 30 more days.

We are still happy to discuss and meet with anyone at the County if there are any questions, or if any discussion is desired.

Thanks,  
Jody

-----Original Message-----

From: Bill King [<mailto:BKing@countyofessex.on.ca>]

Sent: Thursday, February 12, 2015 11:37 AM

To: Jody Law

Subject: RE: Belle River Wind Project

Hello

The County of Essex is not involved in the day-to-day aspects of planning and development within the seven lower tier municipalities. Planning Services at the County acts as the approval authority under the Planning Act for plans of subdivision and condominium, local Official Plans and amendments, and part lot control by-laws. I would respectfully suggest that you contact the staff of the lower tier municipality in which your project is located to arrange a meeting.

If your project will require the use of designated County roads to deliver oversized or overweight components, you may require approval and/or permits from the County's Road Department. The link to the webpage is below:

<http://www.countyofessex.on.ca/en/residents/roads.asp>

WILLIAM J. KING, AMCT, MCIP, RPP  
Manager, Planning Services  
County of Essex  
Phone: 519-776-6441, Ext. 1329  
Fax: 519-776-4455  
TTY: 1-877-624-4832  
email: [bking@countyofessex.on.ca](mailto:bking@countyofessex.on.ca)

-----Original Message-----

From: [noreply@countyofessex.on.ca](mailto:noreply@countyofessex.on.ca) [<mailto:noreply@countyofessex.on.ca>] On Behalf Of [jody.law@patternenergy.com](mailto:jody.law@patternenergy.com)

Sent: Wednesday, February 11, 2015 8:36 AM

To: Bill King

Subject: Belle River Wind Project

Hello,

As project developer of the Belle River Wind Project, I would like to meet with you to introduce our team and acquaint you with our project and its status. Can you advise on a suitable day to meet?

Thanks,  
Jody

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Origin: <http://www.countyofessex.on.ca/en/residents/Planning-and-Development.asp>  
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This email was sent to you by Jody Law<[jody.law@patternenergy.com](mailto:jody.law@patternenergy.com)> through <http://www.countyofessex.on.ca/>.

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## Appendix D2. Municipal Meetings

## Minutes of Meeting

Date of Meeting	April 25, 2014	Project Number	60321891
Project Name	Belle River Wind Project		
Location	Town of Lakeshore Offices - 419 Notre Dame St. Belle River, Ontario, N0R 1A0		
Regarding	Introduction of the Belle River Wind Project		
Attendees	<b>Town of Lakeshore</b> Mayor Tom Bain	<b>Pattern Energy</b> Kim Sachtleben, Colin Edwards	<b>Samsung</b> JT Lee, Steve Yoon
Minutes Prepared By	Belle River Wind		

**PLEASE NOTE:** If this report does not agree with your records of the meeting, or if there are any omissions, please advise, otherwise we will assume the contents to be correct.

Pattern and Samsung requested a meeting to introduce ourselves and the Belle River Project as well as to discuss our expected acquisition of the wind project formerly being developed by GDF Suez. During the meeting, the initial project boundary was discussed along with obtaining a municipal support resolution. Pattern and Samsung also discussed community benefit programs we had launched for our past four Ontario projects and noted that we would be looking to discuss similar programs with the Town of Lakeshore as part of our development process. Also discussed was the general timeline to get to operations and expected starting of initial REA activities in the coming months.

## Minutes of Meeting

Date of Meeting	September 25, 2014	Project Number	60321891
Project Name	Belle River Wind Project		
Location	Town of Lakeshore Offices - 419 Notre Dame St. Belle River, Ontario, N0R 1A0		
Regarding	Belle River Wind Project Consultation and Project Boundary		
Attendees	<b>Town of Lakeshore</b> Mayor Tom Bain	<b>Pattern Energy</b> Kim Sachtleben, Colin Edwards, Jody Law	<b>Samsung</b> JT Lee, Brian Edwards
Minutes Prepared By	Belle River Wind		

**PLEASE NOTE:** If this report does not agree with your records of the meeting, or if there are any omissions, please advise, otherwise we will assume the contents to be correct.

Pattern and Samsung wanted to follow up with the Mayor following the initial public open house. Mayor Bain said he had been receiving comments on the project and the majority were in respect of the potential expanded project area on the western side and turbines sited north of Hwy 42. Pattern and Samsung stated we were going to be reviewing all of our comments from the public and would be updating the layout and project boundary based on feedback received from the public.

## Minutes of Meeting

Date of Meeting	September 25, 2014	Project Number	60321891
Project Name	Belle River Wind Project		
Location	Town of Lakeshore Offices - 419 Notre Dame St. Belle River, Ontario, N0R 1A0		
Regarding	Belle River Wind Project Consultation and Project Boundary		
Attendees	<b>Town of Lakeshore</b> Steven Salmons, Director of Community & Development Services Tom Touralias, Director of Engineering and Infrastructure Services	<b>Pattern Energy</b> Jody Law  <b>Samsung</b> JT Lee, Brian Edwards	
Minutes Prepared By	Belle River Wind		

**PLEASE NOTE:** If this report does not agree with your records of the meeting, or if there are any omissions, please advise, otherwise we will assume the contents to be correct.

A meeting was held to discuss comments received at the public open house as well as the status of the project. Meeting attendees discussed the project boundary, specifically with respect to studies potentially occurring in the western portion of the project study area - west of Belle River Road and north of Hwy 42 - and how this boundary was received at the open house. It was also explained to the Town that, while a PPA has been signed, the project is still required to comply with the REA requirements, and that the project is still in the very early stages of this process. SP Belle River Wind also provided a high level timeline on the REA, construction and expected commercial operation.

## Minutes of Meeting

Date of Meeting	March 10, 2015		Project Number	6031891
Project Name	Belle River Wind Project			
Location	Town of Lakeshore Offices - 419 Notre Dame St. Belle River, Ontario, N0R 1A0			
Regarding	Project Update			
Attendees	<b>Pattern Energy</b>		<b>Town of Lakeshore</b>	
	Jody Law		Steve Salmons	
			Tom Touralias	
Attendees	<b>Samsung</b>			
	Brian Edwards			
Distribution	Attendees			
Minutes Prepared By				

**PLEASE NOTE:** If this report does not agree with your records of the meeting, or if there are any omissions, please advise, otherwise we will assume the contents to be correct.

Jody Law and Brian Edwards met with Steve Salmons, Director of Community and Development Services, and Tom Touralias, CAO from the Town of Lakeshore on Tuesday March 10, 2015 to discuss the Belle River Wind Project Project Study Area and wind turbine layout.