



# Township of North Frontenac

6648 Road 506, Plevna, Ontario K0H 2M0  
Tel: (613) 479-2231 or 1-800-234-3953 Fax: (613) 479-2352  
[www.northfrontenac.ca](http://www.northfrontenac.ca)

**SPECIAL COUNCIL PUBLIC MEETING**  
**RE: NEXTERA PROPOSED WIND POWER PROJECT**  
**SATURDAY, JUNE 6, 2015 @ 10:00 A.M.**  
**HARLOWE COMMUNITY HALL,**  
**1047 GULL LAKE ROAD, HARLOWE, ONTARIO**

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- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**
- 4. MAYORS OPENING REMARKS AND INTRODUCTIONS**
- 5. DELEGATIONS / PRESENTATIONS**
  - a) NextEra Representatives to explain their proposed Wind Power Project Plan.
- 6. COMMUNICATIONS**
  - a) Comments received by the CAO prior to May 25, 2015.
- 7. COUNCIL COMMENTS AND QUESTIONS TO NEXTERA**
- 8. PUBLIC COMMENTS AND QUESTIONS TO NEXTERA**
  - a) Mayor to open the floor to the Public for comments.
- 9. CONFIRMATORY BY-LAW**
  - a) **#59-15**– Confirmatory By-law for the June 6, 2015 Special Council Meeting.
- 10. ADJOURNMENT**

**NOTE:**

**NEXTERA COMMUNITY OPEN HOUSE TO FOLLOW UNTIL 2:00 P.M.**  
**NEXTERA TO MEET AND ANSWER QUESTIONS ON AN INDIVIDUAL BASIS.**

**NEXtera ENERGY CANADA**

**Introduction**  
**NextEra Canada Development & Acquisitions, Inc. on behalf of Northpoint I Wind, LP and Northpoint II Wind, LP**

**Ben Greenhouse, Development**  
**Ben Faiella, Development**  
**Derek Dudek, Community / Municipal Relations**

**June 6, 2015**

Proprietary & Confidential Information

**Cautionary Statements And Risk Factors That May Affect Future Results**

Any statements made herein about future operating and/or financial results and/or other future events are forward-looking statements under the Safe Harbor Provisions of the Private Securities Litigation Reform Act of 1995. These forward-looking statements may include, for example, statements regarding anticipated future financial and operating performance and results, including estimates for growth. Actual results may differ materially from such forward-looking statements. A discussion of factors that could cause actual results or events to vary is contained in our Securities and Exchange Commission (SEC) filings.

**NEXtera ENERGY CANADA**

2 Proprietary & Confidential Information

**NextEra Energy will strive to be your first and best source of information about our proposals and renewable energy in general**

**Agenda**

- Introduction to NextEra Energy, Inc. family of companies
- Review of projects and activities in Canada
- Discuss potential projects and interest in North Frontenac
- Development Timeline
- Open House

Today we really want to listen and learn about what is important to you and your community

**NEXtera ENERGY CANADA**

3 Proprietary & Confidential Information

**NextEra Energy is a premier power company primarily comprised of two strong businesses...**

**NEXtera ENERGY**

\$46 billion market capitalization<sup>(1)</sup>  
 \$15 billion in total revenues

**FPL**

- One of the largest U.S. electric utilities
- Vertically integrated, retail rate-regulated
- 4.7 million customer accounts
- 24,200 MW in operation

**NEXtera ENERGY RESOURCES**

- Successful wholesale generator
- Leader in renewable generation
- Assets in 25 States and 4 Provinces
- 19,578 MW in operation

A growing, diversified and financially strong FORTUNE 200 company


<sup>1)</sup> Market capitalization as of February 26, 2015; Source: Bloomberg All other as of December 31, 2014

**NEXtera ENERGY CANADA**

4 Proprietary & Confidential Information


**NextEra Energy Resources is the largest generator of renewable energy from the wind and sun in North America**

**Renewable Generation Portfolio**



**Wind**

- Owns and operates over 11,000 MW of wind generating facilities (almost 10,000 turbines)
- 8 projects totaling over 600 MW in Ontario involving more than 10 different local municipalities
- Nearly 90 employees in Canada




**Solar**

- Co-owns and operates 575 MW of solar power with an additional 800 MW to be in service by end of 2017
- Currently operates two photovoltaic plants in Ontario totaling 40 MW

**NEXtera ENERGY CANADA**

5 Proprietary & Confidential Information

**NextEra Energy Resources North American Portfolio**



**LEGEND:**

- Wind
- Solar
- NextEra Energy Resources
- Natural Gas
- Nuclear

Locations with more than one facility are highlighted with a single dot.  
 Data as of December 31, 2014.

**NEXtera ENERGY CANADA**

6 Proprietary & Confidential Information

**What sets NextEra Energy apart?**

**NextEra Energy's Business Model**

- **A large organization made up of locally-based, small energy companies. We are in it for the long term.**
  - We develop, build, own and operate wind farms across the continent
  - We are not looking to “flip” projects – we become community members, our staff become local residents
- **NextEra Energy's advantages**
  - Strong financial position gives us flexibility during development & construction
  - Our extensive experience helps ensure a smooth transition from development through to ongoing operation & maintenance



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Proprietary & Confidential Information

**NextEra Energy, Inc.'s accomplishments have earned the company widespread recognition**

**Recent Awards And Recognitions – Environmental and Corporate**



- 1) No. 1 on Fortune's "World's Most Admired Companies" list in our industry for eight consecutive years
- 2) Named to Dow Jones Sustainability Index in each of the last 5 years
- 3) Named to Ethisphere Institute's "World's Most Ethical Companies" list for seven consecutive years



Charter partner and 1<sup>st</sup> utility



Pioneer Partner  
World Wildlife  
Fund's  
PowerSwitch!  
Program



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Proprietary & Confidential Information

**NextEra Energy Canada has been very successful implementing that business model and is now one of the largest generators of wind energy in Canada**

**NextEra Energy Canada Projects**



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**NextEra Energy Canada Development & Acquisitions, Inc. was pleased to be selected as a qualified bidder in the upcoming Large Renewable Procurement (LRP) program**

**Looking ahead to the future...**

- **Province of Ontario announced a Large Renewable Procurement ("LRP") process in 2014; phasing out the Feed-In Tariff Program**
  - Companies required to "qualify" to submit bids
  - Qualification process ended in November 2014 and list of qualified applicants can be found at:
    - <http://www.ieso.ca/LRP>
  - Expect to procure 300 MWs of wind energy and 140 MWs of solar energy each year for the next 2 years for in service dates beginning in 2018 for solar and 2019 for wind
  - Permitting process will begin only for projects that successfully win in the bidding process



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**NextEra Energy is currently working on two potential wind energy projects in North Frontenac to submit to Ontario's LRP program**

**Highlights of Potential Projects**

- **Early stages of development**
  - Wind resource analysis
  - Transmission connection evaluation
  - Landowner discussions/agreements
  - Community feedback
- **Competitive selection process – project with lowest evaluated price for electricity will win**
- **Turbine specifications still under review with suppliers (height, length of blade, individual machine output, etc.)**



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Proprietary & Confidential Information

**NextEra Energy is currently working on two potential wind energy projects in North Frontenac to submit to Ontario's LRP program**

**Highlights of Potential Projects (continued)**

- **Northpoint I**
  - North Frontenac, north of Plevna
  - Up to 50 turbines
  - Mostly Crown Land, entirely in North Frontenac
  - ~9 km Transmission Line
- **Northpoint II**
  - Addington Highlands and North Frontenac
  - Up to 50 turbines
  - Split between private and Crown lands
  - ~23 km transmission line connecting to Northpoint I substation
  - ~48 km potential alternate transmission line



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**A wind project will bring financial benefits to the Township of North Frontenac**

**Potential Economic Benefits (Northpoint I)**

- **Municipal Property Assessment (MPAC)**
  - Total Annual Property Taxation – estimate ~ \$146,000 (includes Municipal, County, Education portions; 2014 Mill Rate)
- **Infrastructure Upgrades (typically covered in a Road Use Agreement prior to start of construction)**
  - Roads, bridges, culverts, etc. carried by the project
- **Employment**
  - 6 – 10 full-time permanent positions at the project site, hundreds of temporary construction jobs
- **Operations & Maintenance Building**
  - 5,000 sq. ft. minimum with associated taxes, etc. located within 20 minute drive of the site
- **Proposed Community Benefits Agreement**
  - Funding for recreational / sustainability / community projects; based on installed project infrastructure in municipality

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**Next steps for discussion**

**Early Stage Development Timeline (Pre-Bid)**

Activity	Timeline
Municipal Council Presentation	March 16, 2015
Community Open House	June 6, 2015
Incorporate feedback into proposed project design	June/July 2015
Discuss and Sign Community Benefits Agreement	June/July 2015
Plevna Open House (Clar Mill Hall)	July 18, 2015
Project Bid Submission	By September 1, 2015
Contract Award Notification	End of 2015

**Permitting for the project will not begin until after successful selection in the LRP**

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**The Renewable Energy Approval must be obtained before construction**

**Renewable Energy Approval**

- **Required Reports**
  - Archaeology and Cultural Heritage Assessment
  - Construction Plan, Design and Operation, Decommissioning Reports
  - Consultation Report
  - Natural Heritage Assessment Report
  - Noise Study Report
  - Project Description Report
  - Water Body and Water Assessment Report
  - Wind Turbine Specifications
- **Community Meetings**
  - Minimum of two community meetings
  - One prior to completing studies, one once draft reports are complete prior

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**Development Timeline (Post-Bid)**



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**What can you expect between now and potential bid submission?**

**Today's Open House**

- **Sign-in / Update Sheet**
- **Subject Matter Experts on...**
  - Development of the project
  - Operations of the project
  - Permitting of the project
  - Biologist, protecting wildlife
  - Turbine Noise
  - Medical Concerns
  - Land Acquisition
  - Media Relations
- **Information Boards**
- **Project Maps**
  - Proposed Turbine Locations
  - Proposed Transmission Areas
  - \*Proposed infrastructure not final until permitting process complete
- **Visual Simulations**
- **Feedback Forms**

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**We are asking Council to enter into three agreements regarding Northpoint I and II**

**Requested Documents**

- **Municipal Support Resolution from Council**
- **Community Benefits Agreement**
  - \$1,750 per installed MW of generating capacity (\$175,000/year for 100 MW)
  - \$1,750 per kilometer of transmission line installed in municipal rights of way
- **Road Use Agreement**
  - Outlines the project's responsibilities regarding road maintenance and upgrades

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Thank You!

NextEra Energy Canada, LP  
[www.NextEraEnergyCanada.com](http://www.NextEraEnergyCanada.com)  
416.364.9714  
1.877.257.7330



## Instructions for the Prescribed Form – Municipal Meeting Confirmation

Page i of i

Mar 2015

IESORP/f-LRPIRFP-011r2

This page sets out the instructions for completing the Prescribed Form – Municipal Meeting Confirmation.

All capitalized terms used in these instructions and the Prescribed Form – Municipal Meeting Confirmation, unless otherwise stated, have the meanings ascribed to them in the LRP I RFP.

### INFORMATION FOR THE SIGNING PARTIES:

- a. The purpose of this Prescribed Form is to confirm a meeting has been held between the Registered Proponent and representatives of the Local Municipality to discuss the Large Renewable Project and/or proposed Connection Line described below. This Prescribed Form is used to satisfy requirements in the LRP I RFP and does not constitute an agreement, approval or contract.

### INSTRUCTIONS APPLICABLE TO ALL PRESCRIBED FORMS:

- b. The first page of a Prescribed Form must be marked with the name of the Large Renewable Project that is the subject of the Proposal. The Registered Proponent should use the name given to the Large Renewable Project in the Prescribed Form – Registration Form.
- c. This instruction page is not required to be submitted with the Proposal.
- d. Information provided in each Prescribed Form should be consistent with the information provided in the Proposal.
- e. Where the Prescribed Form has multiple pages, the pages of the Prescribed Form should be kept together in the Proposal in sequential order.
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- k. An original ink signature must be provided on the Prescribed Form – Municipal Meeting Confirmation included with the hard copy Proposal marked "Original Copy". For clarity, other than the Original Copy, any additional hard copies of this Prescribed Form must be signed but need not be originals (photocopies may be provided as well).

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**Prescribed Form – Municipal Meeting Confirmation**

Page 1 of 3

Mar 2015

IESORP/f-LRPIRFP-011r2

Name of the Large Renewable Project:	<u>Northpoint I Wind Energy Centre</u>
Registered Proponent:	<u>Northpoint I Wind, LP</u>
Renewable Fuel of the Large Renewable Project:	<u>On-Shore Wind</u>
Contract Capacity of the Large Renewable Project <MW>:	<u>100 MW</u>

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

The Local Municipality confirms to the IESO the following:

1. I am the/an Mayor of the Township of North Frontenac (the “**Local Municipality**”) and have the delegated authority to provide this confirmation on behalf of the Local Municipality and without personal liability.
2. The Registered Proponent has advised the Local Municipality that it proposes to develop, construct and operate a Large Renewable Project and/or proposed Connection Line, with the characteristics outlined in the table above, under the LRP I RFP.
3. On the 6 day of June, 2015, at Harlowe Hall, Harlowe, Ontario, the Registered Proponent held a meeting with representatives of the Local Municipality to discuss the particulars of the Large Renewable Project and/or proposed Connection Line (the “**Meeting**”).
4. Representatives of the Local Municipality that attended the Meeting are listed in Exhibit A.

Local Municipality: <u>The Township of North Frontenac</u>
Signature:
Name: Ron Higgins
Title: Mayor
I have the authority to sign on behalf of the Local Municipality.
Dated this <u>6</u> day of <u>June</u> , <u>2015</u>



**Prescribed Form – Municipal Meeting Confirmation**

Page 2 of 3

Mar 2015

IESORP/f-LRPIRFP-011r2

The Registered Proponent acknowledges that this confirmation:

1. is not an approval by the Local Municipality of the proposed Large Renewable Project and/or Connection Line;
2. is not a promise by the Local Municipality to host the proposed Large Renewable Project and/or Connection Line;
3. is not a contract and cannot be relied upon by the Registered Proponent, IESO or any third party as containing any promises by the Local Municipality; and
4. is only for the purpose of the Registered Proponent satisfying section 3.2.5(b) of the LRP I RFP and for no other purpose.

Registered Proponent: <u>Northpoint I Wind, LP</u>
Signature:
Name: Ben Greenhouse
Title: Assistant Vice President
I have the authority to bind the Registered Proponent.
Dated this <u>6</u> day of <u>June</u> , 20 <u>15</u>

**EXHIBIT A**

**REPRESENTATIVES OF THE LOCAL MUNICIPALITY THAT ATTENDED THE MEETING**

<This Exhibit can be duplicated as needed to accommodate additional signatures.>

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Name and title of representative from the Local Municipality

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Mar 2015

IESORP/f-LRPIRFP-011r2

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Registered Proponent:	<u>Northpoint II Wind, LP</u>
Renewable Fuel of the Large Renewable Project:	<u>On-Shore Wind</u>
Contract Capacity of the Large Renewable Project <MW>:	<u>up to 200 MW</u>

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Date: June 6, 2015



Resolution Number -15

**RESOLUTION OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF NORTH FRONTENAC**

Moved by:	Seconded by:
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**BE IT RESOLVED THAT** Council authorizes the Mayor to sign the Independent Electricity System Operator (IESO) Prescribed Form, only to confirm that NextEra Representatives met with Council to discuss the particulars of Northpoint I Wind LP and Northpoint II Wind LP.

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**Carried**  

Mayor
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**PUBLIC COMMENTS RECEIVED RE: WIND TURBINES PRIOR TO MAY 25, 2015**

	DATE	COMMENT(S)
		<p>Legend:                      IESO = Independent Electricity System Operator                      LRP = Large Renewable Procurement                      AH = Township of Addington Highlands                      NF = Township of North Frontenac                      MPAC = Municipal Property Assessment Corporation</p>
1	23-Jul-14	<p>I own recreational property in North Frontenac. My husband was approached at our home in Trenton by a representative from CanACRE regarding the potential of putting a wind turbine on our property. My understanding is that CanACRE works on behalf of other companies to set up lease contracts and/or land acquisition. I was interested in whether North Frontenac has any by-laws or regulations on the use of wind turbines as I am aware that there is a lot of controversy regarding them. Any information would be greatly appreciated. As it stands, we have no interest in having our property being used for a turbine, but I have no idea if our neighbours may think differently, as there may be significant monetary benefits in saying yes.</p>
2	28-Jul-14	<p>The current Zoning By-law, section 4.28 reads in part: "Parts of Buildings or Structures Permitted Above Height Level. The height regulations herein set forth shall not apply to any of the following: Wind Turbine (Green Energy Windmill)*. And Section 4.18.2 of the Official Plan reads in part: "E. The intent of this Plan is to encourage the development of renewable energy systems and alternative energy systems. Council will encourage a consultative process in the installation of renewable energy systems. Development of renewable energy systems will be encouraged to have regard to safe access to a lot, setbacks that are consistent with zoning standards, adequate lot size, access to and conservation of other natural resources (i.e., prime agricultural land, minerals, mineral aggregates, and natural heritage features and areas) and visual compatibility with surrounding land uses". The Zoning By-law and Official Plan are available on the Township website at <a href="http://www.northfrontenac.com">www.northfrontenac.com</a>. The Ontario Government has regulations on these types of renewable energy. One link which may be helpful is <a href="http://www.e-laws.gov.on.ca/html/source/regs/english/2009/elaws_src_regs_r09359_e.htm">http://www.e-laws.gov.on.ca/html/source/regs/english/2009/elaws_src_regs_r09359_e.htm</a></p>

3	28-Jul-14	<p>Under the Green Energy Act, the Township zoning by-law, Official Plan, site plan, and most other by-laws do not apply to these types of green energy projects and they are exempt from the Planning Act, although they would still require building permits. See this page from the Province for more details <a href="http://www.mah.gov.on.ca/Page6679.aspx">http://www.mah.gov.on.ca/Page6679.aspx</a>. These types of projects go through a separate provincial Renewable Energy Approval process. The municipality would have input but the regulations and decision are made by the Province.</p> <p><a href="https://www.ontario.ca/environment-and-energy/renewable-energy-approvals">https://www.ontario.ca/environment-and-energy/renewable-energy-approvals</a>  <a href="http://www.energy.gov.on.ca/en/renewable-energy-facilitation-office/resources-and-contacts-2/guide-to-provincial-approvals-for-renewable-energy-projects/#.U9ZTNfIT7FE">http://www.energy.gov.on.ca/en/renewable-energy-facilitation-office/resources-and-contacts-2/guide-to-provincial-approvals-for-renewable-energy-projects/#.U9ZTNfIT7FE</a></p> <p>For more information on the process you can contact the provincial Renewable Energy Facilitation Office  <a href="http://www.energy.gov.on.ca/en/renewable-energy-facilitation-office/#.U9ZTnvIT7FE">http://www.energy.gov.on.ca/en/renewable-energy-facilitation-office/#.U9ZTnvIT7FE</a></p>
4	02-Feb-15	<p>Telephone call from a resident who owns land on Grindstone Lake Road just north of Plevna asking if I knew anything about a wind turbine proposal in the surrounding area. The resident was approached by an employee of CanACRE which is a land acquisition company for the opportunity to lease some of his land (<a href="http://canacre.com">http://canacre.com</a>). I believe he is concerned about such a project.</p>
5	12-Mar-15	<p>I heard a rumour that the township is looking at allowing Industrial Wind Turbines into the area. Can you please give me more information on this? I would hope that before anything is agreed, that the township have a vote for all taxpayers to decide whether or not we are or are not a "WILLING HOST".</p>
6	13-Mar-15	<p>By motion of Council, I would like to see North Frontenac support renewable energy projects in appropriate locations that have no negative impacts, and vigorously object to any wind power project that has any impact whatsoever on the views, natural environment and health of seasonal/permanent residents of North Frontenac or on the designation of our Dark Sky Preserve. This will require that the proponent undertake a detailed analysis of potential impacts of any proposed wind power project and potential future expansions, including views of the project from North Frontenac; lighting impacts - especially of the potential effects on seasonal and permanent residents and the dark sky preserve; positive and negative effects on the natural environment; access requirements and routes for construction, etc. It is also important that the results of these analyses are presented for Council's and the public's review with full notification of all seasonal and permanent residents.</p>

7	19-Mar-15	<p>In this mornings Kingston Whig Standard there was an article which stated that there were approximately 50 windmills planned for North Frontenanc. I was wondering if the municipality has any information with respect to the planned installation and whether the municipality is supporting this project. Can you let me know where I might be able to obtain more information (locations, size, number, planned installation dates etc.).</p>
8	19-Mar-15	<p>Lanark-mazinaw Forest Inc. operations - here's what's happening.  <a href="http://www.efmp.lrc.gov.on.ca/eFMP/home.do?currentFmu=&amp;language=en">http://www.efmp.lrc.gov.on.ca/eFMP/home.do?currentFmu=&amp;language=en</a>  9039 operations, looks to be just tending: <a href="http://www.efmp.lrc.gov.on.ca/eFMP/file?fid=377566">http://www.efmp.lrc.gov.on.ca/eFMP/file?fid=377566</a>  9040 operations, looks to be just tending: <a href="http://www.efmp.lrc.gov.on.ca/eFMP/file?fid=377567">http://www.efmp.lrc.gov.on.ca/eFMP/file?fid=377567</a>  57 operations: Selection, Shelterwood and clearcuts south of the Mitchell lake road:  <a href="http://www.efmp.lrc.gov.on.ca/eFMP/file?fid=377603">http://www.efmp.lrc.gov.on.ca/eFMP/file?fid=377603</a></p> <p>My interpretation was that there are applications for logging blocks 9039 which surrounds the north end of the lake (western and eastern side and between Buckshot and Brule), and 9040 is the south east portion - my interpretation is that all the dotted area (that isn't designated lake sensitive) is open for logging. If the permits haven't been issued the map just doesn't show the type of logging operation (clearcut vs. selective, etc.) because at present there isn't any. I was not aware of clear cutting allowed.</p> <p>We have been off East Bay since 2001 &amp; I remember logging from roughly north or East Bay around 2002. A lot remains along the new road from East Bay at Butterball to the new east tower. With this and the proposed wind mills, a substantial portion of what we live here for will be decimated. ie. wild life, peace &amp; quiet, view, traffic etc.</p>
9	19-Mar-15	<p>The logging doesn't concern me too much - it's an inconvenience but lasts a couple of years maybe in any given area. They've been doing it for years in this area and I doubt seriously it will stop any time in our life time. Provided there's no logging right down close to the lakes, or clear cutting it hasn't proven to be too bad in the 15 yrs we've been coming here. The actual logging operations are done in the winter too so for the most part most people aren't here to be annoyed or disturbed by it anyway. So done right and within reason I'm not too hung up on logging. These wind turbines, now that's a completely different story. I'm dead set against that and not just for the usual NIMBY reasons - I personally just think the whole wind energy thing is the biggest crock of BS and waste of money the government has ever invented.</p>
10	19-Mar-15	<p>Good afternoon Mr. Higgins and other cottagers in North Frontenac and Addington Highlands,  This is just a heads up as to what's coming down the pipe:  <a href="http://ontario-wind-resistance.org/2015/03/19/nextera-comes-to-bancroft-50-wind-turbines-proposed/">http://ontario-wind-resistance.org/2015/03/19/nextera-comes-to-bancroft-50-wind-turbines-proposed/</a>  If this isn't what you want, then getting on top of this right from the get go would be a good idea. An example of successful community pushback can be seen in the following links:  <a href="http://www.windconcernsontario.ca/this-is-the-wind-farm-fight-we-could-win-fedeli-on-north-bay-proposal/">http://www.windconcernsontario.ca/this-is-the-wind-farm-fight-we-could-win-fedeli-on-north-bay-proposal/</a>  <a href="http://www.windconcernsontario.ca/mattawan-wind-farm-halted-we-do-not-have-community-support/">http://www.windconcernsontario.ca/mattawan-wind-farm-halted-we-do-not-have-community-support/</a></p>

11	20-Mar-15	I am writing to you about the proposed wind project in the area, as I don't really know anyone on NF council, could you pass this info along. I am intimately familiar with large Wind projects as my uncle had several turbines placed on his farm near Pt. Burwell in southern Ontario. The company running that project pays \$30,000 per turbine per year leasing costs for the land. It is based on the amount of energy produced, so perhaps a slightly lower number could be expected here. The expected life, and lease contract is 50 years. That is why the NextEra offer to Addington twp doubled over a 2 week period,(its still way too low). I would suggest tying up the Crown land to be used with a lease option similar to what you do with NF Parkland. This way the federal govt will not get money that could go to the township. I am available to talk in person to any councilors interested. If you could share this info with your contacts in NF and Addington it would be much appreciated. Even \$10,000 x 50 wind gen leases is substantial and could offset proposed policing costs expected to rise in the next few years.
12	21-Mar-15	Based on information I have received from the Township of North Frontenac, it is my understanding that NextEra Energy is proposing to develop two wind energy projects within the township. Can you please provide me with the proposed specific locations for your Northpoint 1 and Northpoint 2 wind energy projects within the township. In addition, if you could also provide me with the number of proposed windmills at each site it would be greatly appreciated.
13	23-Mar-15	What was the rationale for increasing the payments to Lennox & Addington? What is your best guess at height of the turbines? What is the formula for costing out the tax rate for these on Crown Land? (if you do not know that is fine)
14	23-Mar-15	I'm generally in favour of an expansion of renewable energy generation, but the image of these 'giant' turbines is scary. This is serious stuff and you need to be very, very careful and should 'lawyer up' very quickly I would like to see North Frontenac support renewable energy projects in appropriate locations that have no negative impacts, and vigorously object to any wind power project that has any impact whatsoever on the viewscapes As a cottagers association, we understand the temptation for a financial windfall that such a project could provide to municipalities. However, the size and scope of the proposal is incompatible with the recreational pursuits consistent with the semi-wilderness experience sought by cottagers and campers alike. I would imagine property values would be negatively impacted in the immediate vicinity and therefore tax revenues from existing residents based on MPAC valuations would also be reduced. Generally speaking I like the idea of wind turbines BUT I would hate to see the townships fall victim to some promises of great wealth which in the long run aren't to be realized I am concerned that both councils don't have the legal team to 'play' with the big company league.
15	23-Mar-15	The proposed wind mills, a substantial portion of what we live here for will be decimated ie. wild life, peace & quiet, view, traffic, etc.

16	23-Mar-15	These wind turbines, now that's a completely different story. I'm dead set against that and not just for the usual NIMBY reasons - I personally just think the whole wind energy thing is the biggest crock of BS and waste of money the government has ever invented.
17	23-Mar-15	Turbines are one of the more wasteful so called "green" powers, being mechanical & needing maintenance & replacements parts regularly, thus using a carbon foot print (and it most likely won't be local labour used, it will likely be mostly specialists), plus I don't think they are Canadian made. Turbines will go a long way to destroy our reason for being here (peace & quiet, nature, natural setting). Whether they are on our lake or elsewhere, the sight & noise of them {over trees & across open water} , will also lower ours & other's property values substantially. I suspect that once they get a foot hold here, there will be plenty more installed. If we can't stop this & council approves this, is council going to give us a big tax break & MPAC lower our assessments substantially? Apparently it is an American Co. proposing this, which will make it harder to deal with in disputes.
18	23-Mar-15	NextEra has until the end of August 2015 to submit their bid and one of the determining factors in the selection process is whether the municipality is on board with the project. They hope to sign an agreement with the township saying that the North Frontenac Council support NextEra's bid to create the wind turbine project. In the lead up to them signing an agreement with the township, they plan on providing an information session and community open house in late May 2015. The contract will be awarded by the end of this year. NextEra estimates that their project will bring an extra \$146,000 in assessment taxation to North Frontenac Township. Link to entire N.F. news article - <a href="http://www.frontenacnews.ca/north-frontenac-news/item/9220-north-frontenac-council-mar-16-15">http://www.frontenacnews.ca/north-frontenac-news/item/9220-north-frontenac-council-mar-16-15</a> .
19	24-Mar-15	What plans are there for the township to set up an election to ask tax payers WHETHER OR NOT we are a WILLING HOST? Is there a deadline this must be done by? Also, would request the public meetings be held on the weekends, due to the large number of seasonal rate payers in the area.
20	25-Mar-15	Would you please me know when NextEra will have site specific locations and impact study analysis/results available for the proposed projects. I understand that there will be an Open House sometime in late May to go over the proposal with Township council/staff and the general public. In order to give stakeholders sufficient time to review your proposal and be prepared to have meaningful discussions/questions at the Open House, I was wondering when this information will be made available.
21	25-Mar-15	I have recently been informed that the North Frontenac Township Council have a proposal from NextEra to install 50 industrial wind turbines in the North Frontenac region. As a taxpayer in this region I strongly encourage council to vote "Not A WILLING HOST" to this project ASAP. Let's not forget the first statement of councils vision: "The township of North Frontenac is recognized for its unique and pristine natural environment". Installation of industrial wind turbines will jeopardize the "Dark Skies Preserve Status" and is contrary to the municipality vision of North Frontenac. Once again as my elected council I am stating that I request you not to open Pandora's box to industrial or any wind turbines and vote "NOT A WILLING HOST".

22	25-Mar-15	Go to our website and see the Not A Willing Host section for a list of other municipalities you may pass on the the mayor, CAO, and Council, and there is a sample resolution there used by other councils that may prove useful to you. The page is here: <a href="http://www.windconcernsontario.ca/not-a-willing-host/">http://www.windconcernsontario.ca/not-a-willing-host/</a> .
23	26-Mar-15	The timing of the proposed public meeting in May has the potential to avoid participation by seasonal residents. It is important to all seasonal and permanent residents to be included in the information and participation sessions. Detailed public information and opportunities to participate in the NextEra proposal should be made available to all taxpayers of North Frontenac and Addington Highlands via a webpage to provide feedback if they can't make the proposed public meeting and a second meeting should be held in July if this isn't possible.
24	27-Mar-15	NextEra has not provided a reasonable amount of time for the township and other stakeholders to fully review and perform due diligence on their proposal. If I have read the schedule correctly, they wish to present their proposal in late May, and then ask council to sign a community benefits agreement in June. Such a timeline is totally inadequate and given the far reaching consequences and impacts of this type of development, I would ask that council not be pressured by NextEra to make a decision without fully assessing the project's implications. Lastly, I have a concern that if NextEra files their proposal at the end August 2015 and North Frontenac has not completed their assessment, the township may by default, be declared a "Willing Host" by the Ontario Government. I believe there are some townships that have declared themselves as "Not a Willing Host" but because their declarations were made after the developers proposals were submitted, the Ontario government is, unfortunately, not recognizing these declarations. I believe we need to clarify this situation with the government before NextEra submits their proposal for approval.
		As a resident of Kingston Ontario, I have seen firsthand the negative consequences of industrial wind turbine projects. We currently have 86 turbines located on Wolfe Island and another developer is planning 36 more on Amherst Island which is right next door to Kingston. Based on my personal experience and exposure to them, I am strongly opposed to any such development in either North Frontenac or Addington Highlands. I would certainly support a "Not a Willing Host" resolution from both councils. For those on council, who have not been exposed to industrial wind turbines close up, I would urge them to visit a wind turbine site like Wolfe Island to obtain an appreciation of the impacts that a large number of wind turbines can have on a community and more importantly, on human health and the environment.

25	27-Mar-15	<p>In addition, I would hope that council would contact a few of the 80+ townships that have already declared themselves as “Not a Willing Host” to ascertain the reasons for declaring themselves as such. That being said, I also understand that as township representatives, our council must be open minded and give the developer the opportunity to state their proposal and explain the positives and negatives of their wind turbine projects. However, what concerns me most, at the present time, is the timetable that NextEra has put forward. In my opinion, NextEra has not provided a reasonable amount of time for the township and other stakeholders to fully review and perform due diligence on their proposal. If I have read the schedule correctly, they wish to present their proposal in late May, and then ask council to sign a community benefits agreement in June. Such a timeline is totally inadequate and given the far reaching consequences and impacts of this type of development, I would ask that council not be pressured by NextEra to make a decision without fully assessing the project’s implications. Lastly, I have a concern that if NextEra files their proposal at the end August 2015 and North Frontenac has not completed their assessment, the township may by default, be declared a “Willing Host” by the Ontario Government. I believe there are some townships that have declared themselves as “Not a Willing Host” but because their declarations were made after the developers proposals were submitted, the Ontario government is, unfortunately, not recognizing these declarations. I believe we need to clarify this situation with the government before NextEra submits their proposal for approval.</p>
26	28-Mar-15	<p>I am of the opinion that this is not a good fit for our Municipality. My rationale is as follows;</p> <ul style="list-style-type: none"> <li>• Does not preserve our unique and pristine natural environment.</li> <li>• Need to protect our night sky preserve designation.</li> <li>• Will not provide the tax revenue I was lead to believe at the outset, see below email thread and tax distribution.</li> <li>• Deter future economic development.</li> <li>• Deter future residential increase.</li> <li>• Environmental issues identified in past wind farms. (birds and bats)</li> </ul>
27	28-Mar-15	<p>Link to the OPA website for this project - <a href="http://www.powerauthority.on.ca/large-renewable-procurement/lrp-overview">http://www.powerauthority.on.ca/large-renewable-procurement/lrp-overview</a></p>
28	30-Mar-15	<p>I would like to see information obtained from municipalities in south western Ontario who have operational knowledge of wind farm operation.</p>
29	31-Mar-15	<p><a href="http://www.windontario.ca/Wind">http://www.windontario.ca/Wind</a>  <a href="http://windfacts.ca/community-property">http://windfacts.ca/community-property</a></p>
30	01-Apr-15	<p>Are there any particulars about this project that are available for review and where i.e. location of project(s); size and scale of project(s); status of the project(s); applicant for the project(s); proposed commencement date(s); etc.</p>

31	02-Apr-15	Apparently this company has already had two meetings with the township that we were not informed about...my thoughts on this is that we should have been kept in the loop from the beginning...before any of these meetings took place...really have a problem with this council continuously lacking in accountability to the people that vote them in...this needs to be dealt with somehow
32	05-Apr-15	Test site for the wind turbines on Buckshot Lake Road just past Overton Road. I think is the sensor tower with a red arrow; I don't remember this tower there before. More worrying is that I could see the flashing red light from the tower that was erected from my cottage. Looking across the lake, the tower sits between the old Birch Lodge and Sawmill Bay. A single tower isn't a big deal, but having 50 flashing lights from turbines is going to be a real eye sore and disrupt night sky observations and just plain enjoyment of the nights.
33	07-Apr-15	Besides being an eyesore, devaluating property values, not near the green they purport to be, turbines are a very real and dangerous health hazard to anyone living near (even less than 2 km) them. It is the low frequency pulses that are the dangers.
34	07-Apr-15	TVO documentary showed abandon farms, 5 houses bought up by wind companies with a gag order on the medical records of those folks, cattle with nose bleeds, a grandchild that could not visit his grandparents because he complained of hearing problems, etc. This is a better site that actually talks and comments on North Frontenac: <a href="http://ontario-wind-resistance.org/2015/03/19/nextera-comes-to-bancroft-50-wind-turbines-proposed/">http://ontario-wind-resistance.org/2015/03/19/nextera-comes-to-bancroft-50-wind-turbines-proposed/</a> and <a href="http://ontario-wind-resistance.org">http://ontario-wind-resistance.org</a> . Here is the call for proposals that this wind project will be competing for funds. Note they have to show community support - <a href="http://canwea.ca/ontario-procuring-300-mw-of-wind-energy-under-new-competitive-process/#more-3455">http://canwea.ca/ontario-procuring-300-mw-of-wind-energy-under-new-competitive-process/#more-3455</a>
35	07-Apr-15	Are you only obliged to do two community meetings and then proceed no matter what happens?
36	08-Apr-15	NextEra March 2, 2015 Submission - strange that a legal statement is the first item. This is common when securities are being offered - not the case here. Why was it believed to be necessary?
37	08-Apr-15	Florida Power and Light and NextEra are both huge companies. However, why does FPL not have any wind power. They claim to have rates much below the National average (because they don't have wind?). However, you are dealing with a Canadian subsidiary.
38	08-Apr-15	AH and NF will be dealing with "...a locally based, small energy company". There is a huge 'walk away' risk in this. The PCs (who may never get elected) have said they would cancel these contracts and the Auditor General said the Province/ Government could cancel such at little cost (have my doubts on this but surely the AG's opinion should be taken seriously). Should that happen, all of NextEra's Ontario business becomes worthless. It is estimated that the decommission cost of 1 turbine is about \$200,000 or \$20 million in AH. You have to have a Letter of Credit issued by the US parent (or better still by FPL) or at minimum by the Province (less good as they are not financially stable).



39	08-Apr-15	Ontario has said it is phasing out the FIT program. No terms provided but the 'spin' is a subterfuge, someone is finally waking up to its disastrous impact on Hydro rates. However, I wouldn't hold my breath on a near term exit - too much money is being made by the developers and others.
40	08-Apr-15	The NextEra report suggests that landholder discussions/agreements have been commenced/achieved. Crown Land is a significant source of the land to be used (but not all). It has been suggested the MNR has suffered budgets cuts and Management's response is to offer Crown Land at a fee (amount?). While there has only been 2 AH Council meetings, both in March, I find it strange how far advanced this proposal is, without anyone supposedly knowing about it.
41	08-Apr-15	The total capital cost for the project is over \$400 million, but the assessed value by the Finance Minister is only \$4 million. How much tax money are the Townships out on this? However, NextEra Canada will be able to depreciate the full \$400 million pre-tax, from the \$60 million in revenue thus shielding significant tax; now the Province gets 'screwed' as well as the Townships.
42	08-Apr-15	NextEra is offering AH annual payments of \$589,000 or a 25% increase in 2013 'in its jeans' tax revenue; huge inducements that fiduciaries can't ignore, even though it is clearly a 'bribe'. You have a tough decision and those of you that are not running again, may 'dodge the bullet' of community anger. NIMBY will be a big factor and the population closest to the target area is not large.
43	10-Apr-15	The continuing interest in signing means that you need to start a campaign that explains the risks to leaseholders: 1. This is not the free money that NextEra is telling that it is. 2. They are giving up complete control over their land for the next 20 years. 3. Contracts do not have any way for the leaseholder to terminate the contract. 4. Mortgages related to the project construction will be registered against the title to their land. Manitoulin leaseholders got hit by construction liens on their properties worth \$2.0 million when the construction bill were not paid.
		5. Leaseholders are liable for removal of the turbine at the end of its useful life if NextEra is not around (a reasonable assumption). 6. Leaseholders are liable for lawsuits for any reduction in property values that the project causes their neighbours. 7. If they read the contract carefully they will probably find that they are liable for 'environment emissions' ie. noise which exposes them to lawsuits on the health front. 8. Everyone considering signing should read the contract carefully and make sure that they understand every clause. They are written to protect the wind company, not the leaseholder. Once you have signed, you are committed for the full term of the contract plus all renewal periods.
44	13-Apr-15	Do you have a map showing the location of the 150 turbines in AH and NF? Are they to be on top of hills (where the wind is) and what sight lines will be affected - how far, etc.?

45	13-Apr-15	From what I understand, the exact locations of wind turbines on various properties would be determined during the project design phase (after a contract is awarded). Also, I believe the current leases in place with each property owner do not define how many (if any) turbines would be on a specific property; I have not seen the leases so I do not know that for certain. I find it a little strange that we only get to find out after the award. So much for full disclosure-but they never promised than; just some 'openness'.
46	13-Apr-15	The lease options are purposely vague. When signing, landowners generally think of one turbine at the far corner of their property. But after they have surrendered the control over their property, they find the wind company is proposing 3 turbines spread throughout their land. The real control on location of wind turbines is the 550 metre setback from noise receptors. If there are no noise receptors on the property, you could end up with more than 3 turbines per 100 acres. At this stage, it is important to understand who has signed leases so that you can go after their neighbours to stop them from signing support agreements or getting them to withdraw their support agreement if they have signed. I would assume that all turbines will be on top of hills to catch the wind but this also makes them highly visible and spreads the noise impact further.
47	16-Apr-15	Wind turbines, not only are they not very green & costly, they create a carbon footprint, kill a large amount of birds, strip a lot of land, will devalue our properties, ruin the land & views, they are a lucrative business plus they get paid even when they produce too much power (ie. at night when it is not needed as much) & the excess has to be sold at a loss, but most important, there appears to be a great cover up of the real health problems that could affect our health enough to have to move. The TVO doc was so depressing such as houses bought up by wind companies with a gag order on the former occupants health records, abandon farms, cattle with nose bleeds, etc.

48	19-Apr-15	<p>The test tower you think you saw on Mallory Hill is exactly that – it may be taller than 40’ but it’s there to collect data on wind speed, direction, seasonality and intensity. The million dollar question still is exactly where these turbines will be located – if NextEra knows (and I suspect they already have a pretty good idea) they are being very coy about revealing the planned locations. But it’s not unreasonable to believe that they will be fairly close to wherever there is a test tower. We are not enthusiastic about this project proceeding for the following reasons:</p> <ol style="list-style-type: none"> <li>1. As seasonal residents of Addington Highlands (and North Frontenac), most of us purchased property here to escape the hustle and bustle of the urban lifestyle - not to live amongst a huge 12,000 acre industrial park.</li> <li>2. Seasonal residents likely represent at least half of the property owners in the township (we represent 80% in North Frontenac) but undoubtedly provide the lion’s share of annual tax revenue while utilizing a bare minimum of services. If our property values decline (as has occurred in the vicinity of other wind turbine parks elsewhere in the province), that share of tax revenue will also be reduced.</li> <li>3. There are obviously visual concerns if any of the turbines are visible from any waterfront property, negatively impacting the property value.</li> <li>4. There are audible concerns if any of the turbines can be heard from any waterfront property, negatively impacting the property value.</li> </ol>
		<ol style="list-style-type: none"> <li>5. Health issues have been widely reported yet not substantiated from residents living close to other wind turbines but these are yet to be widely accepted in the medical community. Let’s not forget that the negative health effects of smoking were denied by the medical community for decades before they were finally accepted.</li> <li>6. NextEra claims that only about 1.5 acres of forest would be denuded for each turbine – if that’s true then the probability of wildfires becomes a real concern, however a much larger cleared area will be required. If there turns out to be large-scale deforestation, what negative impacts will that have on erosion, lake quality, wildlife habitat and, not to mention, less capacity to absorb carbon through photosynthesis?</li> <li>7. Large-scale road improvements will be required to handle the trucks carrying rotor blades (these rigs are almost 200’ long!). Do we really want a super highway cutting through the middle of our rural environment? Who will be responsible for the future increased costs to maintain the highway?</li> <li>8. There is no guarantee that there will not be future expansion (i.e. more turbines). Furthermore, the trend is toward larger and larger turbines to reduce the cost per Kwh of power produced. The only real constraint is the capacity of the transmission lines.</li> </ol>

		<p>9. It's unlikely that the Algonquin First Nation will be thrilled about having the proposed industrial complex located so close to their recently defined land claims. Furthermore, to my knowledge, all "Crown Lands" in this area were never in fact ceded to any government in Canada by any treaty – they may have legitimate claim to all of these lands. By helping NextEra with this development, are we not once again running roughshod over their rights?</p> <p>10. Although NextEra will provide funding to build the development and improve the roads, the typical payback for a project of this nature is typically less than 10 years. After that period, the proceeds from power sales over the 20-year contract period will provide NextEra shareholders a tidy profit. Let's not kid ourselves, every dime that will provide NextEra an ultimate return on their investment will come from the residents of Ontario, either through our taxes or through Hydro One rates.</p> <p>We all know that the Provincial Government saw to it that Municipal Councils have no veto for green energy projects. However, I urge Council to withhold support for this project and file a "Not A Willing Host" resolution with Queen's Park. By declining your support, you will remove valuable points in the LRP process that may mean the difference between this project moving forward, very definitely to the detriment of a large portion of your residents.</p>
49	19-Apr-15	How on earth could either of the townships support this ?
		<p>Like most people, I had a 'feel good' view of wind until I began to understand what is involved—firstly with Manitoba Hydro's involvement (now ceased for any new projects), then a proposal in Alberta where there is not a government subsidy and several years of following the disastrous, self-dealing roll out by the Ontario Government. Wind power in ON is not environmentally friendly, not economically viable, is not 'green', but 'red' ink for the Gov't, the tax payers and the customers. Wind cannot be stored, requires at least 90% redundancy by conventional power sources, is currently, and will continue to be, spilled to the US at a huge loss from cost. I can't believe that anyone that actually spent time understanding what is going on would continue to be in favour of how this form of alternate energy is being used in Ontario, and that this is in anyway divisive. The energy source may be part of our future but not in this generation, or the next. The only winners are the huge wind companies.</p>

50	21-Apr-15	<p>NextEra has leased 12,000 acres of private land-about 50% of their needs-the balance to come from Crown Land allocation by MNR. The consciously won't say exactly where the turbines will be located (exactly as they have done elsewhere) until their bid has been accepted. Then people will find out how bad this will be for all-leaseholders, neighbours with adjacent land, and anyone within 20 miles of the height of land where these are located (up where the wind blows best). I further believe that the partial privatization of Ontario Hydro is a recognition that Wynne et al can't afford her 'wish list' and that the bringing in of pension fund and other private investment will hasten the day that these horrible contracts are cancelled (escalating the imperative of having an irrevocable letter of credit to dismantle these monsters when this happens). From 2003 to 2018 hydro rates will have tripled, before adding on all the extra charges that we pay (22 cents now per kWh versus 7 cents in Manitoba and Quebec). In effect, if you support the wind power initiative, you support ever increasing hydro rates. Already people, in AH, NF and elsewhere are having to chose from 'heating or eating'. Do you support what we are doing to our poorest residents? Wind Concerns Ontario web site for an unbiased source of information <a href="http://windconcernsontario.ca">http://windconcernsontario.ca</a>.</p>
51	27-Apr-15	<p>I have been asked by the Huron Perth Landowners Association to forward the attached updated press release and three documents to you to provide to your council members. The documents were registered at the Huron County Registry Office (Service Ontario) in Goderich. They are public documents and are available to anyone and everyone. The Landowners have taken particular note of pages 1, 17 and 61 of the first document (Inst. #HC99022) and Section 11 on page 13 of the K2 Agreement with ACW (K2 agreement with ACW). Please see attached.</p>
52	01-May-15	<p>Ontario Sustainability Services website has some interesting information on Wind Turbines. You can access the site at <a href="http://ontariosustainability.ca/">http://ontariosustainability.ca/</a></p>
		<p>NextEra Municipal Support Request Concerns  My Requirements before I entertain the thought of providing Municipal Support:</p> <ol style="list-style-type: none"> <li>1. Need to see the environmental impact study – Heard there is bald eagles and Blanding turtles.</li> <li>2. Need to verify that the Algonquin First Nations is not opposed to this as this project is close to their spiritual and cultural land selection.</li> <li>3. The NextEra website is not up to date with consultation plan and up to date information about the project. In fact the project is not even mentioned.</li> <li>4. There is no formal community engagement plan that I can find.</li> </ol>

53

11-May-15

5. Would like to see the site consideration information including:  
a. The Ministry of Tourism, Culture and Sport of the Province of Ontario (MTCS) Archaeological Sites Confirmation;  
b. Detailed scale maps of the Large Renewable Project and the proposed Connection Line;  
c. Key features of the Large Renewable Project such as access roads, internal driveways, Generating Equipment, structures, transformers, inverters and communications towers;  
d. Identification of any Permanent Known Water Body located within one hundred and twenty (120) metres of the Site or the proposed Connection Line;  
e. Crown lands – i) the boundaries of each Property on which the Site is located, and that Abuts the Property on which the Site is located; and ii) every Provincial Crown Land Lease located on a Property on which the Site is located, and that Abuts the Property on which the Site is located;  
f. Identification if within one hundred and twenty (120) metres of a provincially significant area of natural and scientific interest;

6. The taxation proposal is insignificant as is the community improvement funding.  
7. Would like to see the total cost of decommissioning a tower and have those funds secured in reserve to cover decommissioning of 50 towers when required.  
8. Our Vision states “The Township of North Frontenac will preserve our unique and pristine natural environment to promote a strong and resilient rural community.” This type of project does not fit.  
9. North Frontenac is designated as a Dark Sky Preserve by the Royal Astronomical Society of Canada and as such we need to ensure there is no detrimental effect on this unique environmental resource. Need NextEra to ensure RASC supports this (Robert Dick)  
10. Need to understand the support or non support by residents. A municipal support resolution can only be passed if the residents support this project.

54	11-May-15	<p>I read with interest the recent (March 4, 2015) article in Frontenac News regarding a large wind power project in the Vennachar-Denbigh-Rosehill area. Wind power projects not only have potential human health implications, they have a tremendously negative impact on the natural environments and viewsapes that we enjoy as residents and seasonal residents. Seasonal and permanent residents of Buckshot Lake have recently been negatively affected by visual impacts and lighting on a Bell communications tower that was installed last year. Imagine having a red light shining in your window all night, as some people do.</p> <p>In addition, for many years we have been negatively affected by white strobe night lighting on a tower near Vennachar. We are still pursuing corrective actions on these situations and would like to enjoy our time as seasonal residents rather than having to chase better solutions. By motion of Council, I would like to see North Frontenac support renewable energy projects in appropriate locations that have no negative impacts, and vigorously object to any wind power project that has any impact whatsoever on the viewsapes, natural environment and health of seasonal/permanent residents of North Frontenac or on the designation of our Dark Sky Preserve.</p> <p>This will require that the proponent undertake a detailed analysis of potential impacts of any proposed wind power project and potential future expansions, including views of the project from North Frontenac; lighting impacts - especially of the potential effects on seasonal and permanent residents and the dark sky preserve; positive and negative effects on the natural environment; access requirements and routes for construction, etc. It is also important that the results of these analyses are presented for Council's and the public's review with full notification of all seasonal and permanent residents.</p>
55	11-May-15	<p>It does not appear that Nextera is planning on providing any wind turbine location details to North Frontenac council and the general public until after they submit a contract request to the IESO. In my opinion, this makes it impossible for North Frontenac council to make an assessment and decision on whether or not to support this project. I find it very difficult to understand how Nextera expects support if they are not willing to provide details on locations.</p>
56	11-May-15	<p>I see Nextera has provided assessment and taxation info re. Crown Lands. Perhaps you could provide clarification on who would receive the taxation dollars, the municipality or the Province.</p>

57	11-May-15	<p>The following link provides information about NextEra as a company and projects - <a href="http://nexteraenergycanada.com/">http://nexteraenergycanada.com/</a>; however there is no information yet available on the website specifically regarding the Northpoint 1 and Northpoint 2 Wind Energy Centres. The required consultation plan as part of the IESO's LRP program is intended to inform how NextEra will consult about the project once NextEra is awarded a contract and start the project planning in earnest. As such, it is NextEra's intention to work on this plan based in part on input from interested stakeholders over the course of the next couple of months and then post the plan later in the summer. For example, the Township's input on when to host open houses to accommodate seasonal residents would be something considered as part of the plan. Also, as NextEra have indicated, NextEra is always available to discuss the project with any interested stakeholders including the Township or any ratepayer groups in the meantime.</p>
58	11-May-15	<p>According to the RFP in 3.2.4 which states "For each Proposal, a Registered Proponent must have a publically accessible website for the Large Renewable Project on which the Registered Proponent or its representative has posted certain documents, including the name of the Qualified Applicant and, if available, the Registered Proponent and all the documents required to be posted under this Section 3.2 (the "Large Renewable Project Website"). The Registered Proponent shall ensure the Large Renewable Project Website is and remains available and publically accessible from the date that is at least fifteen (15) days prior to the date of the public community meeting identified in response to Subsection 3.2.5(c), and continuing until the IESO announces the Selected Proponents for this LRP I RFP, if any " and under Site Considerations (3.2.6) which states "A copy of the Site Considerations Information (including copies of any background reports, sources or materials) must be continuously posted on the Large Renewable Project Website from the date that is at least fifteen (15) days prior to the date of the public community meeting identified in response to Subsection 3.2.5(c), and continuing until the IESO announces the Selected Proponents for this LRP I RFP, if any." June 6'th is the date of the Public meeting so I am assuming this needs to be posted by May 22'nd? This is in the mandatory section of the RFP. If I am wrong in my reading and interpretation of the RFP requirements please clarify. As well you do not list either site in this area as a proposed project only the East Durham Project is listed.</p>
59	11-May-15	<p>Yes, your interpretation is correct. We (NextEra) will be conducting another public open house in each township later in the summer that meets the specific requirements of the IESO to support our bid application. It is our standard practice to conduct multiple open houses and other forums for community engagement throughout the planning stages of a project, and even into the construction and operations phases. These other community engagements like the town hall recently conducted in Addington Highlands are in addition to the requirements prescribed by the IESO in the LRP I RFP. We view these first open houses in June as an important step in engaging with stakeholders, thereby allowing Council to make an informed decision whether to offer support for the project, while giving NextEra an appropriate amount of time to incorporate feedback from the community and the Council into our submission to the IESO.</p>



60	11-May-15	Websites with the consultation plan and up to date information about the project - <a href="https://www.google.ca/webhp?sourceid=chrome-instant&amp;ion=1&amp;espv=2&amp;ie=UTF-8#q=nextera%20energy%20canada">https://www.google.ca/webhp?sourceid=chrome-instant&amp;ion=1&amp;espv=2&amp;ie=UTF-8#q=nextera%20energy%20canada</a> and <a href="http://www.thewhig.com/2015/03/18/proposed-wind-project-could-include-50-turbines">http://www.thewhig.com/2015/03/18/proposed-wind-project-could-include-50-turbines</a> .
61	12-May-15	For your information and without prejudice, please be advised that the Community Fibrancy Fund being offered to the municipality by NextEra may fall within the legal definition of a bribe because it is conditional upon members of Council voting favourably with respect to NextEra's proposal and, therefore, is the offering of an item of value to influence the action of Council. To wit (from Wikipedia): "Bribery constitutes a crime and is defined by Black's Law Dictionary as the offering, giving, receiving, or soliciting of any item of value to influence the actions of an official or other person in charge of a public or legal duty."
62	13-May-15	Looks like tax revenues from turbines might not be what you had hoped - <a href="http://www.windconcernsontario.ca/wind-farms-turbines-assessed-at-fraction-of-value/">http://www.windconcernsontario.ca/wind-farms-turbines-assessed-at-fraction-of-value/</a>
63	13-May-15	Members of both Councils may wish to know that there are several species of flora and fauna in Addington Highlands and North Frontenac that are classified by the Ontario provincial government as "Of Concern", "Threatened" or "Endangered". One such species of turtle, the Blanding's Turtle ("Threatened") became the subject of a recent court ruling that put a stop to a wind project in Prince Edward County and we have them here. Another compelling reason to declare each township "Not A Willing Host".  <a href="http://www.theglobeandmail.com/news/national/ontario-wind-farm-halted-by-endangered-turtles-crossing-the-road/article24040374/">http://www.theglobeandmail.com/news/national/ontario-wind-farm-halted-by-endangered-turtles-crossing-the-road/article24040374/</a> . A turtle that insists on crossing a road has put a stop to a massive wind-energy development in Eastern Ontario. The Ontario Court of Appeal ruled on Monday that a 324-hectare, nine-turbine wind farm proposed for the south shore of Prince Edward County puts a population of endangered Blanding's turtles at risk of dying out in that region's wetland. The risk is posed not by the wind farm itself but by 5.4 kilometres of roads to and from the site. Experts said the turtles, which range widely as part of their natural life cycle, would inevitably try to cross those roads, exposing them to vehicles, predators and human poachers. The ruling restores an environmental tribunal's 2013 decision that the wind farm, while not posing a serious risk to human health, would cause "serious and irreversible" harm to the Blanding's turtle. That ruling had been rejected by Ontario Divisional Court partly because the tribunal did not know how many turtles live in the provincially significant wetland. But the Ontario Court of Appeal said the number of turtles at risk does not matter. "The number of Blanding's turtles, no matter what that number is, satisfies the criteria" for being deemed threatened and endangered, the court said in a 3-0 ruling written by Justice Russell Juriansz. It cited testimony from Frédéric Beaudry, a wildlife ecologist at Alfred University in New York State, that the number is "likely small."
64	13-May-15	What would happen if the power developers were to default on their loans: would the lender then own the farm properties? How would that affect road use agreements with municipalities?

65	13-May-15	<p>In an Invenergy standard contract, for example, is this clause: “In connection with the Lessee’s financing of the Project, the Lessee...is hereby given the right by the Lessor...to mortgage its interests in the Lease...and to assign this Lease, or any part of parts thereof, and any subleases as collateral security...” The proper term for this is a “Charge of Lease” but may also be referred to as a “Demand Debenture.” What it means is, the present value of the wind power contract (i.e., the Feed In Tariff or FIT contract with the Ontario government) is greater than the present value of the lease amount. The difference between those two amounts is security for the loan to the power developer. It is a charge against all contracts favourable to the wind power developer, which may also include road use agreements. It is like a line of credit for the developer and typically, advances against the amount are tied to certain milestones such as stages of construction.</p>
		<p>The critical factor, however, is what it means for the lessors, in other words the farm owners who have leased their land for wind turbines, access roads, substations, transmission lines, etc. The importance lies not so much that the farmer lessors might on default lose their land (the farm land itself is not mortgaged, just the turbine contract on that land) but the damage it does to that property owner if he/she wants to sell, or to renew an existing mortgage, or place a new one, or in any way borrow money for which the lender would want security on his/her land. Let’s assume a farm owner wants financing for farm operations or improvements. That might now pose difficulty: lenders do not like to be second in line, as they would be where a charge of lease is in place. If the farm owner wishes to sell, similar difficulties arise: the lawyer for a purchaser in the case of an agreement to purchase will do a title search and discover the Charge of Lease on title, then immediately advise his or her client that the client is entitled to get out of the deal unless the registration of the Charge is removed from title. A purchaser is not expected to assume any risk of this nature.</p>
		<p>In the case of renewing an existing mortgage or placing a new one, the lawyer for the bank or other lending institution would take the same position — no renewal or new mortgage unless the customer sees that the Charge disappears from title. This is one of several important characteristics of signing a lease to have wind turbines, and needs to be thoroughly considered. Other legal issues to be carefully considered may include potential liability for the substantial cost of “decommissioning” turbines at the end of the lease, difficulty obtaining insurance on property with wind turbines, loss of autonomy over building on the property and carrying out regular farming practices, and, last, the potential for nuisance suits from neighbours affected by noise or property value loss. Property owners should consult with a lawyer before signing any agreement.</p>

66	14-May-15	<p>How was North Frontenac selected for this project and how were 50 windmills selected instead of say 20? Is 50 windmills a debatable number?</p> <p>Does the council of North Frontenac have any legal standing to refuse this project?</p> <p>What are the economic benefits to North Frontenac if this project proceeds? How debatable are any provided annual township funds?</p> <p>How will the additional wear on existing roads due to the movement of construction equipment be payed for?</p> <p>What are the coordinates of the proposed windmill sites? Is a preliminary map available?</p> <p>How many homes, cottages in North Frontenac will have their view, particularly of sunrise and sunset, interfered with by the installation of the windmills?</p> <p>How many homes, cottages in North Frontenac will be able to see the red navigation lights (and how many) at the top of the windmills?</p> <p>Will North Frontenac's Dark Sky Preserve be preserved? Will any red navigation lights be able to be seen from the Preserve's viewing platform?</p> <p>How are the navigation lights powered? With wind power?</p>
67	17-May-15	<p>Article in the Toronto Star Tech News, published on March 22, 2013 entitled "Two rural municipalities in Ontario are fighting wind farms by levying high fees against the developers", by John Spears, Business Reporter.</p>
68	20-May-15	<p>If you read from the link you will discover what the true income stream to your respective municipalities will be forthcoming from the installation of wind turbines. This is yet one more reason why you need to consider declaring "Not a Willing Host" - <a href="http://www.windconcernsontario.ca/no-windfall-in-tax-revenue-for-ontario-communities-hosting-wind-farms/">http://www.windconcernsontario.ca/no-windfall-in-tax-revenue-for-ontario-communities-hosting-wind-farms/</a></p>
69	20-May-15	<p>Bluewater Council's new law would impose a building permit fee of \$14,000 per turbine on wind developments. The Bylaw also imposes refundable security deposits totaling \$420,000 per turbine for decommissioning, health and property damage, and legal fees. Whereas West Grey would levy fees of about \$150,000 on NextEra - most would be for entrance permits to land where turbines are to be located, others would be to widen corners so that trucks with long loads would be turning; and would also require security deposits of \$100,000 per turbine, plus further deposits in case of damage to roads, bridges and culverts.</p>
70	20-May-15	<p>Councils for both AH and NF advised they did not have a "feel" for their constituents' position on turbines and that a referendum or poll would require too much time and expense. Posting an online survey (i.e. Survey Monkey which does not cost a dime) on both AH and NF websites and get the word out there to allow all residents to easily respond (and remain anonymous if they choose). To support or not support turbines is the most significant decision you'll ever have to make as Councillors - but it's also the most significant decision for your constituents. Give us our say!</p>

71	20-May-15	If you examine the contents of the link, you'll discover that property devaluation resulting from the installation of wind turbines is not only real but devastating - <a href="http://www.windconcernsontario.ca/property-values/">http://www.windconcernsontario.ca/property-values/</a>
72	22-May-15	This note is to lend our support for NextEra proposed windmill project for North Frontenac Township. We own property on Grindstone Lake Road and support any commitment to encourage jobs, jobs, jobs. Especially for local business, contractors and tax payers. i hope the Township Council also agrees.
73	22-May-15	This note is to lend our support for the Nextera proposed windmill project for North Frontenac township. We own property on Grindstone Lake Road and support any commitment to encourage jobs, jobs, jobs and revenue for local business, contractors and tax payers. I hope the township council also agrees. I totally support this form of renewable energy.
74	24-May-15	<p>This is a short letter of support for the Northpoint II Wind Energy Centre Project presently before Council for consideration. The project which has been endorsed by the Provincial Government will bring clean renewable and affordable energy to the area. My understanding is the project is expected to produce electricity at a rate cheaper than Hydro One currently sells at peak rates; not the original outrageous and unsustainable contracts of upwards to 80 cents. Additionally, several local jobs will be created with materials sourced locally, thereby, contributing to the area economy. This can no doubt enhance the full time residents quality of life by providing good, well paying jobs. People don't have to leave to find work, they stay in the area and spend their money here.</p> <p>The tax base grows and everyone benefits. NextEra has also made a substantial committment to the Community Vibrancy Agreement with the Municipalities. With the ever increasing demands on small communities to upgrade, here is a golden opportunity to cash in. It is incumbent upon regional government to constantly explore new sources of revenue to maintain or reduce taxes. This project will provide funding to help maintain and build new infrastructure for the benefit of all. If this project is not accepted at this location, it WILL happen somewhere else. Is this Council prepared to let someone else reap the benefits? We support the creation of local well paying jobs, with clean, long term employment opportunities, that otherwise would not become available to this area of the province. We support the benefits to the land owners who will enjoy the predicted increased tax base, thereby offsetting the rising costs of land ownership. Finally, we support the gift of the Community Vibrancy Agreement. These contributions during the life of the project, will substantially enhance the quality of life for the community; all without increasing our property taxes.</p>
75	26-May-15	Getting out of turbine leases - <a href="https://heatherkokwright.wordpress.com/2013/06/23/lack-of-information-on-health-could-be-the-way-out-of-wind-leases-gillespie/">https://heatherkokwright.wordpress.com/2013/06/23/lack-of-information-on-health-could-be-the-way-out-of-wind-leases-gillespie/</a>

76	28-May-15	<p>This can't continue. The liberal gov't will have to respond to the terrible economics of alternative energy and the terrible public relations it is creating. Aside from the political risk to Councilors, the greater risk will be the probability of 'stranded assets' in the Townships-and who will the public blame for the costs of decommissioning, some of which may be borne by the Townships and the landholders? News Post link - <a href="http://www.windconcernsontario.ca/april-2015-surplus-wind-power-costs-ontario-millions/">http://www.windconcernsontario.ca/april-2015-surplus-wind-power-costs-ontario-millions/</a></p>
77	28-May-15	<p>If I may impose on you for a few minutes there are a few points I would like to present for your consideration about concerns regarding the NextEra Energy Canada Turbine project, which is actually a US Company, not Canadian. Hydro 1 has to guarantee power 24 hours 365 days with very few exceptions. It is not the power we use, it is power wasted to cover the guarantee. Hydro has to be constantly produced to be used, it cannot be stored feasibly. Sun and wind does not provide any guarantee. You would need a bank of batteries from Plevna to Kingston and even then I doubt it could be guaranteed 24 hours, let alone 7 or 365 days. Hydro One cannot adjust up and down at the snap of a finger, nature rules no matter how smart a man thinks he is. This is nothing short of a scam to make a few richer at the expense of the public at large, like playing OLG. With hydro asking for an increase of 137.00 and privatization, interest and dividends, if you think NextEra is giving the Township compensation think again you the (user will pay) south of the border. A few examples: Recent trip to Hotel Dieu Hospital in Kingston, while occupying a waiting room for most of a beautiful sunny afternoon, not one wind mill turned one revolution on Wolfe Island, more geese are killed then shot during the season, too fast you create a magnetic field; too slow no output of power betting no guarantee there for a 24 hour duration. A farm in Westbrook pretty much covered in sun blanket? Do you think there is a guarantee there? With the food bank up 20% over last year the land is of more value in production but that would require a little work.</p> <p>I believe the Ontarian tax payers have been hit very hard financially over the last several years. From the billion dollar closing costs of the gas plants, to the huge Hydro One costs. Tax payers not only pay Hydro One for the electricity they use, but they also pay monthly for Hydro One's Debt Retirement Charge and Delivery Charges which are often higher than the actual electricity used. Now the Wynne government is offering grants and privatization to turbine companies such as NextEra, which in the end is paid on the backs of the taxpayer. They think grants are free money. North Frontenac's tax increase of \$137,000 is nothing compared to the revenue NextEra will make, but at what cost to the residence and land owners of North Frontenac and across the province. We have a beautiful country, do you want to see nature misused and replaced by turbines along our beautiful, undisturbed countryside which is our legacy to our children and their children or do you want to see this beautiful land replaced by turbines...a corridor of 10,000 (20,000) acres equals 1 mile wide and 15 1/2 (31) miles long, which is what NextEra has indicated they have secured thus far. Recently received Hydro One bill for \$885.48, this after paying \$172.45 before the breaker was even turned on. I am quite sure there are senior citizens who because of medical, physical or mental problems would not read the meter or understand it. They would pay it and not be able to pay for the necessities of life such as food, shelter, phone (their life line) or medical needs etc.</p>

		<p>Speaking of Hydro, what do we have here another "Wynne government" make work program for the university and college education students. Apprenticeship would be more profitable for everyone. The convoy and crew goes by at 9:30 am, still not on site, and back at 2:30pm, one man working and three looking on. What, one pole a day 32 hours makes for a really expensive pole. No surprise transmission fees are more than usage. Why are they replacing poles that have only been in place a couple of years. As for debt reduction, it is nothing compared to future cost the public is going to have to pay for the two closed gas plants, plus sun and wind energy, when it over rides transmission cost. It is a rotten shame when greed over rides humanity. We have the technology to produce power from its own source. All the wind mills on Wolfe Island can be contained within a two acre lot, enough to light up North, Central and part of South Frontenac Townships, 24, 365, but that would not waste enough money or destroy scenery and land that does not belong to our generation alone.</p>
78	01-Jun-15	<p>It has just come to our attention as property owners in North Frontenac Township (Wineita Coleman, 1144 C Schooner Road on Big Ohlmann Lake) that wind turbines are being considered in the township. We are obviously most concerned about this project. We have owned this beautiful, peaceful property for over 50 years and have no desire to see or hear wind turbines in our vicinity, not to mention the devaluation of our property or potential health effects. Can you please confirm whether any property has been leased to locate any turbines in the vicinity of Big Ohlmann Lake? I understand there could be some benefit to the township in terms of increased tax revenues and/or infrastructure upgrades. However, we would caution you to consider the long term effects of wind turbines on the quiet beauty of our rural community and the health of its residents. As long-time taxpayers, this is something we most emphatically do not support. Is there someone we can contact to get more information about the development and potential location of these turbines?</p>
79	01-Jun-15	<p>I think the Wind Turbines are a clean resource of energy and much safer than nuclear solar panels, coal and oil fired generators which pollute the environment with the emissions from coal and oil and the cost of nuclear energy! Just think of a melt down and all the people it would kill. Look what has happened in Russia and Japan. Mother Earth is warming up. Thousands dying in India with heat, floods, tornadoes, and so on. Think how clean they are powered by wind if you don't believe me, turn on CNN and watch what is going on with Mother Earth.</p>
80	01-Jun-15	<p>Just sayin'...  <a href="https://www.wind-watch.org/quotes.php">https://www.wind-watch.org/quotes.php</a></p>

THE CORPORATION OF THE TOWNSHIP OF NORTH FRONTENAC

BY-LAW #59-15

“CONFIRMING BY-LAW”

**BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF NORTH FRONTENAC TO CONFIRM ALL ACTIONS AND PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF NORTH FRONTENAC, FOR A SPECIAL MEETING HELD JUNE 6, 2015;**

**WHEREAS** Section 9 of the *Municipal Act, S.O.2001, c.25* and amendments thereto provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Subsection 2 of Section 11 of the *Municipal Act, S.O. 2001, c.25* and amendments thereto provides that a lower-tier and an upper-tier municipality may pass by-laws respecting matters within the spheres of jurisdiction described in the Table to Subsection 2, subject to certain provisions;

**AND WHEREAS** Section 5(3) of the *Municipal Act S.O. 2001, c.25* – A Municipal power, including a municipality’s capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** it is deemed expedient that the proceedings of the Council of The Corporation of the Township of North Frontenac for the June 6, 2015 Special Council Meeting, be confirmed and adopted by by-law;

**NOW THEREFORE** the Council of The Corporation of the Township of North Frontenac hereby enacts as follows:

1. THAT all actions and proceedings of the Council of The Corporation of the Township of North Frontenac taken at its Special Council Meeting held June 6, 2015 be confirmed as actions for which The Corporation of the Township of North Frontenac has the capacity, rights, powers and privileges of a natural person;
2. THAT all actions and proceedings of the Council of The Corporation of the Township of North Frontenac at its Special Council Meeting held June 6, 2015 in respect of each recommendation contained in the Minutes and each motion and resolution passed and other actions taken by the Council of The Corporation of North Frontenac at the Meeting, are hereby sanctioned, ratified and confirmed as if all such proceedings were expressly embodied in this By-law;
3. THAT the Mayor and proper officials of The Corporation of the Township of North Frontenac are hereby authorized and directed to do all things necessary, and to obtain approvals where required, to give effect to the actions passed and taken by Council at the said Meeting;
4. THAT this by-law shall come into force as of the final passing thereof.

**READ** a first and second time this 6<sup>th</sup> day of June, 2015.

**READ** a third time and passed this 6<sup>th</sup> day of June, 2015.

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Mayor

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Clerk