Ontario

Ministry of the Environment

Renewable Energy Approval
Consultation Form: municipalities, local authorities
ss. 18(2) Ontario Regulation 359/09

Ce formulaire est disponible en français

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

Section 1 - Project Description

1.1 - Renewable Energy Project

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

Conestogo Wind Farm - FIT Contract # FU99SSX

Project Location

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

Civic Address- Street information *(includes street number, name, type and direction)*	Unit Identifier *(i.e. apartment number)*
Multiple Properties - See Attached List	

Survey Address *(Not required if Street Information is provided)*

Lot and Conc.:
used to indicate location within a subdivided township and consists of a lot number and a concession number.

Lot	Conc.

Part and Reference:
used to indicate location within unorganized territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.

Part	Reference Plan

Location Information *(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)*

Geo Reference *(e.g. southwest corner of property)*

Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing
NAD83	17N		Parcel Fabric	531789.997	4847963.47

Project Phasing *(outline construction, operation and decommissioning activities)*

1.Land acquisition - Completed
2.Planning and Resource Assessment - Ongoing
3.Permitting - In progress, expected completion Spring 2011
4.Detailed Design - In progress, expected completion Spring 2011
5.Construction - Spring and Summer 2011
6.Operations - Summer-Fall 2011 - 2031
7.Decommissioning - 2031, unless new power purchase contract is awarded

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1.2 - Environmental Context

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

No significant environmental effects after mitigation. Please see DRAFT PROJECT DESCRIPTION REPORT, DRAFT DESIGN AND OPERATIONS REPORT DRAFT CONSTRUCTION PLAN REPORT, DRAFT DECOMMISSIONING REPORT and DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT for details.

Propose early avoidance/prevention/mitigation concepts and measures.

Please see DRAFT PROJECT DESCRIPTION REPORT, DRAFT DESIGN AND OPERATIONS REPORT, DRAFT CONSTRUCTION PLAN REPORT, DRAFT DECOMMISSIONING REPORT and DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT for details

1.3 - Renewable Energy Generation Facility

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

[X]	Wind Facility (Land Based)	[ ]	Biofuel Facility
[ ]	Wind Facility (Off-Shore)	[ ]	Solar Photo Voltaic Facility
[ ]	Biogas Facility (Anaerobic Digesters)	[ ]	Other Describe :
[ ]	Biomass Facility (Thermal Treatment)	[ ]	Class (if applicable) :

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site *(hectares)*
22.92 MW			2400 ha

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.

*Nine Siemens SWT 2.3-101 wind turbines and one Siemens SWT 2.22-101 wind turbine each with pad mount 690 V/ 34.5 kV step up transformers located at or near the base of each turbine

*Buried and overhead 34.5 kV electrical collector system, and ancillaries

*A 44 kV electrical line

*A transformer substation to connect to the Hydro One distribution system

1.4 – Renewable Energy Generation Activities

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

1.Land acquisition 2.Planning and Resource Assessment 3.Permitting 4.Detailed Design 5.Construction 6.Operations 7.Decommissioning

Section 2 – Supporting Documents

2.1 – Requirement	Name of Draft documents distributed for consultation	Date available to Municipal or Local Authority Contact
DRAFT Project Description Report	Draft Project Description Report	August 26, 2010
DRAFT Design and Operations Report	Draft Design and Operations Report	August 26, 2010
DRAFT Construction Plan Report	Draft Construction Plan Report	August 26, 2010
DRAFT Decommissioning Plan Report	Draft Decommissioning Plan Report	August 26, 2010
List of other Documents		
DRAFT EIA Report		August 26, 2010
DRAFT Natural Heritage Evaluation and Records Review		August 26, 2010
Draft Avifaunal Report		August 26, 2010
DRAFT Turbine Specification Report		August 26, 2010
DRAFT Bat Monitoring Report		August 26, 2010
DRAFT Noise Report		August 26, 2010
DRAFT Archaeological Stage 1 Report		August 26, 2010

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

Section 3 – Applicant Address and Contact Information

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

Applicant Name *(legal name of individual or organization as evidenced by legal documents)*	Business Identification Number
NextEra Energy Canada, ULC	180639007

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

Conestogo Wind Energy Centre

Civic Address- Street information *(includes street number, name, type and direction)*	Unit Identifier *(i.e. apartment number)*
RR1 Sideroad 17 between Sixteenth and Fourteenth Line Alma	

Survey Address *(Not required if Street Information is provided)*

Lot and Conc.:
used to indicate location within a subdivided township and consists of a lot number and a concession number.

Lot	Conc.

Part and Reference:
used to indicate location within an unsubdivided township or unsurveyed territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.

Part	Reference Plan

Municipality	County/District	Province/State	Country	Postal Code
	Wellington	ON		N0B 1A0

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

Section 4 – Municipal or Local Authority Contact Information

Name of Municipality - ***Township of Mapleton***
Address ***7275 Sideroad 16, PO Box 160, Drayton, ON N0G 1P0***
Phone: ***519-638-3313***
Clerk's Name: ***Patty Sinnamon***
Clerk's Phone/Fax: ***Phone: 519-638-3313, Ext. 24 Fax: 519-638-5113***
E-mail Address: ***psinnamon@town.mapleton.on.ca***

Please note: Upper Tier Municipality: County of Wellington

Section 5: Consultation Requirement

5.1 – Project Location
Provide comment on the project location with respect to infrastructure and servicing *Utility vaults need to be set out on plan*
5.2 – Project Roads
Provide comment on the proposed project's plans respecting road access.
Municipality will require road access agreements to be signed as well as entrance permit approvals off municipal roads prior to the issuance of any building permits. Security Deposits will be required for road rehabilitation. The Township has not received a transportation plan to date; however we have met with the Construction Manager to discuss possible routes. We also an engineer's report on the pre-construction and post-construction condition of the roads which will serve as a benchmark for any required rehabilitation and reconstruction. This will include the condition of any culverts and bridges.
Identify any issues and provide recommendations with respect to road access.
Proponent must meet with Public Works to determine location of each required entrance. Preliminary discussions have been held between the Township and the proponent. ***Two Access roads have been identified as significant heritage features and will be impacted greatly by this project – road must be restored to satisfaction of the municipality.*** ***Road intersections will be required to be updated (ie. Increased turning radii).***
Provide any comment on any proposed Traffic Management Plans ***Proponent must have a road pre-construction road condition survey completed as well as a structure survey/analysis for all structures involved in project development, including all material delivery routes. The structure analysis ensures all concrete and steel culverts and bridges can withstand the loads that will be experienced during construction phase. Also gives the municipality a measurement tool to determine damage to road structure during and after construction. A post-construction condition survey will be required.***

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

The Township will require remediation/rehabilitation of any damages to municipal roadways, existing culverts, or any other municipal infrastructure.
Dust suppression must be applied before and during construction – noise concerns due to heavy equipment and traffic must be addressed
Traffic management Plan must address disruption impediment during harvest season due to large volumes of traffic

Have not received Traffic Management Plan for approval as of yet.

5.3 – Municipal or Local Authority Service Connection

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

The proponent needs to provide information on storm water management both during and upon completion of the project. Any farm tile connections that have been disrupted must be reconnected. Any work affecting municipal drains must be approved by the Township's Drainage engineer.

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.

The Township will require a buffering and landscaping design for the transformer substation site.
Security fencing around the area of construction is required, as is weed and rodent control.
The turbines will be a negative impact and reduction in the aesthetic quality of our rural landscape

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

The applicants shall meet with representatives of the Fire Department and/or Community Emergency Management Coordinator to discuss arrangements necessary to complete emergency response plans and to review such plans once completed. Response protocols to be shared with central dispatch services. Fire prevention protocols must also be established.

Each site must have an oil containment area.

The location of each turbine for GIS and civic addressing purposes (provided in spreadsheet format) including:

Number assigned to turbine and civic address for new entrances
Access road coordinates
Lot and concession
Roll number of turbine host property
Roll number of access point if different from above
Municipal road name

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

Unaware of any Municipal Easements or Restrictive Covenants that might impact this project.

5.5 – Project Construction

Identify any issue 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

General

Details on how construction delays are handled ie. Notification to road authority, property owners, neighbours
Protocol for dust and noise complaints – provide information to property owners and municipality before construction begins

Engineering and Transportation Submissions should include the following:

Plans Indicating:
All proposed construction site
All proposed transmission lines
All municipal roads which will serve as proposed access routes and delivery routes to the site (traced back to the geographic limits of the Municipality)
All proposed new driveway or road entrances off of municipal roads to serve project sites complete with details such as hydraulic design associated with sizing of pipe when crossing a municipal drain or roadside ditch
Entrance permits will be required for each entrance and will be subject to application fees in effect at the time of building permits being issued.
All proposed roads over private lands complete with details, such as hydraulic designed

Information associated with delivery of materials and construction, including:

Turning radii of all large vehicles and any proposed improvements to road cross section or intersection geometry
Hydraulic design associated with sizing of pipe when modifying intersection at a municipal drain crossing
Hydraulic design associated with sizing of pipe when modifying intersection at a roadside ditch
Loads associated with delivery and construction of project (total roads, axle roads, axle spacing, etc.)
Engineered evaluation of all bridges and culverts by a Professional Engineer licensed in the Province of Ontario in accordance with the Canadian Highway Bridge Design Code
Modifications to any road signage or traffic control signs to facilitate geometric modifications
Preliminary traffic and worker protection plans in accordance with Workplace Health and Safety Act
Health and Safety Plan or Protocol

Public Works Submissions should include the following:

Shared use agreement with Hydro One in cases where hydro lines meet in municipal rights-of-way
Agreement with the Municipality for hydro transmission or collection lines in the in the municipal ROW
In situations involving longer distances between high voltage from applicant's transformer to Hydro One main transmission lines for distribution to the power grid, those feds should be on private property with easements.
Municipal application form for entrance permits on roadside ditches to access internal service roads to new wind energy sites
Notification if any municipal roads/intersections need to be improved to allow for construction (ie. Turning radius, etc.)
Application for moving permits for delivery of equipment such as tower parts, erect cranes. Copies of those permits (ie. MTO, OPP notification must be provided to the municipality).
Please note that the Township does have a half load by-law in effect.

Drainage Services Submission should include the following:

Copy of information provided to Public Works as above
Details on impacts to any municipal drainage works. Please provide as soon as possible, as any amendments to municipal drainage works can be a lengthy process and public consultation is required.
Contact information for proponent and contractor involved in drainage works/modifications. The Drainage Act process is not a permit process, but rather a design, discussion/input and construction/inspection process whereby the Drainage Inspector must be involved in all aspects.
Proposed setbacks from municipal drains. All permanent and temporary buildings, foundations equipment, roads, storage and staging areas, poles and buried cables will not be constructed or placed closer than 10 meters to the top of the bank of an open drain or closer than 8 metres horizontally to a buried drain.
Installation of buried cables – if installed by open cut, power cables will be placed 1.5 meters below the designed bottom of any buried municipal drain. If directional drilling is used, power cables will be placed 2.5 meters below any buried municipal drain. Power cables will be directionally drilled to 2 metres below the bottom of the drain, ensuring that there is no damage to the drain bank. No cables are to be buried within a culvert backfill or across a new or existing crossing.
Crossing of municipal drains will be designed and constructed according to the Drainage Act and shall be reviewed by the Township's Drainage Inspector and/or Drainage Engineer
Provision for surface water inlets. Any collection of surface drainage water that outlets to a municipal drain requires conduits that are correctly sized and composed of suitable materials. Consideration must be given to erosion protection of and for all municipal drains.

Planned construction schedule with mind to foreseeing any conflict with other construction activities and determining compatibility with other time and process restrictions.

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

No issues or recommendations

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.

Consultation with Union Gas and Hydro One with any and all approvals being provided to the Township of Mapleton for their records.
Any and all locates will be at the expense of the proponent.

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

Building permit application for each property, including

911 identifying number for each turbine (Clerk's Department)
Soils report for each turbine location
Site plan showing location of turbine complete with setback dimensions to the property line
Three sets of drawings for foundations, turbine and accessory buildings (ie. transfer stations) with signed Ontario structural engineer stamp. Foundations that are atypical due to soil conditions shall be added to the specific building permit application
General Review Certificates signed by applicable engineers
Building permit fees (as determined by the Township's fees and charges by-law.

Identify any issues and recommendations related to the identification of any significant natural features and water bodies with the municipality.
Setbacks to woodlots have not been adhered to in proposed plan and there are discrepancies in the submission with respect to distances We request that these discrepancies be clarified. We request that these woodlots be protected and the setbacks maintained as per the Green Energy Act.
Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource. ***Heritage roads must be restored to original condition***
Other issues, recommendations or concerns: General Complaints Protocol Noise Complaint Management Protocol - Emergency management – additional training for firefighters may be required – training costs to be paid by proponent We would ask that the municipality be provided with draft approval so that we can be assured that our concerns have been met and agreements are put into place. Signage at the transformer site to indicate what the project is about. See Covering letter setting out additional concerns of the Township of Mapleton

Conestogo Wind Energy Center Land Ownership and Parcel Description

The table below lists the legal description of the parcels which will be used for the proposed Conestogo Wind Energy Centre.

Ownership (Public or Private)	Parcel Description
Properties Located in Mapleton Township	
Private	CON 12 LOT 13
Private	CON 14 LOT 11
Private	CON 13 E PT LOT 13
Private	CON 13 LOT 3
Private	CON 13 LOT 12
Private	CON 12 PT LOTS 9,10
Private	CON 12 LOT 7
Private	CON 13 W PT LOT 14
Private	CON 15 S PT LOT 10
Private	CON 14 S PT LOT 4
Private	CON ABCR N PT LOT 9