



# MEETING MINUTES

**Subject:** Community Liaison Committee Meeting #3  
**Date and Time:** October 25, 2016 6:00pm – 9:00pm  
**Location:** Wellandport Community Centre  
 5042 Canborough Road, West Lincoln, ON  
**Our File:** 15-2673

## Attendees

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Jason High, Community Member

Melissa Tomascik, Niagara Region

Marc Tremblay, Boralex

Adam Rosso, Boralex

Heather Plewes, Boralex

Jason Weir, Boralex

Karla Kolli, Dillon Consulting (Facilitator)

Nadia Galati, Dillon Consulting

### *Regrets:*

Nellie DeHaan, Community Member

Gerry Veldhuizen, Community Member

Jordan Fois, Community Member

John Sikkens, Community Member

Drew Cherry, GRCA

Sue Flaherty, Haldimand County

## Notes

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### Item Discussion

#### 1. Introductions & Meeting Structure

- CLC members introduced themselves.
- Facilitator provided an overview of the rationale of the CLC and explained the meeting framework.

#### 2. Review of Past Minutes – CLC Meeting #2

- Last meeting was April 27, 2016 at the Wellandport Community Centre.
- There were a number of action items – the action items are complete and documented in the minutes with the exception of the Notice of Project Operation (posted on project website within one (1) week and regulation information (project website within two (2) weeks).

#### 3. Project Update

Work that is complete:

- All 77 turbines have been installed/erected.
- The collector system is complete – connecting turbines to the north and south substations.
- Transmission line is complete – mainly above ground poles and conductor cable that carries power generated by turbines from the south substation to the north substation and from there to the Interconnect station.

## Item Discussion

### Work that is ongoing:

- Commissioning on all 45 turbines in north section of project complete; now working on the remaining turbines in the south section.
- In north and south substations, the sound walls for transformers will be installed in November 2016.
- Remediation work still ongoing and will continue into the New Year.
- Guiderail installation and site clean-up and reseedling to be completed in November.

### Next Steps:

- Commercial operations commencing in the coming weeks.
- Energization is complete on Collector and T-lines – as mentioned, turbines continue to be energized.
- Energization of turbines in south is ongoing as commissioning teams complete work – all south turbines should be producing within one (1) week.
- Operations team is now responsible for project since it is generating power.
- Construction and Project Management team will continue to manage remediation activities until they are complete.

## 4. Topics of Community Interest

### Contacting NRWF with Questions and Concerns:

- NRWF knows it is important for the public to be able to contact the project.
- NRWF Project phone number is: 1-844-363-6491
- NRWF website includes contact information and offers a built-in contact form.
- For future correspondence the public can use the 'CONTACT' link on website (<http://www.nrwf.ca/contact/>). Every message received is recorded and applicable complaints are reported to MOECC. The message reviewers then distribute/assign an appropriate Boralex staff member to answer the question.
- 911 should always be used as the primary emergency number. There is 24/7 emergency number for Boralex which will be posted at the substations. The emergency number will be monitored and answered by a live 24/7 remote monitoring station.

### Stats from the NRWF website and CLC Advertisement:

- New design format was used for the CLC advertisement.
- **Question was raised about stats on job creation and community investment.** The following clarification was provided:
  - Direct employment will be with operations, maintenance, etc.
  - Indirect employment contributions are made in manufacturing in southern Ontario.
  - Local community investment has been significant: taxes, use of local companies, etc.

## Item Discussion

### Productivity & Capacity of the NRWF:

- NRWF will generate electricity more than 90% of the time (i.e. the project will be producing some energy 90% of the time).
- NRWF will be producing name plate capacity more than 30% of the time. We have a 124m hub height (higher than all turbines in Ontario) and the rotors are wider, this means that the project can generate more energy as winds at higher altitudes become steadier, more persistent, and are of higher velocity.

### Curtailments:

- The project is only paid for the amount of electricity that it produces. If the project is curtailed, it would still be compensated for energy that the project produces even though the province does not feed that electricity into the grid.
- Standard curtailments – 25 hours multiplied by the nameplate capacity per year.
- IESO has a lottery for curtailments – every wind farm in Ontario is given a number and that is the order in which the wind farms are curtailed under economic considerations. The lottery is uniformly managed throughout Ontario.

### Local Energy Use:

- The electricity generated by the NRWF is connected to a dedicated bulk transmission line to Hamilton.
- Energy that is produced will primarily be used in Hamilton. However it is difficult to identify exactly where the electricity will be used.
- **Question: Will the energy produced by the NRWF be injected into the Lake Erie connector (United States) and provide power into the United States?** Some of the NRWF energy produced may be exported to the United States but the system is dynamic and it is difficult to define exactly how much and when.
- **Question: If the north turbines are operational why are they not all turning?** The north substation was in operation as of yesterday (October 24, 2016). To begin operating post-shut down, each turbine must be manually re-started. Turbines that were operating before yesterday were not in service but in test mode. Some turbines require some troubleshooting (i.e., some turbines that are not turning yet) – this is a normal process and the turbines will all be turning shortly once the restarting process is complete. All turbines to the north are operational and those in the south and will be operational within the next week. All turbines will run automatically and will be remotely live-monitored.
- **Question: Where is DC converted?** DC is converted to AC within the turbines.
- **Question: How many turbines in West Lincoln?** There are 43 turbines located/sited in West Lincoln.

### Guiderail Installation:

- Transmission line poles were located within the road right-of-way based on the

## Item Discussion

project's renewable energy approval (REA) permit based on things such as required setbacks from private land, presence of other buried or above-ground utilities in the ROW, drainage, and location of intersections and private entrances. Guiderail is being installed in front of some of the turbines as a requirement of municipal and regional road safety guidelines.

- The guiderail was designed/stamped by Engineers and reviewed and approved by municipal and regional road authorities.
- **Question: Does Boralex have a stamp indicating that the guiderail meets provincial standards? Who has NWRP been working with for the approval of guiderails on regional roads? Who did the consulting for the guiderails?** The guiderail design is in compliance with local road regulations and the guiderails are located based on the safety standards for right-of-ways (ROW). The project is working with the Region and the local municipalities and the engineering firm, UCC Consulting (Jason Schooley), who designed the guiderail. Each guiderail is approved on a case by case basis by the municipality. Boralex's contractor has a surveyor on staff that reviews the installation of guiderails against UCC Consulting's guiderail designs to ensure correct installation.
- **Question: Who is held liable for damages to the guiderail?** Boralex owns the infrastructure. If an accident occurs in the road ROW Boralex will be involved. If someone hits the guiderail when they are exiting their property and wants to discuss the situation with the appropriate contact, they should contact Boralex via the contact details on the project website.
- **Question: Were guiderails included in the project design initially?** The REA process, which permits the project, is mainly concerned with the movement of electrons. There is no REA requirement that has to do with guiderails. However REA guidelines indicate that applicable regional and municipal guidelines must be followed in addition to the REA provisions. When the project looked at the design, the goal was to reduce the number of poles as much as possible but the flip side was that by using steel poles it was essential to install guiderails, based on region and municipal guidelines for the reduction of safety risks.
- **Question: Did engineers consider the movement of farm equipment around guiderails?** It is recognized that this is a farming community. The decision on whether a guiderail was required was based on considerations such as line of sight, setback, drainage and clear zone. The goal was to set the guiderail back as much as possible from the travelled road surface.
- **Question: Farmers depend on drainage. Who designed the poles in the centre of the drainage ditch?** At times it necessary to place poles within drainage ditches. The pole placement was individually designed, stamped and approved by a project engineer. UCC Consulting designed every location and each pole was individually designed. Project water flow was surveyed. Every design was stamped by the UCC designer/engineer and was approved by the Region and the local municipalities.

**ACTION ITEM: Boralex to confirm what can be shared to transparently demonstrate that construction was undertaken according to the design.**

## Item Discussion

**ACTION: Boralex to arrange a site visit of guiderails with members of the public and farm associations. (COMPLETED).**

### Tree Replacement Plans:

- Trees were removed or trimmed in the ROW to build some portions of the project, mainly the Transmission line.
- Replacement commitments are part of individual Road Usage Agreements (RUAs) with the municipalities and Region. RUA with the Niagara Region is a dollar/financial replacement – not physical species.
- Currently, implementation plans are under review/in discussion with municipalities and the Region.

**ACTION: Boralex commits to sharing the Tree Replacement Plans once finalized via the project website.**

**ACTION: Boralex commits to grinding all tree stumps that have been left behind. If there are stumps that have not yet been ground down please let Boralex know and they will arrange stump grinding.**

### Water Wells

- Groundwater monitoring (pre and post construction) is a condition of the project's Renewable Energy Approval (REA) permit and is carried out by Stantec, the environmental consultants retained by NRWF. Groundwater monitoring takes place within prescribed zones as per the REA permit: 1) within 120m of buried Transmission line and 2) wells servicing residences within 500m of a turbine.
- Samples are tested for compliance with Ontario Drinking Water Standards.
- If someone is experiencing a direct impact to their water quality as a result of project, those individuals should contact the project to let Boralex know so that the issue can be examined.
- **Question: How many wells have been dewatered?** One well was dewatered but it has been remediated and is now operational.

**ACTION: Boralex commits to identifying the number of residents who elected to participate in the groundwater monitoring.**

- **Question: Was soil quality tested as a component of turbine installation?** Yes, site-specific geotechnical analysis was conducted.
- **Question: What is the depth of the wind turbine foundations? What about the piles?** The maximum depth of the foundations is 3-4 metres/15 feet. The piles' depth depends on the turbine location and the geotechnical analysis.

**ACTION: Boralex commits to identifying the maximum depth of the turbine piles.**

## Item Discussion

### Decommissioning the NRWF Project

- Decommissioning is like construction in reverse – cranes will disassemble turbine components similarly to how they were assembled and they will be transported safely off site.
- **Question: Which landfill will blades be sent to?** Currently, Boralex does not know which landfill project components will be sent to. It was noted that there are companies conducting research to determine the appropriate waste and disposal streams for the future..
- **Question: What is the commitment/process for decommissioning?** The design lifespan of the wind turbines is greater than the power purchase agreement. Boralex has the ability to extend the power purchase agreement for up to 40 years, less a day. Longevity of a turbine, including the blades, is 25 years. Boralex is responsible to implement a decommissioning plan at the end of a project lifecycle/end of power purchase agreement that is in accordance with the project's REA approval.
- **Question: How long is the warranty on the turbine towers?** It is a 15-year service guarantee with Enercon.

### Other Topics

- **Question: What is the power purchase agreement?** *Response:* Boralex is paid \$0.135/kilowatt it produces and the First Nations are paid \$0.005/kilowatt.
- **Question: What is the timing to repair roads, such as Regional Road 24?** RUAs are signed with municipalities and the Region. Boralex is responsible for the surface of roads. By the time construction is complete, the road surface must be returned to the previous condition or better within 12 months of commercial operation. Under the RUA, the requirements for freeze/thaw must be reviewed by an independent Engineer one year after rehabilitation to ensure the roads have been returned to their previous condition or better. Boralex wants to make sure that the roads are safe. If there are any concerns about specific roads, the public should contact Boralex and Boralex will investigate any road safety concern.
- **Question: Do the project's benefits offset the Cradle-to-Grave project impacts?** *Response:* Boralex expressed their belief that the long-terms benefits of renewable energy offset project impacts as renewable energy is an advantageous way of providing for and meeting electricity needs as compared to other sources of electricity.

***ACTION: Boralex commits to reviewing safety of surface quality on Highway 20 south of Smithville, south of Glanbrook School.***

- **Question: Will Boralex assign debentures (a debenture is a type of debt instrument secured by physical assets) to landowner property with project components?** Debentures have to do with the equipment that is housed on a landowner's property.

## Item Discussion

**ACTION: Boralex commits to provide information if there are any legal implications with respect to debentures on properties. Boralex commits to confirm whether debentures have been placed against any landowners' property for this project.**

### Noise

- In the agreement with Enercon, Enercon provides guaranteed noise compliance within technical noise standards.
- Noise at residences will not go above 40 dBA based on the technical standards of the turbine design. However, if turbines at any point do not comply with noise levels, Boralex can adjust the turbine settings to meet requirements.
- Third-party engineering noise consultants (Aercooustic Engineering, HDC Engineering, DC/GL Engineers) will conduct noise audits and will review noise assessments and post-construction assessments to determine compliance with technical standards.
- Noise audits must be provided to the MOECC and must identify landowners/sites. The MOECC must approve all locations and the MOECC does not encourage participating sites/landowners.
- A total of ten (10) non-participating landowner properties will be monitored for noise levels in the audit. Participating landowners are only engaged if approval to audit is not received by non-participating landowners.
- **Question: Were pre-construction noise assessments conducted?** Pre-construction ambient noise measurements were not taken as they are not allowed to be considered.

### Communication

- **Question: What newspapers was the Notice published in? Why wasn't the community emailed about the CLC meeting?** The notice was published during the first week of October in The Dunnville Sagem, Niagara This Week (Port Colborne Leader edition) and Niagara This Week (Grimsby-Lincoln News edition).
- It was suggested that the project consider more frequent and direct communication about CLC meetings to ensure the community is aware. Publishing meeting notifications more than once in the newspapers was suggested, as was emails to those in attendance at meetings.
- **Comment: The community is concerned that there is a communication gap.** Boralex has instituted a single point of contact for all project inquires and concerns moving forward – the project contact details:

**ACTION: Boralex has revised the sign in sheet to identify if meeting attendees would like direct notification and commits to directly notifying those who have requested about upcoming CLC meetings.**

**ACTION: Boralex commits to reviewing CLC meeting notification process.**

**Item    Discussion****Single point of contact for all project inquires:**

Phone: 1-844-363-6491

Email: [info@nrwf.ca](mailto:info@nrwf.ca)Project website: [www.nrwf.ca](http://www.nrwf.ca)**5.        Moving Forward**

- Any complaint/concern, the first point of contact should be the official project single-point of contact (see above) which will send the community member an acknowledgement within 48 hours.
- Members of the community who want to be a member of the CLC can contact the project and request to become a formal member of the CLC.

**NEXT CLC MEETING DATE:** Approximately January/February 2017 (To be determined.)**6.        Thank you – Closing**

- The meeting adjourned at 9:00pm

**Project Contact Information**

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**Niagara Region Wind Farm**

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Phone: 1-844-363-6491

Email: [info@nrwf.ca](mailto:info@nrwf.ca)Project website: [www.nrwf.ca](http://www.nrwf.ca)**CLC Facilitator**

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**Errors and/or Omissions**

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These minutes were prepared by Nadia Galati who should be notified of any errors and/or omissions.