

MUNICIPALITY OF CHATHAM-KENT
COMMUNITY AND DEVELOPMENT SERVICES
PLANNING SERVICES
INFORMATION REPORT

TO: Mayor and Members of Council

FROM: Ralph Pugliese, MCIP, RPP, DPA
Director, Planning Services

DATE: September 3, 2008

SUBJECT: Processing of Wind Applications – RFP III

This report is for the information of Council.

BACKGROUND

This report is intended to inform Council of the status of planning applications for wind farm developments responding to the Request for Proposal III (RFP III), issued by the Ontario Power Authority (OPA). The deadline for submissions to the RFP III is October 28, 2008. The RFP III submissions will be reviewed and scored against the following criteria:

| Overview of Rated Criteria | Maximum Point Score |
|---|----------------------------|
| Environmental Assessment | 20 |
| Municipal and Regional Zoning Approvals | 20 |
| Equipment Availability | 15 |
| Resource Availability Data | 10 |
| Proponent Team Experience | 10 |
| Financial Assessment | 25 |
| Total Point Score | 100 |

As indicated in the above chart, 20% of the total point score rating is awarded for the Municipal and Regional Zoning approvals, and an additional 20% for the Environmental Assessment process. Administration had anticipated that the wind farm proponents would have submitted the required planning applications and associated documentation prior to this point in time.

As listed in Appendix 'A', eight proponents involved in ten projects were expected to make submissions. To date, only the AIM PowerGen Corporation - Eriean/Blenheim Wind Farm project is in a position to proceed to a public meeting before Council in October.

COMMENTS

Administration and the municipal planning consultant have been in regular contact with all of the proponents, and have made them aware of the application processing requirements and timeframe for submissions of planning applications to meet the OPA deadline. Appendix 'B' details the submission requirements necessary to properly evaluate the planning applications and provide a recommendation to Council.

The planning evaluation related to the placement of the wind turbine, relies heavily on the content and details in the Environmental Screening Report's (ESR's). Administration is not prepared to advise Council on the merits of the proposals without the submission of the final ESR and the issuance of the Notice of Completion. The Notice of Completion of the ESR issued by the proponent, although not compulsory under legislation, has marked the Ministry of the Environment's (MOE's) review and concurrence in the environmental details surrounding each proposal. The Ministry has advised that, despite an increase in their staff to deal with an anticipated influx of applications, they require at least a two month period for review and response. This time period would not permit a response in time for the municipal planning consultant to evaluate and prepare the necessary documentation and recommendations for Council prior to the end of October. Appendix 'A' indicates the project requirements and the status of each project.

Wind farm development applications will continue to be accepted and processed, once all of the required information and documentation has been submitted. A comprehensive evaluation and planning analysis will be done, and informed recommendations will be made to Council on each application.

AIM PowerGen Corporation - Eriean/Blenheim Wind Farm proposal is the only application that is expected to be brought forward to Council for consideration prior to the end of October. Through separate communication, Council and the public will be informed of the specific Council date for the AIM PowerGen application. All of the other proponents have been advised of these circumstances.

Despite this circumstance, administration is continuing to assist proponents in moving forward with their applications and submissions to the OPA by:

- Providing information to the OPA with regard to proponent positions in the planning and environmental screening process
- Providing information regarding Council's Strategic Directions with respect to its continued focus on the growth of alternative energy in Chatham-Kent
- Maintaining regular communication with proponents

In this way, the RFP projects can achieve part of the maximum score available for municipal planning approvals when assessed by the OPA.

CONSULTATION

Corporate Services staff and Storey Samways Planning Ltd. were consulted and concur with the action taken.

FINANCIAL IMPLICATIONS

Financial implications are dependant upon the OPA award. As a result, there are no clear financial implications identified.

Prepared by:

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Reviewed by:

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Attachments: Appendix "A" - Projects Anticipated to Compete for RFP III
Appendix "B" - Requirements for Drawings

APPENDIX "A"

PROJECTS ANTICIPATED TO COMPETE FOR RFP III

| Developer Project | Notice of Commencement of Environmental Screening Process | Draft ESR Submitted | Notice of Completion of Environmental Screening Report | Application for Zoning By-law amendment | Application for Official Plan Amendment |
|-------------------------------------|---|------------------------|--|--|---|
| AIM Erieau Blenheim | X | X | X | X | X |
| AIM Lake St. Clair | X | | | X | |
| Gengrowth Merlin/Buxton | X | | | | |
| Invenergy Dover | X | | | | |
| Invenergy Raleigh | X | | | | |
| Kruger Port Alma 2 | X | | | | |
| RES Canada Talbot | X | | | | |
| Suncor Merlin Quinn | X | | | | |
| TransCanada Romney | X | | | | |
| Wind Prospect Kent Centre | X | | | | |

NOTES:

- Information is as of September 4, 2008
- 8 developers are proposing 10 projects in Chatham-Kent

APPENDIX “B”

REQUIREMENTS FOR DRAWINGS

1. Natural and man-made physical and topographical features (water courses, woodlots, railways etc.)
2. Roads and road allowances
3. Property lines
4. Wind turbine building envelopes based on setback standards, municipal or otherwise
5. Wind turbine locations based on the UTM coordinates found in the Noise Study showing a 50 metre radius
6. A survey of lots is not required but is recommended
7. Each site should be numbered and correspond with the ownership table. The ownership table should be submitted as a separate document and include the name and address of the owner, site number, turbine number(s), roll number, legal description, and lot area.
8. All drawings must be reproducible in black and white on letter sized (8.5” x 11”) paper
9. Where feasible, multiple sites can be included in one drawing