

LANDOWNERS' MEETING June 8, 2006
6:30-8:30 pm
Merlin Community Hall
Merlin, Ontario

Attendance:

- Jacques Gauthier (“JG”), Jean Roy (“JR”), Guy Paquette, David Janigan (“DJ”), Mike Cookson (“MC”), Jean-Paul Blais (“JB”), Kruger Energy
- Peter Prier (“PP”), Natalie Feisthauer, Stantec Consulting Ltd.
- Approximately 40 landowners, representing approximately 28 properties

Greeting, Introduction

Jacques Gauthier

*Land Option Discussion, Other Wind Developers**

Guy Paquette, Jacques Gauthier, Mike Cookson

- Kruger described the situation regarding land options and Onco’s activities with landowners
- Also discussed the land lease agreements signed by other companies such as Suncor and Petawawa
- Positive and interested discussion with landowners

* These minutes do not include the details of these discussions, although Stantec does have detailed minutes should they be requested

Project Update

Peter Prier

- Peter explained that a second Open House had been planned for the end of June; however, all of the information was not yet available to determine final placement of some of the turbines. In addition, it was felt that summer was not the best time to hold an Open House due to the likelihood of stakeholders being busy or away during the summer vacation period. Therefore the next Open House is likely to be scheduled for early September 2006.
- Peter recounted major feedback that was received from the first Open House in April, which included:
 - Concerns about noise
 - Concerns about agricultural land use
 - Impact on bird and butterfly populations
 - Turbine foundation construction and soil testing
 - Miscellaneous clarification questions
- Peter also reviewed current Project activities, which include:
 - Finalizing turbine locations and setbacks
 - Bird surveys are currently ongoing
 - Social and economic profiles are under development
- Peter suggested that the environmental assessment will likely be finished at the end of October, after which there will be a 30 day period that the public can review the document

Jacques Gauthier

- Emphasized that the website is a good way that landowners can keep abreast of the project process or can contact Kruger. Contact addresses and emails are on the website. Kruger will make stakeholders aware of activities as soon as possible through the website and it is also a way to inform the larger community of the process
- Kruger will be opening a local office soon
- JG also asked landowners if they are accessing the website, or would they also like to receive written communication 1-2x per month for those who do not

Jean-Paul Blais

- The philosophy of Kruger is to be an important part of your community, with a two-way clear communication channel

Mike Cookson (*Technology Overview*)

- Turbines are Siemens 80 m tower, with three 150 ft long rotor blades made out of composite materials
- Will rotate slowly at 6 to 16 rpm
- At the moment we are doing preliminary engineering:
 - Development of access roads
 - ISO systems operator is working on linking turbines to the electricity grid
 - Geotechnical work ongoing
 - Zoning process underway with Chatham-Kent and hoping to finalize soon

Next Steps

Mike Cookson

- Open House #2
- Environmental screening process
- Zoning
- Finalize leases
- Determine final turbine locations

Dave Janigan

- It will take 1-2 weeks to take soil samples (over the next few weeks) and evaluate results (32 m deep holes)
- Need to construct and maintain access roads (temporary for construction)

Jacques Gauthier

- We have a lot of time to keep you informed of the process because it's more than a year to construction
- We prefer to have more rather than less meetings to ensure clear 2-way communication
- Do you have any suggestions about how we can improve (e.g., give you more information, or deliver information in a different way)?

Feedback from participants (C[comment], Q[question], R[response])

Q: Will we have any say where the towers will be installed on our property?

R [MC]: Before any final positions are decided upon, you will be consulted. The final placement of the tower will be a unanimous decision between you [the landowner] and Kruger. Over the next four weeks soil cores are being collected and the types of soils will be evaluated with consideration for the engineering of the foundations. We will also be determining where drainage tiles are and any issues surrounding their location - so we will be talking to you a lot over the next little while. When the final site selection is to take place, we will talk to you since you know your land best.

C: You don't need to build foundations, just stick the towers in our clay!

C: You keep talking about the fact that people are concerned about noise – why? Our water windmills [for our wells] are not noisy

R [MC]: The concerns people have about noise are a holdover from the last generation of wind turbines, which had short blades and rotated faster – and were quite noisy. The new generation of turbines (like the ones to be used for the Port Alma project) have much larger diameters, rotate much more slowly and are therefore much quieter

C: I went to Port Burwell on a windy day (not terribly windy, but windy enough) and the noise was not at all noticeable. Which was good, because I was concerned about noise but now I am not.

R [JR]: With regard to noise, we will have the proper setbacks from any sensitive receptor (i.e., a house) according to all the MOE's requirements – we will be respectful of the noise in the area and it will not be an issue.

Q: Do the environment people have minimum noise requirements?

R [PP]: Yes. According to the Environmental Protection Act, which also looks at air quality including noise, the noise that the turbines create cannot be greater than the background noise of the location in which they are placed. The rules for this are stipulated under the Certificate for Approval Air (and the only issue for this project is noise, not air emissions), and since this is a rural area, the noise levels will be no greater than ambient noise at residences.

Q: Is that level 40 dB?

R [PP]: Depends on the background levels in your area, so maybe.

Q: What about vibration of the turbines, is it a problem?

R [DJ]: No. We cannot allow our turbines to have vibration transmission. We need to avoid this from an engineering perspective otherwise it means that something is wrong (e.g., with the gearbox)

R [PP]: I suspect I know where you are coming from – have you read the recent article in the London Free Press?

R: Many landowners had

R [PP]: In that case, it looked like a small high-speed turbine was located right beside (or attached even) to the house. The occupants of the house complained about vibration transmission and of various health problems due to exposure to the vibration. This is not the scenario that will take place with this project.

Q: What happens when the project is over?

R [DJ]: Kruger will dismantle everything and restore the property to its original condition, including access roads if desired. This is an obligation that we are required to make before we can even start the project

Q: What happens to the zoning after the project is over? Does it stay industrial?

R [representatives from Chatham-Kent]: Presumably the zoning will go back to agricultural/residential

Q: If you have a zoning by-law as industrial, what about building a house near an already existing turbine?

R [representatives from Chatham-Kent]: re-zoning will be considered

Q: If there are restrictions on noise, can you build a house near a turbine that already exists?

R [representative from Chatham-Kent]: Yes, if it already exists. If a house is built after a tower, it doesn't matter how close it is. But there has to be an understanding that noise levels will be greater if you are closer than the original setback. The setback is only required when houses pre-exists the turbine.
(some more discussion required for clarification)

Q: Who pays for the taxes on the turbines?

R: Kruger

Q: How?

R: The small acreage that the turbine is on will be zoned industrial by Chatham-Kent, and the bill for the taxes applicable to that industrial property will be sent directly to Kruger

C: I don't trust that Municipal Property Assessment Corporation won't mess it up; we have had many problems with them over other situations.

R [Chatham-Kent representatives]: we are working on the zoning issues right now