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MPAC still refuses to release their Study on Property Values close to turbines June 2015

The MPAC Report confirms 24-26% property devaluation within 5km of Wind Turbines.



How will this affect you?

MPAC has now admitted that their Mass Appraisal System used for Property Assessments does not have any data in the system concerning the effects of Wind Turbines on Property Values. The Huron County Office of MPAC as well as other offices have been told not to consider the effects of IWT's in completing their Assessments even though MPAC sends out "Request for Reconsideration Decisions" saying they considered Turbines in Your Assessments.

Wind Turbine News

Summer 2015

LEARN - What Your Government and Wind Developers are not telling YOU!

492 ft

See BIG WIND DOC. <http://tvo.org/video/211702/big-wind>

Help Keep Central Huron Turbine Free!

As of June 2014 Leader Resources notified Leaseholders that they would be stopping Lease Option payments immediately. This effectively cancelled the existing Lease Options.

However, Leader Resources requested former Leaseholders to sign an amended Lease Option that would not have immediate payments but the property owner would get retroactive payments as soon as the developer was approved for a project and the project proceeded. Leaseholders were told that a representative would be contacting them to sign an amended lease or lease option. With new information concerning the negative affects on human health, property devaluation, disruption of farming activities and control over their land, several property owners are having second thoughts. In other areas property owners wish they could get out of leases.

It appears some property owners have not re-signed but it is uncertain how many amended leases have been signed. Some property owners in Central Huron are concerned after seeing the construction activities on projects in neighbouring communities. One way property owners can help to reunite the community is not to sign a lease. There are still Multi National Wind Turbine Companies that want to make more money on the backs of local farmers and property owners. **There is no certainty until there are no signed leases.** Help keep Central Huron a unique community in this area on the east side of Lake Huron. If we work together this can be a reality again!



328 ft.



57
STORIES
HIGH
Largest
In
Ontario



Ontario's Green Energy Act

- A MISGUIDED INDUSTRIAL STRATEGY -

Not long ago a Globe and Mail editorial correctly described Ontario's Green Energy Act as "misguided industrial strategy masquerading as an environmental plan". At its best the act was an attempt at finding a manufacturing future for Ontario. A wind developer once explained the plan by saying "once Ontario powered steel mills with nuclear energy, now we are going to employ people erecting turbines and solar panels instead". This was the new "industrial strategy".

The plan was predicated on the idea that huge amounts of investment money would come flooding into Ontario from trans-national corporations like Samsung, Next Era, Siemens etc. looking to take advantage of the generous subsidies the plan promised. Our economy was supposed to flourish and jobs would abound.

On top of high rates for this green tinted electricity these developers demanded a streamlined approval process. Because much of rural Ontario in the high wind area was highly populated, developers demanded tight setbacks that fit our farm lot sizes, along with no municipal control over turbine numbers and sighting.

GOV'T THROWS RURAL FOLK UNDER BUS

The Liberal government of the day recognized rural Ontario no longer had meaningful political influence and was more than happy to throw country folk under the bus for the corporate interests that were going to bring both jobs and money. Instead of the public ownership model for renewable energy, used by Germany and Denmark, Ontario chose the corporate feeding frenzy model so the gov't could reward friendly interests and reap kickback benefits.

The gov't did know at the outset that electricity rates would have to rise dramatically and many rural residents were going to find themselves living in the midst of some of the largest and densest wind projects in the world. To convince people this was necessary the gov't needed a convenient bogeyman. So despite the reality of Ontario having a very clean electricity supply, that used far less coal than Germany, we were told our coal plants were killing people and wind turbines and solar panels were suddenly the best solution. The fact that Ontario had already made the decision in '04 to replace coal with refurbished nuclear and a large fleet of natural gas plants, is an inconvenient truth the gov't never speaks of.

So after five years of this misguided industrial strategy masquerading as an environmental plan, how has it served Ontario? Here's a short list...

ONTARIO'S CREDIT RATING DOWNGRADED

The province's credit rating has just been downgraded due to high debt and underperforming economy. Ontario, once the engine of Canada's economy" now has the same credit rating as the struggling economies of New Brunswick and Nova Scotia. 

RAPIDLY RISING ELECTRICITY RATES

The Ontario Chamber of Commerce has just released a report, showing our rapidly rising electricity rates are hurting business. Our rates are now competitive with only Alaska, Hawaii, Connecticut and Rhode Island. In fact 1 in 20 businesses plan to leave in the next 5 years due to high electricity costs. The brunt of the cost increases are born by homeowners and small/medium businesses.

The report also said "nuclear provided the best outcome for ON's economy, with 20% lower cost, 100,000 more jobs, \$60 billion in economic benefit and fewer greenhouse gas emissions". Wind on the other hand "provided 4% of electricity, while costing 20% in 2013". What does Ontario's new Long Term Energy Plan call for?...tripling wind and solar, and increasing reliance on natural gas while reducing nuclear. Exactly the wrong direction.

11 CORPORATIONS SCOOP 90% OF MONEY

90% of the billions of dollars paid for wind and solar FIT contracts went to 11 corporations. Only 2 of the 11 corporations were even based in Ontario. The gov't continues to contract more wind and solar while we export vast amounts of electricity to Michigan, New York and Quebec at a huge fiscal loss. We are on track to lose \$2billion in 2015 on the cost differential. So now when the wind blows in Ontario it actually pumps money out of the province.

ENVIRONMENT & PEOPLE BIGGEST LOSERS

Literally 10s of thousands of acres of agricultural and conservation land are being bulldozed for turbines, access roads and solar arrays. The gov't is now even permitting wind development on Crown Land and sensitive habitats. And none of this will make the air any cleaner, have any positive effect on climate change or make life better for the vast majority of people in Ontario.



ONTARIO INDEPENDENCE DAY GIFT TO USA

On July 4, 2015, Ontario exported approximately 50,000 megawatt hours (mwh) at bargain basement prices to Michigan & New York states; enough to power 5,000 Ontario homes for 1 year. It was exported at a price of .27 cents per kilowatt hour (kwh), while Ontario ratepayers picked up the production costs at approximately 11.3 cents per kwh, meaning it cost Ontario \$5.5 million to subsidize power sales to USA in ONE day. This did not include other costs to the system such as redirecting water around Niagara generators, steaming off at the Bruce Nuclear Centre and paying natural gas power plants to simply stand idle. Sources claim that Ontario losses for exporting excess power for 2015 will approach the \$2 billion mark.



Bill GATES - STOP THESE THINGS

In a recent Financial Times article titled "STOP THESE THINGS", Microsoft founder, Bill Gates, who is also one of the wealthiest men in the world, states government subsidies for wind power is a "pointless waste". In his opinion, today's renewable energy technologies are not a viable solution in reducing CO2 levels and that governments should divert all green subsidies into R&D, research and development aimed at new technologies rather than antiquated wind turbines.

He personally has already invested over a billion dollars of his own money into low carbon R&D and expects to double that in coming years.

LAND LIENS, MANITOULIN ISLAND

Subcontractor R. M. Belanger was owed \$2.25 million for installing a transmission line for a wind developer on Manitoulin Island but was only paid a small portion of the bill. R. M. Belanger subsequently placed liens on 24 property owners where the lines were placed for \$2 million which would amount to approximately \$85,000 per property. As well it included 5 public road allowances. Lawyer Eric Gillespie, states "the law works in such a way that if somebody does work on someone else's lands and can't get paid, then they put something legal against the lands".

PROFESSOR DENIED ACCESS TO HEALTH CANADA WIND TURBINE DATA

In 2014, Health Canada completed their \$2.1 million Wind Turbine Noise and Health Study.

Conflicting conclusions were published in a summary paper in November 2014. A color brochure was released (which has been very helpful for wind developers). Health Canada promised the data for the taxpayer funded study would be released at a later date. Associate Professor, Richard Mann of the University of Waterloo requested the data supporting the conclusion summary from Health Canada. His request has been DENIED. Professor Mann has now applied for the data through the 'freedom of information act'. It should also be noted that the Government of Canada has provided \$650,000 of taxpayer's money to the powerful wind lobbyist group 'CANWEA' – Canadian Wind Energy Association.

WHAT'S IN OUR FUTURE?

NO TIME TO BE COMPLACENT!!!

According to the Independent Electricity System Operator (IESO) Connection Availability Document on their website, The Municipality of Central Huron lies in the transmission area called Bruce. Bruce is currently coloured orange on the Transmission Area Map. This means that there is currently "No area capability for LRP" (Large Renewable Projects). However this does not mean that there can never be an LRP in our community. The situation could change, literally with the flick of a switch, in which case the wind developers will once again be targeting our community.

Open Season for Industrial Wind Turbines

It would appear, at the moment, that it is "open season" for industrial wind turbine projects in South Eastern Ontario. We have seen reports of projects being signed up. It is worth noting that the "Bribrancy" Fund program is alive and well and encouraged by our provincial government to assist the wind developers in gaining community support and the support of municipal politicians. It is very disappointing to see how little these communities are getting in return for allowing the wind developers to make \$Ms.

Old Sales Pitches still working!

It is also disappointing to see the same old sales pitches working on these communities after all we have been through and all we have learned since the Green Energy Act was passed in 2009. It is very important that we all talk to our neighbours about any wind developer activity we are aware of. They very much rely on a veil of secrecy provided by confidentiality agreements and gag clauses to get their way. It is to their benefit to work on individual landowners. They do not want to negotiate with a group where all the information is known by all and issues and ideas are discussed amongst neighbours. They do not want to hold public meetings but do so only because they have to under the terms of the LRP evaluation process and do so only after they have signed up a bunch of landowners and their project is well down the road.

CENTRAL HURON - A COMMUNITY

You want to come to or leave?

We want to make Central Huron a community that people will want to move to, not away from. To that end we are committed to keeping Central Huron TRULY GREEN and free of Industrial Wind Turbines but it won't happen unless we all work together and support the goal. Remember, as we have said before, the only way to stop an Industrial Wind Turbine Project is to not sign a lease.

Just say, "No Thanks."

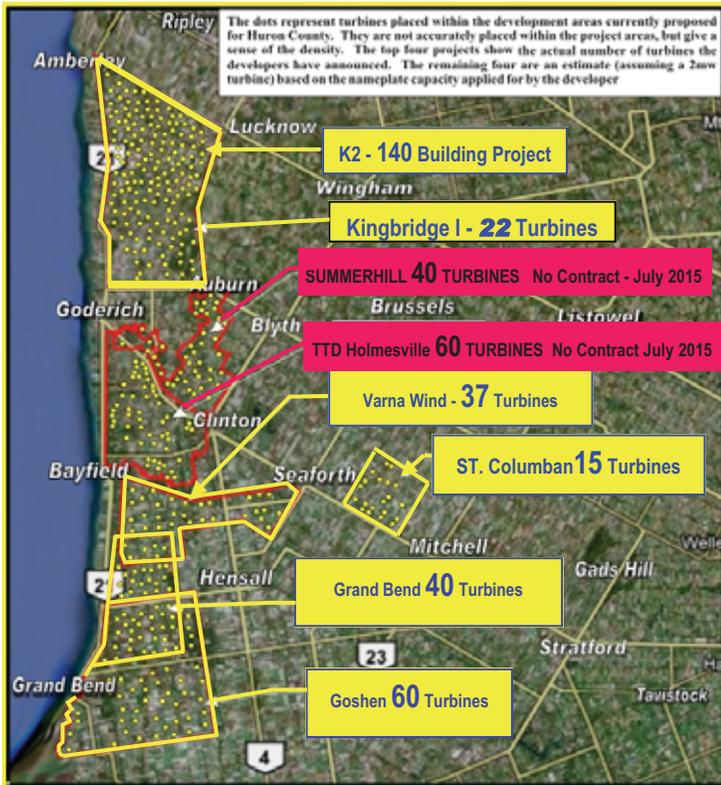
QUEEN'S PARK COULD ADD 15 MPPS IN CITIES AFTER THE NEXT ELECTION IN 2018

Premier Wynne has announced plans to add 15 more MPPs to parliament after the 2018 election. They are projected to come from Toronto, Brampton, Mississauga, Vaughan, Markham Barrie Kitchener and Ottawa. Wynne is quoted as "working with the Attorney General to bring forward a legislation proposal pertaining to Ontario electoral boundaries". Such a move will only serve to further dilute the rural voice in the Ontario government.

ONTARIO'S WEST COAST?

Goderich Twp (Central Huron) is still the only area along the Lake Huron shoreline in Huron County that is Turbine free— Let's keep it that way and bring the community back together.

YELLOW Constructing or completed **RED** No Contract



Federal Aviation Board Orders 8 Turbines To Be Removed in 2014

In 2013 The Federal Aviation Board requested 8 turbines be removed near the Chatham Airport. **WHOSE RESPONSIBILITY IS IT? The Farmer, the Wind Developer (LLP), The Municipality, The Ontario Gov't, The Federal Government, or the Aviation Board for allowing them to be Built?** Remember the TTD Project Map shows Central Huron has a turbine proposed in line with the runway at Goderich Airport.

2015 UPDATE

Late in 2014 the Federal Aviation Board walked away from their order. The 8 turbines still stand and we don't know who is responsible for decommissioning.

How do you want to see Central Huron?

This
or
do you
want?
This



REQUEST FOR PROPOSAL (RFP) FOR LARGE RENEWABLE ENERGY PROJECTS

On March 10, 2015 the Ontario Independent Electricity System Operator (IESO, formerly known as the OPA – Ontario Power Authority) issued the final RFP documents for the first phase of the new procurement process for Large Renewable Energy Projects (LRP-I-RFP). This RFP solicits bids from a pre-qualified list of proponents and may award Renewable Energy Approvals for up to 300 MW of On-Shore Wind, 140 MW of Solar, 50 MW of Bio-energy and 75 MW of Waterpower capacity.

The LRP-I-RFP is a 100-page document posted on the IESO website along with numerous attachments and Prescribed Templates to document proposed projects to be reviewed against the IESO evaluation criteria.

Proposals for this RFP will only be accepted from the 42 Applicants who qualified through a Request for Qualifications (RFQ) process that was issued by the OPA in September 2014. The RFQ qualified Applicants based on their financial resources, development team, experience with similar project(s) and technical requirements. We surmise that the purpose of the qualification process was to sweep the floor of the renewable energy "wannabes" and clear the way for the major players.

To submit a project to the RFP process, Qualified Applicants will need to register their proposed project by providing the required documentation and a registration fee to the IESO by the Registration Deadline, August 7, 2015. The IESO will evaluate the Registrations and post a summary on the IESO website.

RFP Evaluation Process

Of particular interest to residents and municipal councils is that the RFP includes both mandatory requirements for "Community Engagement" and rated criteria to assess the degree of community support.

The mandatory requirements in the RFP include sections for Access Rights, Site Considerations, Technical requirements and set the rules for "Community Engagement". Section 3.2.4 requires the proponent to establish a publicly accessible website to include project details and must be available for the community engagement plan.

Section 3.2.5 "Community Engagement" sets out three Mandatory requirements summarized below:

- (a) Community Engagement Plan:
- (b) Meeting with Project Communities:
- (c) Public Community Meeting:

"At least one (1) public community meeting must have been held to discuss the Large Renewable Project with members of the public in each of the Project Communities,"

"A copy of the meeting summary report for each public community meeting must have been posted on the Large Renewable Project Website; and" "A copy of the meeting summary report for each public community meeting must have been provided to the clerk of each Project Community (including, but not limited to, the Project Community within which the public community meeting took place).



This all sounds well and good, but the reality is that the RFP process does not include any mechanism for a "Project Community" (in our case likely the municipality) to say "NO" to a renewable energy project.

The project developer is awarded points based on the degree of community support but even this is confusing. It appears that even if they had zero points the project could still be approved as long as they went through the proper process. It seems that the points would only factor into the equation in the unlikely event that there are competing developers in the same project community or if there are so many qualified proposals that some need to be rejected.

At this time renewable energy project developers are preparing and submitting proposals in the first round of new LREP RFPs. Results of this round should be available by year end.

Do you keep your Hydro Bill history?

Residents in Ontario who track their electric bills have revealed the cost of wind subsidies, HST and "Smart" Meters. From 8 cents/kWh in 2003, cost have risen 240% to 19 cents/kWh in 2015. Despite heroic efforts to conserve electric use by as much as 40%, Ontario farmers are still suffering from the cost of wind subsidies.

Conservation of electric use is unable to offset the increases in cost and farm operation expenses are rising out of their control. While manufacturers are shutting down or leaving the province in droves for lower electric cost regions, such as auto plants in Oshawa who again reduced staff by another 1000 employees, farmers are unable to relocate.

Help us gather more data on usage and costs from your bill history. Updates will appear in future newsletters.

Send your hydro bill history to: chathuron@gmail.com

MUNICIPAL AMALGAMATION IN ONTARIO

The Fraser Institute released a report on May 26, 2015 authored by Lydia Miljan and Zachary Spicer.

The authors concluded in their analysis on amalgamation that the so called benefits of consolidation did NOT materialize. The study finds there have been significant increases in municipal property taxes, increases in compensation for municipal employees and policing, and large increases in long term debt of the municipalities.

Google - Fraser Institute Municipal Amalgamation in Ontario for the full report. **Does this sound familiar?**

Wind Leaseholders may be on the Hook for Billions

Press Release April 18, 2015

In a recent visit by members of the Ontario Landowners Assoc. to Service Ontario, Goderich they found two Charge Mortgage of Land security by 100 leaseholders and Road User Agreements of both the Municipality of ACW and the counties of Huron and Bruce. The HPLA members were checking their deeds with reference to their Crown land Patents. The documents were all Certified by Service Ontario. K2 in a public press release said their interest is only in the leases of the farmers and their interest in the wind facility. The road user agreements show that ACW and Huron County are signing securing the loans for the Wind Project to the secured party. As yet we don't know all the ramifications of these documents.

K2 sent a letter to their leaseholders (April 27, 2015)

Interestingly, it appeared to show that they have been concerned with this information. It appears that leaseholders were generally not aware of these documents. The letter from K2 states in part***"We have spent a significant amount of time discussing the lease agreement with the Project leaseholders, and also negotiating and redrafting in detail the provisions of the lease in consultation with lawyers retained by a group of K2 Wind leaseholders".***



REASSESSMENTS OF IWT SETBACKS AND NOISE REGULATIONS

Information gathered over the past 3-4 months indicates that after a thorough review of health effects, noise emissions and property values, many jurisdictions have adopted new regulations extending previous setbacks and noise requirements in regards to the siting of IWTS in new wind projects. The following are examples of the new requirements:

- 1 – July 2015 – Mason County, Michigan – New regulations require all IWTS to be 4X the overall height (to the tallest blade tip) from property lines of nonparticipating landowners.
- 2 – April 2015 – Huron County, Michigan – The proposals are to increase setbacks to 3 miles from the Lake Huron shoreline and increase setbacks from property lines of nonparticipating landowners.



3 - GardenTwp, Michigan – New regulations reduce night time noise from IWTS to 35 db at nonparticipating dwellings.

4 – July 2015 – Rush County, Indiana – Recently raised their setbacks to 2300 feet from the property boundary of nonparticipating landowners.

5 – Fayette County, Indiana – Is in the process of extending their IWT setbacks to a proposed 2640 feet and amending their noise level requirements.

6 – Tipton County, Indiana – Recently amended their IWT ordinance to require 2640 feet from nonparticipating property lines sighting issues of health effects & property values.

7 – Dixfield, Maine – Recently revised their IWT ordinance for new projects to require a setback of 4000 feet from occupied buildings in Dixfield.

8 – June 2015 – Oklahoma – New setbacks of 1.5 nautical miles from nonparticipating homes, schools, hospitals and airports.

9 – May 2015 – Lancaster County, Nebraska – Amended their setbacks to 2500 feet and lowered the db noise standards for nonparticipating landowners.

10 – April 2015 – Australia – State government has recently approved the Walkamin Wind Project requiring all IWTS to be 1.5 km from any existing dwelling.

11 – May 2015 – Ireland – After over 700 submissions from the public, the Minister of Environment has proposed new guideline:

- a) Minimum of 700m from the property line of non participating homes.
- b) A height to distance matrix, meaning taller IWTS will require greater setbacks as new larger IWTS are now exceeding 170m in height.

12 – Finland – Sound experts in Finland maintain that because of the unique constant pulsating low frequency noise emissions from IWTS that a 5 db correction should be calculated into any noise measurement. If this were done in Ontario, noise emissions would need to be 35 db.

13 – July 2015 – Germany – Information from Germany indicates that in Bavaria, a state in SE Germany, since Nov/2014, the building laws require a minimum setback of 10X the IWT overall height from dwellings. The outcome of a referendum there indicated 75% were against further IWT development in Bavaria.

It appears that a large majority of the jurisdictions require setbacks be measured from non participating property lines, not the middle of a non participating home as in Ontario.

GOOGLE – ‘Wind Power Grab’ – to view 87 jurisdictions that have greater set back requirements than the 550 meter requirement in the Ontario GEA.

NOTE: Acoustic Safety zones to homes on neighboring properties may be considered an illegal act of “Legislative Trespass”. In this case the government regulation is doing indirectly what it can not do directly.