

Stantec

**OSTRANDER POINT WIND ENERGY PARK
CONSULTATION REPORT**

Attachment D

Second Public Open House

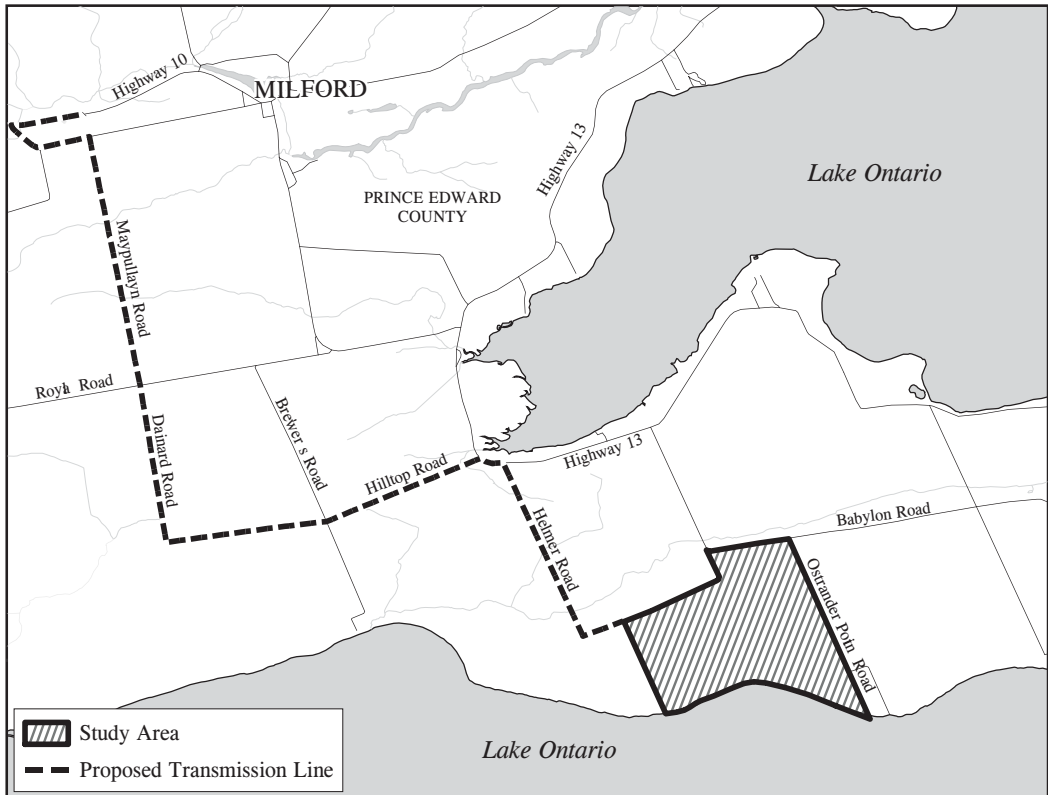
NOTICE OF PUBLIC OPEN HOUSE

Ostrander Point Wind Energy Park

Gilead Power Corporation (Gilead) is continuing with an Environmental Review of the proposed Ostrander Point Wind Energy Park (the Project) within the ward of South Marysburgh, Prince Edward County, Ontario. If approved, the Project will consist of up to 12 wind turbines with a capacity of approximately 20 MW and an associated 44 kV transmission line.

Gilead has retained Stantec Consulting Ltd. (Stantec), to prepare an Environmental Review Report ("ERR") as per Ontario Regulation 116/01 of the Environmental Assessment Act and as outlined for a "Category B" project under the Ministry of the Environment's screening process, outlined in their "Guide to Environmental Assessment Requirements for Electricity Projects" (March 2001).

As a means to further consult with the local community, government agencies and other stakeholders, Gilead and Stantec would like to invite you to a Public Open House:



When: August 28, 2008
Time: 4:00 to 6:00 p.m. and 7:00 to 9:00 p.m.
Where: Crystal Palace
375 Main Street
Picton, Ontario

This Public Open House will provide the opportunity for stakeholders to review displays of the Project layout, the environmental screening process, as well as to provide comments to the project team. We hope that you will attend the Open House, but if you are not able to join us, as always, we welcome your input. To provide the project team with your comments or for further information, please email us at ostranderpoint@stantec.com, or call Stantec at **(519) 836-6050**.

Written comments can also be mailed or faxed to:

Mark Kozak
Environmental Scientist
Stantec Consulting Ltd.
361 Southgate Drive
Guelph, ON N1G 3M5
(519) 836-2493



Additional information about the Ostrander Point Wind Energy Park, including ongoing opportunities for public input, will be provided as the Project progresses and will be available on the Project website (www.gileadpower.com).

Information will be collected and used in accordance with the Environmental Assessment Act and Freedom of Information and Protection of Privacy Act solely for the purpose of assisting Gilead in meeting environmental assessment, regulatory and local planning approval requirements. This material, including personal information such as name, address, property location and other contact information, will be maintained on file for use during the study and may be included in Project documentation, unless otherwise requested. All comments will become part of the public record.



Stantec Consulting Ltd.
361 Southgate Drive
Guelph ON N1G 3M5
Tel: (519) 836-6050
Fax: (519) 836-2493

Stantec

August 8, 2008
File: 160960369

Agency
Address
City, Province
Postal_Code

Attention: Title. FirstName LastName, Position

Dear Title. LastName:

**Reference: Notice of Public Open House
Ostrander Point Wind Energy Park**

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The purpose of this letter and the attached Notice of Public Open House is to invite you to a Public Open House:

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Kind Regards,

STANTEC CONSULTING LTD.

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Mohawks of the Bay of Quinte
13 Old York Road
Tyendinaga, Mohawk Territory, ON
K0K 1X0

Attention: Chief R. Donald Maracle, and Council

Dear Chief Maracle:

**Reference: Notice of Public Open House
Ostrander Point Wind Energy Park**

Gilead Power Corporation (Gilead) is continuing with an Environmental Review of the proposed Ostrander Point Wind Energy Park (the Project) within the ward of South Marysburgh, Prince Edward County, Ontario. If approved, the Project would consist of up to 12 wind turbines with a capacity of approximately 20 MW and an associated 44 kV transmission line.

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Guelph ON N1G 3M5
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August 8, 2008
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Dear Stakeholder:

**Reference: Notice of Public Open House
Ostrander Point Wind Energy Park**

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As a member of our Project mailing list, Gilead and Stantec would like to personally invite you to a Public Open House:

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Attachment: Notice of Public Open House

Ostrander Point Wind Energy Park



What is the Purpose of this Open House?

- To update you on the status of the Ostrander Point Wind Energy Park Project and the Environmental Screening Process.
- To share with you the results of the studies that have been completed to date.
- To receive stakeholder input on the Project and identify stakeholder issues to be considered during the Environmental Screening Process.

Ostrander Point Wind Energy Park



About Gilead Power

- Gilead Power Corp. (Gilead) is an Ontario-based, renewable energy development company dedicated to converting biomass, wind, and hydro into clean energy for Ontario.
- Focused on collaborating with the local community and government agencies to responsibly develop sustainable energy solutions.
- Committed to working in a spirit of openness and to build strong ties with communities in which they operate.

Ostrander Point Wind Energy Park



What is Gilead Planning to Build?

- Gilead is working to develop up to 12 wind turbines on the Ostrander Point Crown Land Block in Prince Edward County.
- These turbines will have the capacity to generate approximately 20 MW of clean, renewable energy for the Province of Ontario.
- This is enough energy to power 5,000 typical homes (1 MW = 250 typical homes).

Ostrander Point Wind Energy Park



The Ontario Government and Renewable Energy

- The Ontario Power Authority (OPA) is responsible for determining the long term energy supply mix for the Province of Ontario.
- Through the Integrated Power System Plan, the Government of Ontario has set targets of doubling the amount of energy derived from renewable sources by the year 2025 and specifically increasing the amount of renewable energy produced by 2,700 MW by the year 2010.
- To reach these goals, the government has committed to increase the energy derived from wind by 1,251 MW by the year 2010, and is planning another increase of wind energy by 3,039 MW by the year 2025.

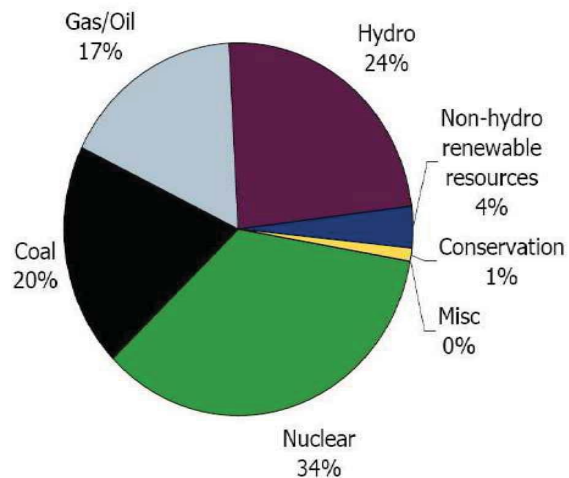
Ostrander Point Wind Energy Park



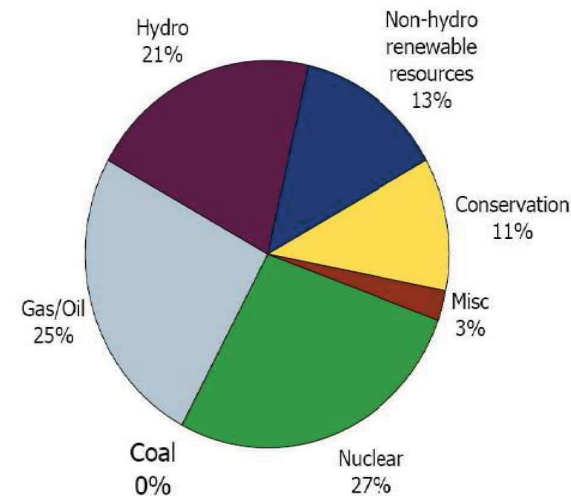
Ontario's Energy Mix

- As of August 2007, 395 MW of energy was derived from wind, thus illustrating the need for new wind power developments in order to meet Ontario's objectives.
- It is through renewable initiatives, like the Ostrander Point Wind Energy Park, that the Government of Ontario is working to achieve its energy objectives.

Installed Generation and Conservation 2007



Planned Generation and Conservation 2027



Ostrander Point Wind Energy Park



Prince Edward County and Renewable Energy

- Prince Edward County has adopted the principles of sustainable development and this Project will establish Prince Edward County as a contributor in the effort to bring clean, renewable energy to the Province of Ontario.
- The Project is consistent with the Provincial Policy Statement, which strikes a balance between environmental sustainability and the economic and social well being of Ontarians.
- The Municipal Economic Development Office has identified wind projects as a way to stimulate economic development.
- Through wind power development, Prince Edward County and its residents can set a positive example and become part of the solution to global climate change.

Ostrander Point Wind Energy Park



Economic Benefits

- The following benefits to the local community may be expected:
 - Increased employment is expected for the local area during the Construction Phase;
 - Use of local goods and services during the Construction Phase of the Project;
 - An increase to the local tax base from annual municipal property assessment while limited to no increased demand on local services such as garbage collection and water/wastewater service; and,
 - Additional revenue to the Province through land lease payments made by the Project.

Ostrander Point Wind Energy Park



Environmental Benefits

- The following are the environmental benefits of wind energy:
 - It is pollution free.
 - It doesn't contribute to smog or acid rain.
 - Compared to other forms of conventional electricity generation, wind power leaves a small environmental footprint; and,
 - Generating energy from wind leaves behind no hazardous or toxic wastes, uses no water and doesn't contribute to climate change.

Environmental Impact of Electricity Sources Summary Table

	Wind	Nuclear	Coal	Natural Gas
Global Warming Pollution	None	None	Yes	Yes
Air Pollution	None	None	Yes	Limited
Mercury	None	None	Yes	None
Mining/Extraction	None	Yes	Yes	Yes
Waste	None	Yes	Yes	None
Water Use	None	Yes	Yes	Yes
Habitat Impacts	Yes	Yes	Yes	Yes

Source: AWEA/fact sheets/Wind Energy and Wildlife/If Not Wind, Then..?

Ostrander Point Wind Energy Park



Other Key Approvals Needed for the Project

Permit / Authorization	Administering Agency	Rationale
Aeronautical Obstruction Clearance	Transport Canada - Aviation Division	Turbine marking and lighting
Land-Use Clearance	NAV Canada	Aeronautical safety mapping and designations
Certificate of Approval - Air	Ministry of the Environment	Environmental noise emissions Archaeological and heritage resources
Archaeological Clearance	Ministry of Culture	Area has archaeological potential
Regulation of Development, Interface with Wetlands and Alterations to Shorelines and Watercourses	Quinte Conservation Authority	Work within wetlands, floodplains, watercourses, and shorelines
Land-Use Permit	Ministry of Natural Resources	Disposition of Crown lands
Leave-to-Construct	Ontario Energy Board	Development of a 44 kV transmission facility

Ostrander Point Wind Energy Park



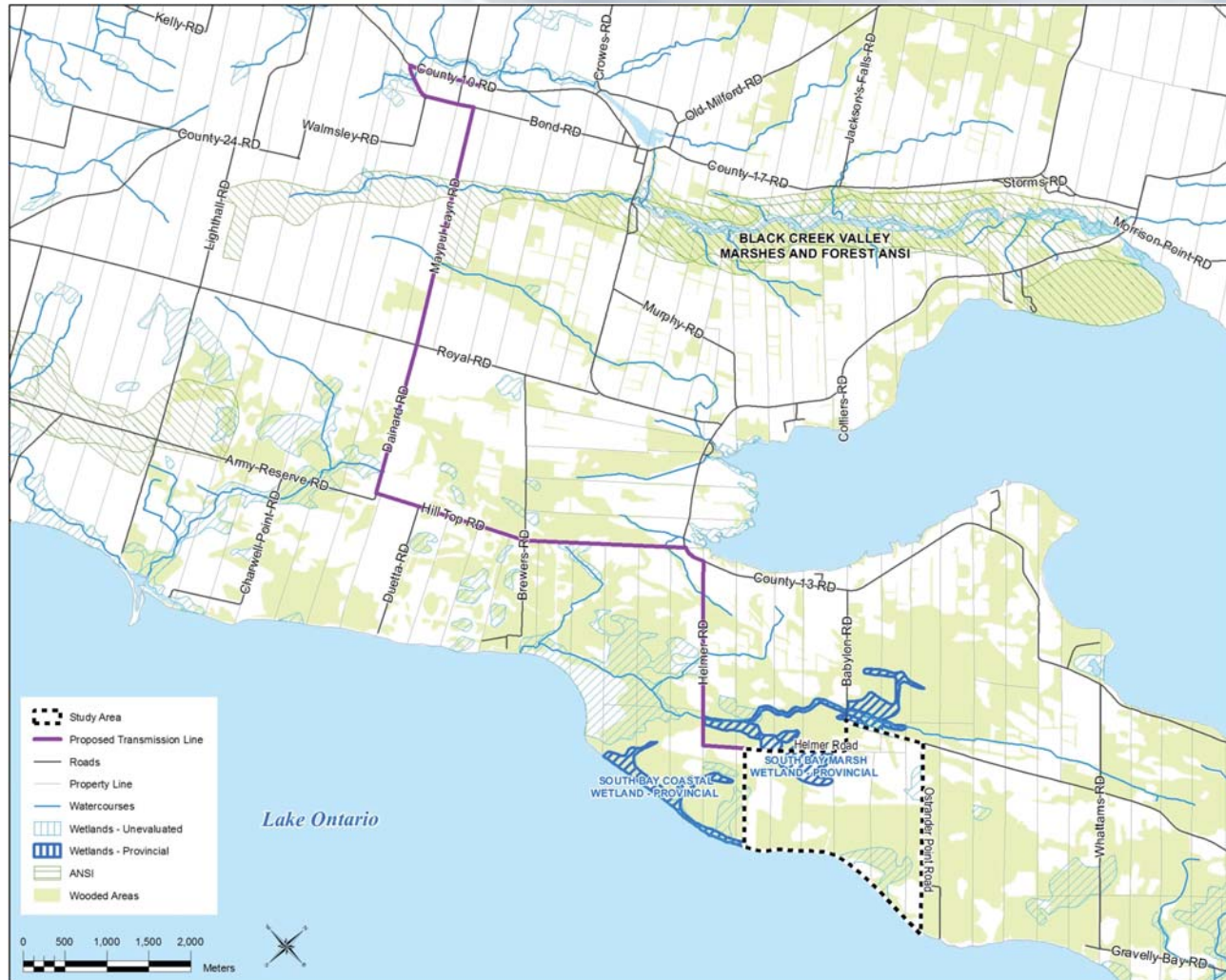
Environmental Research

- Technical research such as bird, bat and aquatic studies have been and continue to be carried out on site (amphibian surveys, a staging waterfowl study during spring migration and breeding bird work was completed in the spring and summer of 2008).
- A radar study of spring migration was completed in cooperation with Acadia University in May of 2008. The results are currently being analyzed. A radar study of fall migration is ongoing in conjunction with an acoustic study of bats.
- Few waterfowl were observed within the Study Area and the breeding bird community in the Study Area was characteristic of scrubland, with few grassland birds. No rare or significant bird species are known to occur in the Study Area. Blanding's turtle, a federally and provincially threatened species, has been found within the Study Area.
- Additional studies include: shadow flicker analysis, environmental noise impact assessment, property value assessment and visual impact assessment.
- Ontario data suggests that wind farms have a neutral or positive effect on property values; which is consistent with international trends and experiences.
- Gilead will be adhering to the most stringent noise guidelines during the operation of the wind plant.

Ostrander Point Wind Energy Park



Natural and Socio-Economic Features



Ostrander Point Wind Energy Park



Socio-Economic Studies

- Hardy Stevenson and Associates Ltd. is conducting a Socio-Economic Impact Assessment (SEIA) for the Project.
- SEIA's identify potential impacts of projects on the surrounding community. SEIA's also provide recommendations for mitigation of issues over the course of a project.
- Preliminary observations indicate that Prince Edward County's regional economy is characterized by tourism, recreation, arts and culture, agriculture (notably viticulture), and cattle operations.
- A door-to-door survey was conducted from Aug. 20 to Aug. 23 in the immediate vicinity (up to 2.5 km) of the proposed site. The preliminary findings indicate that:
 - Two thirds of the residents are permanent (66%) and the remaining (34%) are seasonal residents.
 - People often expressed appreciation for the natural landscape and quietness of the way of life.
 - Most people interviewed are in favour of wind energy being installed in the community; 62% (compared to 89% in favour of wind energy being installed in Ontario).
 - 22% are not in favour of wind energy in the community (compared to 8% not in favour of wind energy being installed in Ontario).
- Noise (during construction and operation) and visual impacts are the two issues that interviewed residents identified as being their main concerns.

Ostrander Point Wind Energy Park



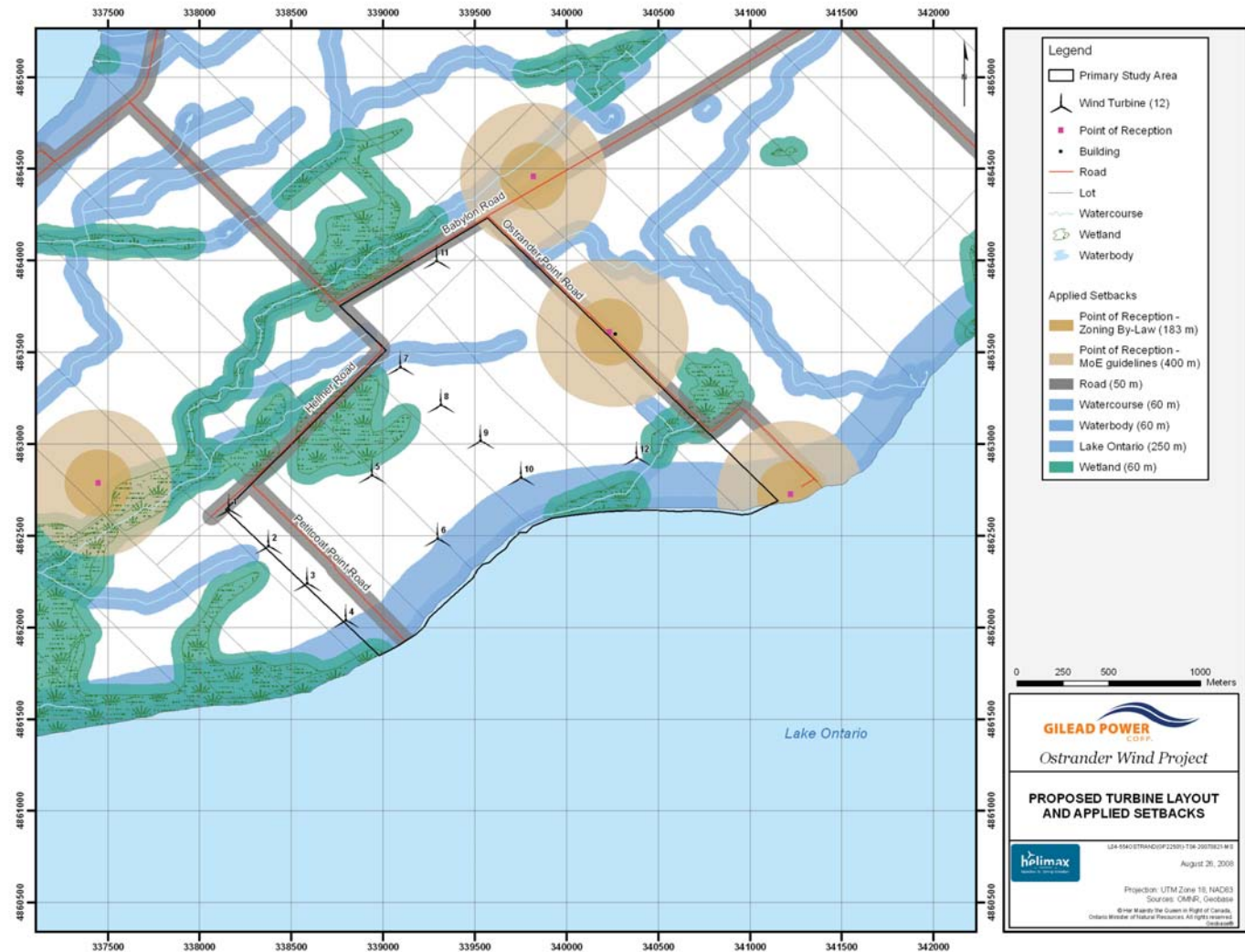
Visual Impact Assessment

- A Visual Impact Assessment with photorealistic simulations has been done to understand and illustrate the extent of potential visual change that the proposed Project will have on the surrounding landscape.
- The visual simulations are photorealistic depictions of proposed wind turbines within the landscape.
- The simulations are an important communication tool because they illustrate the existing conditions as well as the potential visual change for the proposed wind energy project in an accurate and realistic way, long before construction occurs.
- The simulations represent a number of different vantage points in order to illustrate a wide range of views towards the Project.
- Based on feedback from the first Public Open House and stakeholder comments, the visual impact assessment has been improved and an additional recommended vantage point was added.

Ostrander Point Wind Energy Park



Proposed Turbine Layout



Ostrander Point Wind Energy Park



Turbine Siting

- Siting wind turbines and other project infrastructure is a complex process that involves many factors and variables.
- Consistent with the principles of avoidance, setbacks ensure that environmental and social constraint areas will be avoided to the greatest extent possible.
- The following setbacks were applied in the siting of the turbines:
 - Point of Reception - 400m
 - Road - 50m
 - Property Line - 50m
 - Watercourse - 60m
 - Waterbody - 60m
 - Lake Ontario - 250m
 - Wetland - 60m

Ostrander Point Wind Energy Park



Transmission Lines

- Electricity produced by the turbines will be connected to the proposed Ostrander Point Substation via an on-site collection system of 13.5 kV lines - further work will be conducted to determine whether these lines will be located above or buried below ground.
- The 44 kV transmission line proposed to connect the Project's substation (to be located near the turbines) to the Milford Distribution Station is currently proposed as a road pole line, similar to the existing distribution lines within the area.

Ostrander Point Wind Energy Park



Anticipated Schedule

- Release of Draft ERR for stakeholder review is anticipated for November/December 2008.
- Key construction dates:
 - Surveying and Site Layout - early Summer 2009
 - Development of access roads - late Summer 2009
 - Laying underground collector lines (if required) - Fall 2009
 - Foundation excavation and pouring of turbine foundation - Fall 2009
 - Construction of transmission line - Winter 2010
 - Turbine delivery - Winter 2010
 - Equipment lay-down and turbine assembly - Winter 2010
 - Clean-up and reclamation - Spring 2010
 - Turbine operation - Spring 2010

Ostrander Point Wind Energy Park



Your Input is Important

- Please share your questions/comments with us by filling out a questionnaire/comment card.
- Please feel free to take extra questionnaires/comment cards with you and share them with friends and family.
- You can further contact us by:
 - Fax: 519-836-2493
 - Website: www.gileadpower.com
 - Email: ostranderpoint@stantec.com
 - Phone: 519-836-6050 (call collect)

- Or write to us:
Stantec Consulting Ltd.
Attn: Mark Kozak
Project Manager
361 Southgate Drive
Guelph, Ontario
N1G 3M5

Ostrander Point Wind Energy Park



Thank You

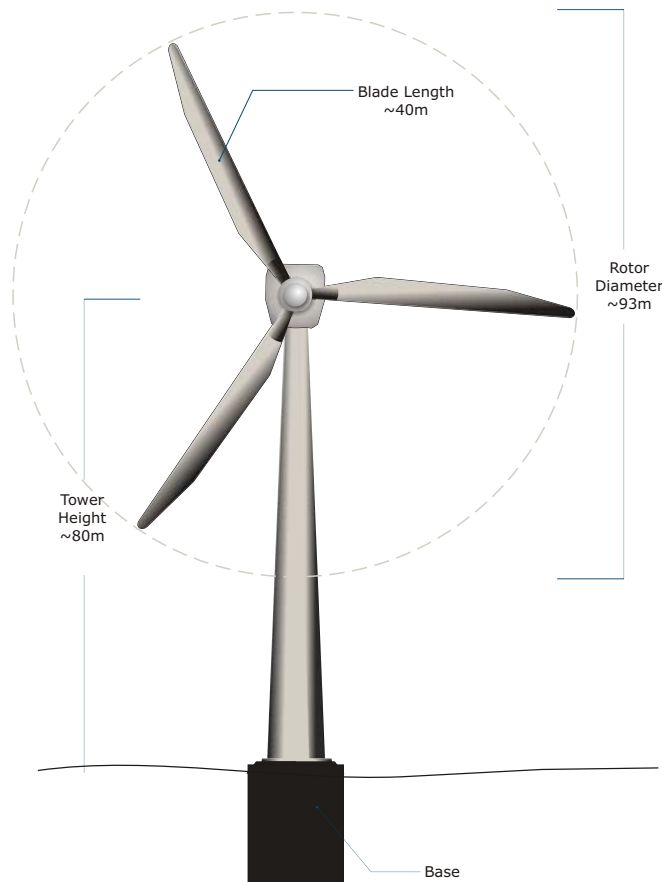
- Thank you for attending our Public Open House
- We hope that we have answered all of your questions and that you have learned valuable information about our Ostrander Point Wind Energy Park
- Copies of the display boards are available on the Project website (www.gileadpower.com)

Ostrander Point Wind Energy Park



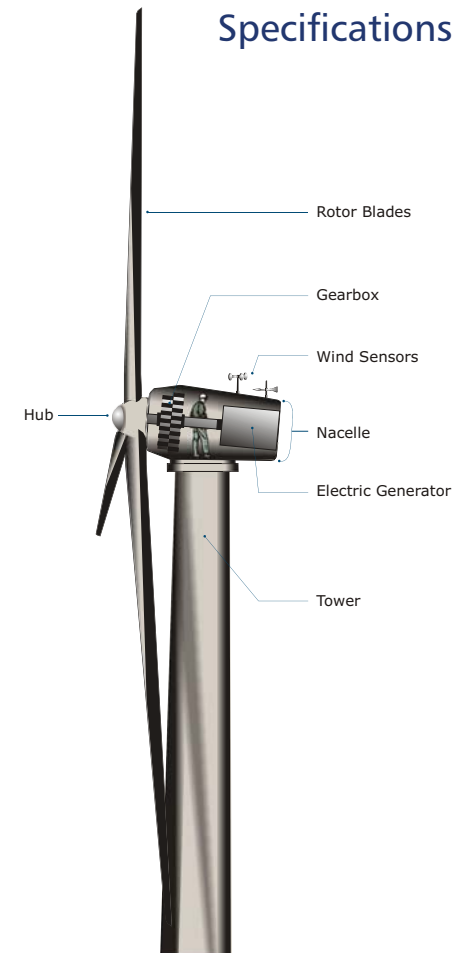
What a Typical Wind Turbine Looks Like

Approximate Dimensions



1. Main Carrier
2. Yaw Motors
3. Annular Generator
4. Blade Adaptor
5. Rotor Hub
6. Rotor Blade

Specifications



Ostrander Point Wind Energy Park



Visual Simulations

Vantage Point 1



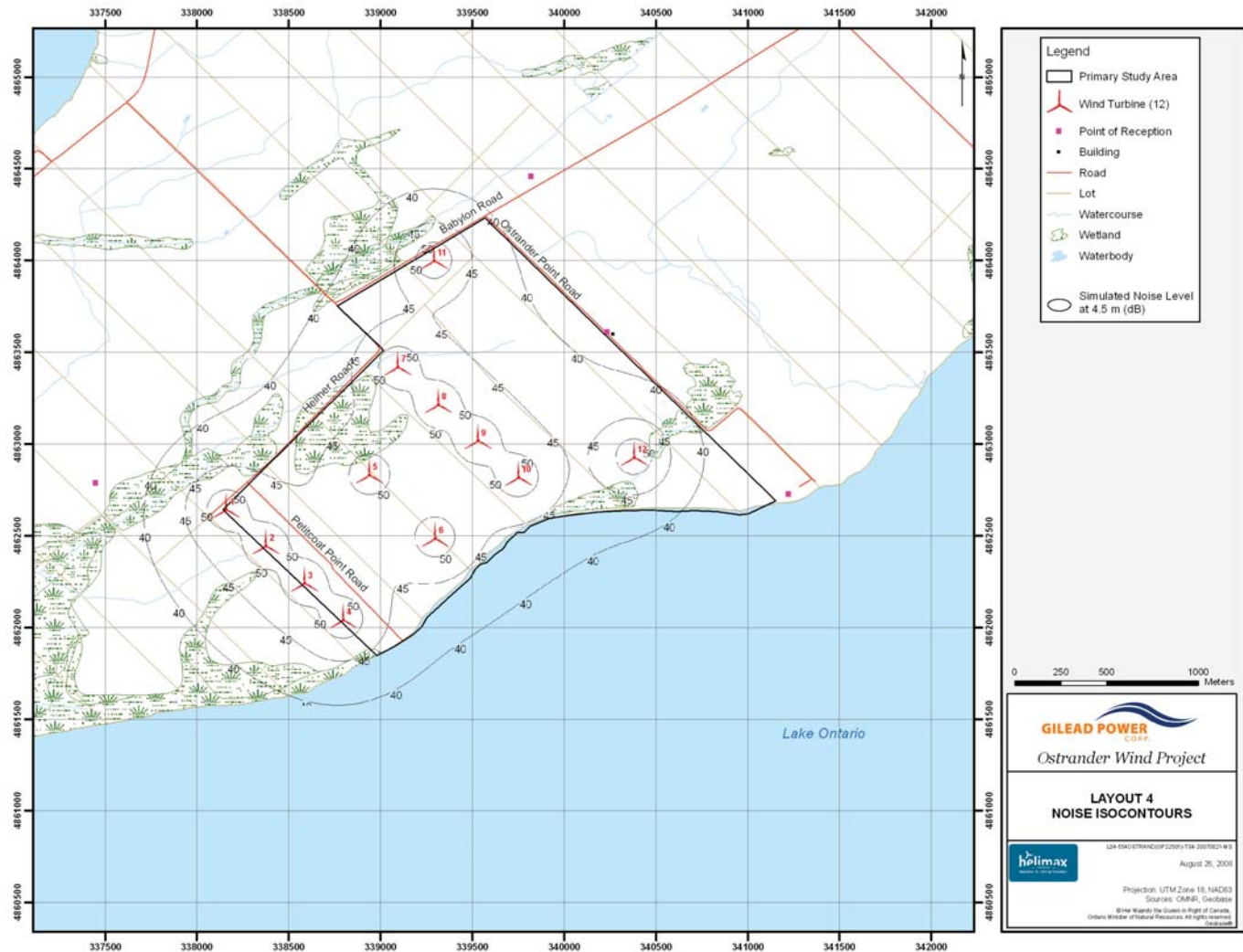
Vantage Point 2



Ostrander Point Wind Energy Park



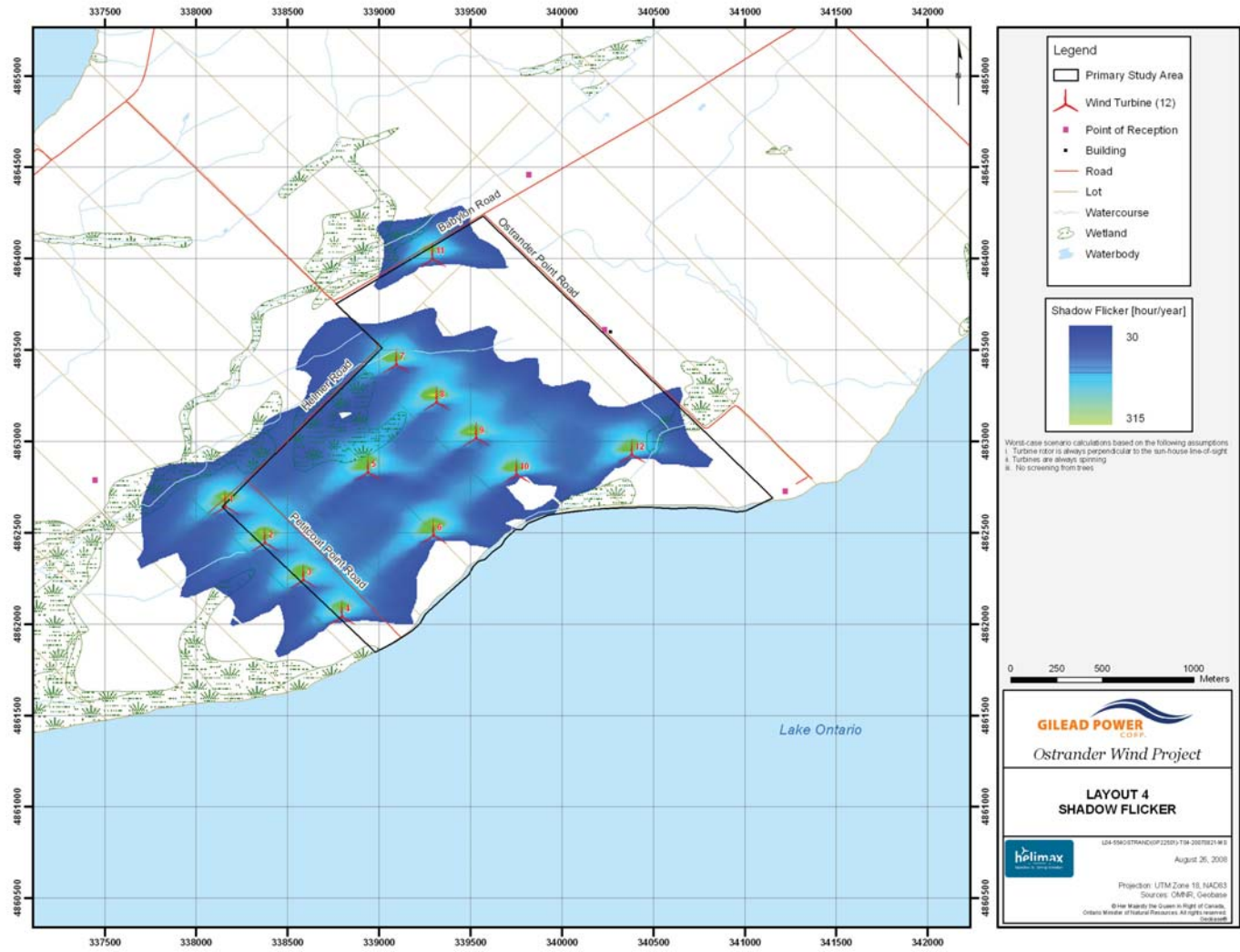
Proposed Turbine Layout and Noise Contour



Ostrander Point Wind Energy Park



Proposed Turbine Layout and Shadow Flicker





PUBLIC OPEN HOUSE QUESTIONNAIRE

Thank you for your interest in the proposed Ostrander Point Wind Energy Park.

Comments are appreciated. Please take a few moments to answer the following questions.

1. How did you learn about the Public Open House?

- Newspaper Advertisement
- Letter
- Word of Mouth
- Project Website
- Other

2. What was your main reason for attending?

3. Did the Public Open House meet your information needs?

- Yes
- No

Please comment:

4. How could we have improved the Public Open House?

5. What do you believe are the key issues that need to be addressed in the Public Consultation/Environmental Assessment process?

6. Do you have comments about Gilead Power – the project developer?

7. If you have a question about the Project or would like further information, please complete the following (including your name and address or other contact information) and we will contact you with an answer as soon as possible.

Your Question/Comments:

<p>Please Print Clearly</p> <p>Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>Town/City: _____</p> <p>Postal Code: _____</p> <p>Email: _____</p> <p>Phone: _____</p>

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