



Appendix C Record of Engagement

Environmental Review Report

East Windsor Generation Facility Expansion

Capital Power Corporation

SLR Project No.: 241.030524.00024

July 2024

List of Attachments

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Ministry of Citizenship and Multiculturalism (MCM)

City of Windsor

Essex Region Conservation Authority (ERCA)

Hydro One

Member of Provincial Parliament - Windsor - Tecumseh

Appendix C5 Indigenous Community Engagement

Attachment 1: Indigenous Community Correspondence Log





Appendix C.4 Agency Engagement

Environmental Review Report

East Windsor Generation Facility Expansion

Capital Power Corporation

SLR Project No.: 241.030524.00024

July 2024



**Attachment 1: Summary of Comments from
Agencies on Draft Reports and Responses
from Capital Power**

Table C4.1: Summary of Comments from Agencies on Draft Reports and Responses from Capital Power

| ID # | Organization | Category | Sub-Category | Source | Comment | Response |
|------|--------------|----------|--------------|--|--|--|
| 1 | MECP | Noise | Modelling | Comments on Draft ERR [sent by email] | [25-Apr-2024] Please provide the related CadnaA model | [03-May-2024] Cadna Model used in support of the Noise assessment provided. |
| 2 | MECP | Noise | Gantt Chart | Comments on Draft ERR [sent by email] | [06-May-2024] Please provide the Gantt chart for the East Windsor Generation Facility Expansion, Specifically, I would like to know when the details regarding the GSU, step up transformer will become available. I would like to see the make, model#, sound level spec as per IEEE C57.12.90 or IEC 60076-10, dimensions, shop drawings for the GSU step up transformer. | [8-May-2024] Please see below the high-level proposed project schedule for the East Windsor Expansion Project. Construction is scheduled to begin in early 2025, as the IESO contract requires the project to be operational by May 2026. With regards to the GSU, at the time of the assessment undertaken for the draft ERR, that the MECP is currently reviewing, the specific equipment had not yet been selected. As such the NEMA calculation of sound level based on the MVA and physical dimensions of an appropriately sized transformer was used. I have attached a drawing that was used for this calculation. The specific GSU that will be used will be included in the final modelling and AAR prepared for the future ECA application. |
| 3 | MECP | Noise | Calculations | Comments on Draft ERR [sent by email] | [03-Jun-24] Series of questions asked: 1. Please provide hourly Day / Evening / Night: Stamson Calcs that establish sound level limits 2. No subtraction of negative ground atten (should be checked) in your CadnaA model. 3. Please provide data Reference for K0 directivity corrections? 4. All of your directivities should be normalized in your CadnaA model 5. Please provide plan and profile drawings that confirm consistency with the model dimensions and layout 6. Why is the Peaker Inlet Ducting, Peaker Accessory Compartment, Peaker Inlet Plenum, Peaker Turbine Compartment, all inside the turb comp + accessory building? 7. Please use good engineering practice for estimating the GSU transformer, i.e. use method recommended by Noise Control Engineering 6th edition, page 646 | [07-Jun-24] Answers provided: 1. The sound level limits associated with the EWCC were established based on ambient monitoring completed by Dillon Consulting as part of the original development of the EWCC facility, rather than calculations. The established sound level limits were included in the original facility approvals and subsequent ECA amendments completed during the EWCC's operating history. Additional detail on the establishment of the sound level limits for the EWCC is included in the current AAR for the facility, which supported the most recent ECA amendment approved by the Ministry on April 20, 2022. For your reference, please see Sections 3.2 and 4.4. in the attached. 2. The model provided to the MECP includes (checked) for "No subtraction of negative ground atten". Our model utilizes the variant controlled option by setting "NO_NEG_AGRS=1" in the calculation configuration modifier window independently for each variant. It does not utilize the option found in the default location of calculation, configuration, industry tab. 3. The "K0_corr" is an SLR generated directivity pattern. It is our experience the pattern accounts for modelling of sources that are placed against walls. 4. Our understanding is that Cadna/A normalizes directivities and is not required to be completed by the user. 5. Attached are the most up to date drawings of the proposed Project. There may be small changes between the submitted AAR/model and the further refined drawings of the proposed Project. All changes in design will be included in the final AAR submission, if determined to be acoustically important. 6. The noted sources were modelled inside the structure of the unit to account for screening effects of the Project components. The calculation, configuration, industry tab option of "scr. In Building/cylinder do not shield" option was checked to allow propagation of sound sources modelled within buildings. 7. The GSU transformer calculations outlined in Appendix E of the 2024 SLR AAR utilizes the analogous methodology outlined in Noise Control Engineering 4th edition. Our calculations can be update to the 6th edition, as per your request for the final version of the model and AAR for submission to the MECP. Additionally, the AAR prepared by Dillion Consulting, General Arrangement Elevations, and General Arrangement Plot Plan PDFs were sent. |

| ID # | Organization | Category | Sub-Category | Source | Comment | Response |
|------|--------------|-------------------------|--------------|---------------------------------------|---|--|
| 4 | MECP | Indigenous Consultation | N/A | Comments on Draft ERR [sent by email] | <p>[16-May-24] Please find below the MECP's Project Review Unit's comments regarding groundwater and indigenous consultation portions of the Environmental Review Report for the East Windsor Generation Expansion Project:</p> <p><u>Indigenous:</u> 1. The proponent should continue to engage with all communities that have been engaged with to date as the Class EA process proceeds. 2. Please continue reaching out to communities if there are any substantial changes to the project/process or if the proponent is applying for subsequent permits from the ministry that may be of interest or concern to communities.</p> | [17-May-24] Acknowledging receipt - thanks for providing these comments. |
| | | Groundwater | N/A | Comments on Draft ERR [sent by email] | 3. Should the proponent deem that a Permit To Take Water is necessary for the construction dewatering for this project, the proponent should find the requirements at: www.ontario.ca/page/permits-take-water . | [17-May-24] Acknowledging receipt - thanks for providing these comments. |
| 5 | MECP | Noise | Model update | Comments on Draft ERR [sent by email] | <p>[10-Jun-2024]</p> <p>1) Please normalize all your directivities. The check box in the Directivity library is a manual setting which should be deployed to always normalize your directivities as a good engineering practice except under special circumstances. Directivity is not an attenuator or amplifier of sound power. 2) Your Table 4-1 does not make sense. Delete the Max Column since it is not relevant. Correct your Table 4-1 Minimums to match the Dillon Table 5 minimum one-hour Leq. 3) The sound level limits shown in your table 5-1, 5-2, 5-3 are incorrect for R2 Evening, R2_O Evening, R3 Evening & Night, R4 Evening, R4_O Evening 4) Please use good engineering practice for estimating the GSU transformer, i.e., use method recommended by Noise Control Engineering 6th edition, page 646</p> | <p>[13-Jun-24] Thank you again for your feedback on the ERR noise report. Kindly find below our responses:</p> <p>1) The model will be updated to normalize the directivity patterns, where applicable. 2) Table 4-1 will be updated to remove the maximum column. The original data was provided for informational purposes. 3) The sound level limits in the table will be updated, as appropriate. 4) The GSU transformer calculations will be updated using the 6th edition of the calculations. These updates will be incorporated in the final version of the ERR. Also, please note these changes will also be reflected in the AAR that will be prepared in support of the future ECA process.</p> |
| 6 | MECP | General | N/A | Comments on Draft ERR [sent by email] | <p>[12-Jun-24] <u>General:</u> 1) Item 6.3 of the Screening Checklist states that there is potential for the Project to affect the recreational park nearby due to increase in noise, dust and traffic during construction. It is recommended in the additional information box for this item to reference a section in the ERR for the effects, mitigation and impact management measures for this item. This is to be consistent with the other items that have been answered as "Yes" and conform with the requirements of B.2.2 of Guide to EA requirements for Electricity Projects.</p> | [12-Jun-24] Acknowledging receipt - thanks for providing these comments. |
| | | Spill Waste | N/A | Comments on Draft ERR [sent by email] | <p><u>Spills/waste:</u> 2) Section 2.6.3 of the report mentions that the PEMP will describe the management practices and procedures that will be used to prevent and manage spills. It is also noted that the EWCC has a comprehensive emergency response program that already includes spill response, including trained personnel, access to the necessary equipment, and arrangements with a licensed sub-contractor on-call 24-hours a day.</p> | [21-Jun-24] In response to Question 2) a) For the East Windsor Generation Expansion project a new comprehensive ERP will be developed prior to the commencement of commercial operations; this ERP will encompass the existing EWCC and the East Windsor Generation Expansion project. The ERP will make reference to the standalone Spill Prevention and Contingency Plan (SPCP) for the East Windsor Generation Expansion project that will also be |

| ID # | Organization | Category | Sub-Category | Source | Comment | Response |
|------|--------------|-----------------------|----------------|--|---|---|
| | | | | | <p>a) Is there a separate Spills Prevention and Contingency Plan, based on section 91.1 of the EPA? Or will this Plan be included in the Emergency Response Plan?</p> <p>b) Please include details in the Spills and Contingency Plan based on O. Reg 224/07 Spill Prevention and Contingency Plans</p> <p>3) Please note that the MECP has revised requirements under O. Reg 406/19 On-Site and Excess Soil Management and there are revised rules for Soil Management and Excess Soil Quality Standards: Rules for soil management and excess soil quality standards ontario.ca</p> | developed prior to operation and will contain all required information as outlined in section 91.1 of the EPA and O. Reg. 224/07. |
| 7 | MECP | Stormwater Management | N/A | Comments on Draft ERR [sent by email] | <p>[14-Jun-24] <u>Stormwater management:</u> Please note that Design Overflow for major wet weather events and pump failure should be considered in the ECA application.</p> | <p>[17-Jun-24] Acknowledging receipt - thanks for providing these comments. We will be in touch regarding the MECP's contaminated lands comment later this week.</p> |
| | | Contaminated Lands | N/A | Comments on Draft ERR [sent by email] | <p><u>Contaminated lands:</u> It is stated that a Phase I and Preliminary Phase II ESA were completed in 2007 within the area of the proposed EWCC Site (Dillon 2007d). The Phase I and II ESA identified elevated levels of Petroleum Hydrocarbon (PHC) fraction F4 at one borehole location, and elevated metals at a second borehole. At the time of the ESA (Dillon 2007d), the recommendations included further sampling and removal of impacted soil during construction of the EWCC.</p> <p>Review of the Phase I and Preliminary Phase II ESA report by Dillon dated Feb 2007 recommended the following:</p> <ul style="list-style-type: none"> - <i>PHC analysis of deeper soils collected from BH7 is recommended to determine the extent of impacts to the subsurface. Additional soil sampling locations surrounding BH7 are also recommended for PHC analysis to aid in the delineation of impacts.</i> - <i>The source of elevated metals at BH4 is not well understood and additional sampling at this location is recommended to confirm this result, in light of metals concentrations measured from the other sampling locations. Metals analysis of underlying and surrounding soils in the area of BH4 is recommended to determine the lateral and subsurface extent of impacts.</i> - <i>Additional sampling is recommended to delineate the depth and aerial extent of Bunker C and metals impacts in the area of BH7 and BH4, respectively, and to estimate approximate soil removal volumes.</i> - <i>Alternatively, during development of the EWCC Site, where the removal of surficial soils is likely to be undertaken, additional soil samples may be collected in the areas of BH7 and BH4 to confirm that soil impacts have been removed. A Toxic Characteristic Leachable Procedures Test (TCLP) is recommended to determine the appropriate disposal facilities for the impacted soils.</i> - <i>During development of the EWCC Site, additional evidence of impacts may be observed in areas undergoing excavation; namely areas where subsurface investigations could not be performed due accessibility restrictions. Upon removal of the Pumphouse and temporary construction trailer, or excavation of soils located outside of the containment dyke area, additional soil sampling is recommended to assess the quality of soils in these areas.</i> <p>These recommendations need to be implemented, and results to be compared with new applicable Standards</p> | <p>[21-Jun-24] See the response to the statement around Contaminated Lands:</p> <p>The Phase I and II ESA report (Dillon, 2007) was prepared in support of the original development of the EWCC facility and does not relate to the lands proposed for development of the current Project. Figure 2 of the 2007 report shows the location of boreholes BH7 and BH4, where historic contamination was identified prior to construction of the EWCC. These borehole locations are within the existing facility footprint, in areas that were excavated to install the existing EWCC facility infrastructure (see marked up imagery).</p> <p>The summary of information from the 2007 report was included in the Draft ERR to provide context on the historical use of the lands adjacent to the Project footprint, in support of the acknowledgement of the potential for contamination to exist within the Project Site and adjacent lands as documented in Section 5.3.4. The current Project is sited on former residential properties that have since been developed as manicured lawn and parking. The Draft ERR acknowledges that given the historical and current industrial use, there is potential for encountering previously undocumented contamination during Project construction. As identified in Section 2.6.7, the PEMP to be prepared prior to construction will include appropriate protocols and procedures to be undertaken in the event that contamination is encountered within the Project footprint.</p> |
| 8 | MECP | Health Effects | Project Phases | | [21-Jun-2024] | |

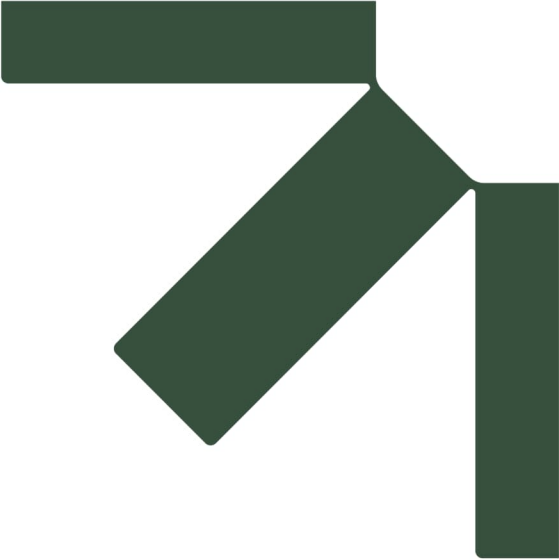
| ID # | Organization | Category | Sub-Category | Source | Comment | Response |
|------|--------------|----------|--|--|---|---|
| | | | | Comments on Draft ERR [sent by email] | 1. Air emissions from the construction and decommissioning phases of the Project were not considered in the SLHHRA. In order to demonstrate that emissions will not result in human health impacts, chemical exposure from emissions related to the construction, operation and decommissioning of the facility should be included and assessed, in accordance with section 3.3 of the Environment Assessment Process, submission and evaluation report (published January 2016). This should include but is not limited to fugitive emissions, process chemicals from the generator, transformers, underground infrastructure (pipelines), and construction equipment. The operational phases could include potential emissions from start-ups, shutdowns and upset conditions, especially given that it is a peaking facility that is expected to run infrequently. The lifespan of the project should be stated in this section as well. | Capital Power acknowledged the receipt and thanks the MECP for providing these comments. The appropriate edits have been applied to the ERR, and Capital Power is in the process of providing detailed responses to the MECP. |
| | | | Facility Operation | [21-Jun-2024] 2. It is stated that the facility must run less than 1500 hrs annually and may run less than 150 hrs with an average run time of between 2 to 4 hrs. Emission predictions from potential operational scenarios should be presented and discussed in the SLHHRA, and predicted frequencies and durations of the facility's operation should be clearly stated. | | |
| | | | Facility Operation | [21-Jun-2024] 3. It is stated that the existing and proposed facilities could be operating simultaneously, but that this scenario would be unlikely, and that peak firing events could occur. The combined effects of these scenarios (It is not clear whether they were captured and summarized under 'cumulative' scenarios in Tables 5-1 and 5-2) should be presented in the SLHHRA in the form of emission prediction tables. | | |
| | | | Problem Formulation Sensitive Receptor Locations | [21-Jun-2024] 4. Details from the air quality assessment report should be summarized in the SLHHRA to better understand predicted locations (e.g., worse-case location R4 for apartment at elevated height) and types of sensitive receptors (homes, apartments, schools, daycares, etc.) in the zone of impact. An explanation should be provided for the selection of the 16km receptor grid, with an accompanying figure highlighting receptor locations.) | | |
| | | | Selection of Contaminants of Concern (COCs) | [21-Jun-2024] 5. It is stated throughout the SLHHRA that in addition to the two COCs evaluated, other potential COCs were evaluated and not carried forward to the SLHHRA since cumulative concentrations and emissions were negligible. The chemicals that were carried forward for evaluation in this SLHHRA were selected from potential COCs evaluated in the air quality assessment (SLR, 2024). The COCs evaluated in the air quality assessment should be summarized in the SLHHRA so that COC selection can be validated within the SLHHRA report itself. | | |
| | | | | | [21-Jun-2024] 6. Furthermore, the list of predicted air contaminants from the facility's operations exclude some pollutants from natural gas fired stationary gas turbines generally described in the US EPA Compilation of Air Pollutant Emission Factors (AP 42) documents (such as ethylbenzene, toluene, xylenes (BTEX), methane, and perhaps metals). A discussion should be provided to support the exclusion of these chemicals, and the process used for the selection of chemicals of potential concern to | |

| ID # | Organization | Category | Sub-Category | Source | Comment | Response |
|------|--------------|----------|--|--------|---|----------|
| | | | | | illustrate that all emission sources and resulting COPCs were considered. | |
| | | | | | [21-Jun-2024] 7. If COCs from the construction or the operation of the facility have the potential to impact media (surface water or soil conditions) in the facility's zone of impact, existing soil and surface water conditions from current and future land use in the facility's zone of impact should be included in the SLHHRA. | |
| | | | | | [21-Jun-2024] 8. Any fuels, lubricants, chemical wastes that are used, stored or disposed of during the construction or operation of the facility (as mentioned in the Draft Environmental Review Report) should be mentioned in the SLHHRA to support any statements regarding the selection of contaminants of potential concern. | |
| | | | Exposure Assessment: Background/Baseline Conditions | | [21-Jun-2024] 9. It is stated that the Windsor downtown monitoring station is northeast of the facility when it is slightly southwest of the facility. Any meteorological impacts (e.g., wind direction) to resulting monitored COC concentrations should be discussed. | |
| | | | Exposure Assessment: Deposition and Discharge of COCs | | [21-Jun-2024] 10. It is stated that identified COCs are volatile chemicals. To support the exclusion of the multimedia pathway for PM2.5 (or other COPCs which might contribute to the multimedia pathway), additional discussion in the SLHHRA is needed. The proponent should discuss: a. Whether the expansion of the facility is projected to emit environmentally persistent chemicals which may result in soil and surface water deposition and/or bio-accumulate within the impact zone of the facility. b. If the ingestion of produce or products produced within the facility's impact zone (farms, community/personal gardens) is a relevant exposure pathway. c. If the combined future soil and water conditions resulting from the facility's expansion could result in adverse human health effects. | |
| | | | Exposure Assessment: PM _{2.5} | | [21-Jun-2024] 11. PM2.5 can result in deposition to soil and re-entrainment from vehicle/construction traffic. It can also be a component of dust/road dirt, and other COCs may adhere to it. While it may be appropriate to rule out these potential exposure routes, they should be discussed in the SLHHRA. | |
| | | | | | [21-Jun-2024] 12. The text should define which PM is associated with fine and ultrafine particles, might be best to refer to particles as simply PM0.1, PM2.5 and PM10 for clarity. | |
| | | | Exposure Assessment: Estimation of Ground Level Concentrations | | [21-Jun-2024] 13. A description of the methodology and parameters (similar to what would be prepared for an Emission Summary and Dispersion Modelling Report) used in the prediction of emission concentrations was not provided in the SLHHRA report. It is therefore not possible to confirm the conclusions drawn on the reliability of the predicted 1-hour, 24-hour and annual air concentrations presented for PM2.5 and NOx. | |
| | | | | | [21-Jun-2024] | |

| ID # | Organization | Category | Sub-Category | Source | Comment | Response |
|------|--------------|------------------------------------|--|---------------------------------------|---|---------------|
| | | | | | <p>14. The predicted emission rates have not been presented or validated with performance data from comparable existing natural gas power generating plants.</p> <p>[21-Jun-2024] 15. Emissions from the construction phase should be included in the estimation of ambient air concentrations. It is assumed that the construction phase will result in increases in total particulate matter (TSP), PM10 and PM2.5.</p> <p>[21-Jun-2024] 16. Exposures to emissions from the Project, were based on current land use assumptions. However, as the purpose of the SLHHRA is to identify potential risks for adverse human health effects from future operation of the proposed facility, exposure scenarios should be discussed for possible future land uses as well.</p> | |
| | | | Hazard Assessment: Inhalation TRVs | | <p>[21-Jun-2024] 17. This section of the report should include an analysis of other available TRVs and a rationale for the selection of the TRVs selected for each averaging time. This rationale should include a discussion on whether sensitive individuals are captured by the selected TRV.</p> | |
| | | | Risk Characterization: Inhalation Assessment | | <p>[21-Jun-2024] 18. Projected 1-hr contributions of the project to the cumulative concentrations of NOx are not negligible (as per Table 5-1). This statement should be revised.</p> <p>[21-Jun-2024] 19. Concentration ratios based on data from Tables 5-1 and 6-1 would result in risks for 24-hr and annual exposures given that background concentrations alone are above WHO guideline values for NOx.</p> <p>[21-Jun-2024] 20. Given that PM2.5 is a carcinogen, and that there are no "safe" exposure concentrations, the fact that background concentrations, without facility contributions, are above the WHO guideline long-term exposure values for PM2.5 should be highlighted and discussed in the SLHHRA.</p> <p>[21-Jun-2024] 21. A discussion on cumulative effects from NOx, PM2.5 (and other potential COCs) exposure could be added to the risk characterization section, as these and other potential COCs impact the respiratory system</p> | |
| 9 | MECP | Air Quality | General | Comments on Draft ERR [sent by email] | <p>[21-Jun-2024] The MECP has completed the review of the air quality component of the Environmental Review Report for the East Windsor Generation Expansion Project and does not have any questions or comments.</p> <p>It is noted that MECP's noise reviewer has already provided feedback directly to you and SLR consulting.</p> <p>Thank you for the opportunity to comment on the Environmental Review Report for this project. We appreciate your collaboration throughout the process.</p> | N/A |
| 10 | MCM | Cultural Heritage Report and Built | General | Comments on Draft Report | <p>[29-May-2024]</p> | [11-Jun-2024] |

| ID # | Organization | Category | Sub-Category | Source | Comment | Response |
|------|-----------------|--|--------------|--------------------------|---|---|
| | | Heritage Impact Study | | | <p><u>Cultural Heritage Report</u> Section 2.4.3 (Community Information Gathering) – The entry for MCM does not fully reflect our response, dated July 19, 2023, and should be updated to indicate that we are not aware of any provincial heritage properties within or adjacent to the study area.</p> <ul style="list-style-type: none"> • Section 2.4.4 (Community Engagement) – We recommend that the Cultural Heritage Report be submitted to the City of Windsor heritage planning staff for review and comment, if you haven't done already. • Section 5.2 – Table 2 (Preliminary Impact Assessment and Recommended Mitigation Measures) - We recommend that the description of potential (temporary) impact(s) be further described to support the recommendation to not undertake a Built Heritage Impact Study (BHIS) (i.e., Heritage Impact Assessment) for listed and designated properties. It is not clear whether vibration would be the only type of temporary impact. Furthermore, the row BHR7 (2879 Riverside Drive East) needs to be updated to reflect that a BHIS has been undertaken. <p>MCM may have additional comments on the Report pending the municipal heritage planner's review. In addition, should there be any changes to the Cultural Heritage Report based on the feedback from Indigenous communities and/or other interested parties, a final copy of the report should be provided to MCM.</p> <p><u>Built Heritage Impact Study</u></p> <ul style="list-style-type: none"> • Section 8.1 (Relevant Agencies/ Stakeholders Contacted) – The entry for MCM does not fully reflect our response, dated July 19, 2023, and should be updated to indicate that we are not aware of any provincial heritage properties within or adjacent to the study area. • Section 8.2 (Community Engagement) - Should there be any changes to the Built Heritage Impact Study based on the feedback from Indigenous communities and/or other interested parties, a final copy of the report should be provided to MCM. | <p>Thanks for your review and comments on the BHIS and CH Report for the East Windsor Co-Generation Centre, we've incorporated the minor edits you suggested in both documents. We're still waiting to hear back from Indigenous communities and from the City, and we'll re-circulate the revised final version with all edits incorporated when we hear back, as requested.</p> <p>[June 28, 2024] Please find attached our revised BHIS and CH Reports for the East Windsor Co-Generation Centre. Thanks for your time reviewing them. We incorporated all the suggested revisions, as well as a few minor ones from heritage planning staff at the City of Windsor following their review. They concurred with the recommendations and mitigation measures proposed in the report.</p> |
| 11 | City of Windsor | Cultural Heritage Report and Built Heritage Impact Study | General | Comments on Draft Report | <p>[23-May-2024] Re comments about Ford Powerhouse, I do note the following and that the City is interested in pursuing designation with the owner on that property: OP policies under Section 10.2.15.1 state that the purpose of a Built Heritage Impact Study is to determine if any listed or designated heritage resources are impacted by development proposals and the potential need for mitigation measures. Section 10.2.15.2 elaborates on the study components to be:</p> <ol style="list-style-type: none"> An analysis of the proposed development or site alteration that affects listed or designated heritage resources on adjacent lands; A demonstration that the heritage attributes of the listed or designated heritage resource will be conserved as part of the proposed development and site alteration; and, A commitment to mitigation measures and/or alternative development approaches in order to conserve the attributes of the listed or designated heritage resource affected by the adjacent development or site alteration. | <p>[30-May-2024] Thanks very much for the response and this clarification. Your comment regarding the development of the vibration evaluation scope is noted and we will be sure to keep this in mind. We will also ensure that the Recommendations and Mitigation measures in both the Heritage Reports be included as part of our Final SPC submission. We will include the email below for reference as well as part of the submission. Should we have any additional questions on this in the meantime, we will be in touch.</p> <p>[28-Jun-2024] Thanks for taking the time to review the BHIS and CH Report prepared by ASI for the East Windsor Co-Generation project.</p> <p>We've revised both reports to reflect your review comments and to incorporate minor revisions received from the Ministry of Citizenship and Multiculturalism following their review. Please find both final reports attached here for your records.</p> |

| ID # | Organization | Category | Sub-Category | Source | Comment | Response |
|------|--------------|----------|--------------|--------|--|----------|
| | | | | | <p>However, understanding the impacts to 2879 Riverside Drive East would be more significant than to 3001 Riverside Drive East/3150 Wyandotte Street East, I would agree to waive the Built Heritage Impact Study for Ford Powerhouse properties but request that the Vibration Engineer consultant consider that and evaluate if the Ford Powerhouse facility would be necessarily impacted and if not then also to outline it in the report, as per recommendations of both reports.</p> <p>I am in agreement with the Built Heritage Impact Study, 2879 Riverside Drive East prepared dated March 2024, and the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment East Windsor Generation Facility Expansion Project, dated October 2023 (Revised December 2023 and March 2024) by ASI. The Recommendations and Mitigation measures in both reports will be requested as part of SPC, though can also be part of the SPC pre-permit conditions.</p> | |



Attachment 2: Agency Correspondence Log

East Windsor Generation Facility Expansion
Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

| INCLUDED IN ROC (Y/N)* | CORRESPONDENCE AUTHOR | DATE | CAPITAL POWER SENT/ RECEIVED | CONTACT MODE/ FILE TYPE | SUMMARY OF CONTACT / TOPIC |
|--|-----------------------|-----------------------|------------------------------|-------------------------|--|
| REGULATORY AGENCIES | | | | | |
| Ministry of the Environment, Conservation and Parks (MECP) | | | | | |
| N | K. Hearne | 11/15/2022 | SENT | EML | Provided preliminary Project information and requested meeting to discuss proposed EA process, Capital Power legal entities, and Indigenous groups to be contacted. |
| N | Z. Romic | 12/5/2022 | RECEIVED | EML | Requested questions list and additional information in preparation for meeting to be scheduled. |
| N | Z. Romic | 12/16/2022 | - | Meeting | Meeting held with MECP staff to provide an overview of the IESO RFP process, Capital Power's proposed Projects, and EA Act requirements. |
| N | Z. Romic | 12/16/2022 | - | Phone | Telephone discussion and follow-up regarding distinctions between the Class EA and ESP processes. Requested written project description and EA process rationale for MECP review to ensure |
| Y | K. Hearne | 2/6/2023 | SENT | LET | Written project description and EA process rationale submitted, requesting confirmation regarding EA process and Indigenous groups with whom to consult. |
| N | Z. Romic | 2/28/2023 to 3/3/2023 | RECEIVED / SENT | EML | Correspondence back and forth included preliminary guidance on applicable approval processes and a preliminary list of potentially interested Indigenous communities. |
| N | Z. Romic | 3/15/2023 | - | Meeting | Meeting to discuss the interconnection and answer subsequent questions from the MECP. |
| N | K. Hearne | 3/16/2023 | SENT | ATT | Meeting held March 15, 2023 with MECP to discuss interconnections and co-located facilities. Presentation slides subsequently sent to MECP March 16, 2023. |
| Y | Z. Romic | 3/22/2023 | RECEIVED | EML | Confirmed EA process, identified other MECP contacts, and provided list of Indigenous Groups with whom to consult. |
| Y | J. Shukin | 6/9/2023 | SENT | EML | Sent Notice of Commencement (sent to multiple officials and staff). |
| N | L. Nasen | 6/9/2023 | SENT | EML | Provided brief project overview/status & request for clarifications and meeting. |
| N | T. Bell | 6/12/2023 | RECEIVED | EML | Requested list of specific questions for meeting to be scheduled. |
| Y | M. Badali | 6/20/2023 | RECEIVED | EML | Request for corresponding Project Information Form. |
| Y | J. Shukin | 6/21/2023 | SENT | EML | Submission of Project Information Form to MECP. |
| N | L. Nasen | 6/23/2023 | SENT | EML | Confirming review for information is ongoing, request for meeting with SLR. |
| N | M. Badali | 6/26/2023 | RECEIVED | EML | Request for more detail, and confirmation for meeting. |
| N | L. Nasen | 6/28/2023 | SENT | EML | Discussion regarding meeting dates and agenda items for the upcoming meeting. |
| N | M. Badali | 6/29/2023 | RECEIVED | EML | MECP Availability for meeting. |
| N | - | 7/7/2023 | - | Meeting | Meeting to discuss EA and ECA processes. |
| Y | M. Badali | 7/10/2023 | RECEIVED | EML & LET | Letter from Mark Badali; includes Areas of Interest (AOI), indicates two additional Indigenous communities to engage: Munsee Delaware First Nation and the Delaware First Nation. |
| N | L. Nasen | 9/1/2023 | SENT | EML | Follow-up to July 7th meeting, including clarification of construction activities subject to ECA process. |
| N | S. Han | 9/14/2023 | RECEIVED | EML | Confirmation of construction activities subject to ECA process. |

East Windsor Generation Facility Expansion
Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

| INCLUDED IN ROC (Y/N)* | CORRESPONDENCE AUTHOR | DATE | CAPITAL POWER SENT/ RECEIVED | CONTACT MODE/ FILE TYPE | SUMMARY OF CONTACT / TOPIC |
|------------------------|-----------------------|------------------------|------------------------------|-------------------------|--|
| REGULATORY AGENCIES | | | | | |
| Y | L. Nasen | 5/10/2024 | SENT | EML | Sent the Storm Water Management Report and associated calculations. |
| Y | L. Nasen | 4/2/2024 | SENT | EML | Status update on the EWC Project, notice to anticipate the ERR and technical appendices. |
| Y | C. Liu | 4/2/2024 | RECEIVED | EML | Notice that the Project has a new contact at the MECP. |
| Y | M. Macki | 4/3/2024 | RECEIVED | EML | Introduction to MECP contact, along with confirmation that the draft ERR is anticipated. |
| Y | L. Nasen | 4/3/2024 | SENT | EML | Email to MECP inquiring if there is interest in a meeting. |
| Y | L. Nasen | 4/12/2024 | SENT | EML | Sent draft final version of the Environmental Review Report (ERR) and the supporting appendices. |
| N | L. Nasen | 4/17/2024 to 4/18/2024 | SENT | EML | Various emails following up on access of material. |
| Y | M. Macki | 4/25/2024 | RECEIVED | EML | Question about the Project Environmental Management Plan and if this is available for review, along with noting that the review will take longer than the previously noted date. |
| Y | L. Nasen | 4/25/2024 | SENT | EML | Response regarding the PEMP, and noting that this is a construction phase document which has not yet been prepared. |
| Y | K. Smith | 4/25/2024 | RECEIVED | EML | Inquiry regarding the Noise Assessment, and a request for the CadnaA model to be provided by April 29th. |
| N | D. Diebolt | 4/25/2024 | SENT | EML | Inquiry if an extension can be arranged as the engineer on file is away until next week. |
| N | K. Smith | 4/25/2024 | RECEIVED | EML | Extension granted for May 2, 2024. |
| Y | A. Haniff | 5/3/2024 | SENT | EML & LET | Supplying the MECP the CadnaA model used in support of the AAR. |
| Y | K. Smith | 5/6/2024 | RECEIVED | EML | Inquiry regarding the Gantt chart used along with the details regarding the GSU, and step up transformer. |
| Y | L. Nasen | 5/8/2024 | SENT | EML | Providing the high level project schedule, along with GSU and Transformer specifications. |
| Y | M. Macki | 5/15/2024 | RECEIVED | EML | Inquiry regarding being provided the Phase II ESA report. |
| Y | L. Nasen | 5/15/2024 | SENT | EML | Providing the Phase II ESA report. |
| Y | L. Nasen | 5/15/2024 | - | Meeting | Meeting with the MECP to discuss the EWCC Project to aide with the ERR review. |
| Y | L. Nasen | 5/15/2024 | SENT | EML | Thanking the MECP for meeting with CPC, along with the distribution of the slides used in the meeting. |
| Y | M. Macki | 5/15/2024 | RECEIVED | EML | MECP thanking CPC for meeting with them, and providing the meeting minutes. |
| Y | L. Nasen | 5/15/2024 | SENT | EML | Email indicating heritage report sent to MCM |
| Y | M. Macki | 5/16/2024 | RECEIVED | EML | Acknowledged email indicating heritage report sent to MCM |
| Y | M. Macki | 5/16/2024 | RECEIVED | EML | Comments on the ERR regarding Indigenous Consultation and Groundwater. |

East Windsor Generation Facility Expansion
Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

| INCLUDED IN ROC (Y/N)* | CORRESPONDENCE AUTHOR | DATE | CAPITAL POWER SENT/ RECEIVED | CONTACT MODE/ FILE TYPE | SUMMARY OF CONTACT / TOPIC |
|--|-----------------------|-----------|------------------------------|-------------------------|---|
| REGULATORY AGENCIES | | | | | |
| Y | L. Nasen | 5/17/2024 | SENT | EML | Response acknowledging comments regarding Indigenous Consultation and Groundwater. |
| N | L. Nasen | 5/30/2024 | SENT | EML & LET | Inquiry regarding that status on the reviews currently underway, and an inquiry regarding if there is anything further the MECP needs from CPC. The IESO prioritization letter was also attached. |
| N | M. Macki | 5/31/2024 | RECEIVED | EML | Notice that the MECP reviews are ongoing, and to anticipate an early June start for receipt. |
| Y | K. Smith | 6/3/2024 | RECEIVED | EML | Questions regarding Noise, regarding calculations and drawings used to confirm calculations. |
| Y | A. Haniff | 6/7/2024 | SENT | EML | Answers to questions posed regarding noise, drawings used to confirm calculations and the original AAR were sent to answer these questions. |
| Y | K. Smith | 6/10/2024 | RECEIVED | EML | Comment regarding corrections to tables in the noise report. |
| N | L. Nasen | 6/11/2024 | SENT | EML | Touching base to see if the comments will be received by the 6/14 deadline, and a notice that there has been MECP comments received |
| N | M. Macki | 6/12/2024 | RECEIVED | EML | Notice that there is 4 other reviews that will be coming, and that they are anticipated for 6/14. |
| N | L. Nasen | 6/12/2024 | SENT | EML | Thanking the MECP for the response, and asking what sections will be received and if more time is needed. |
| N | M. Macki | 6/12/2024 | RECEIVED | EML | MECP providing which areas they expect to send comments for. |
| Y | M. Macki | 6/12/2024 | RECEIVED | EML | Comments regarding the screening checklist and spills/waste. |
| Y | L. Nasen | 6/12/2024 | SENT | EML | Acknowledging the receipt of the comments. |
| Y | A. Haniff | 6/13/2024 | SENT | EML | Acknowledgement of comments received for noise, with a commitment made to update these in the final ERR report. |
| Y | K. Smith | 6/13/2024 | RECEIVED | EML | MECP thanking CPC team for their response. |
| Y | M. Macki | 6/14/2024 | RECEIVED | EML | Comments regarding stormwater management and contaminated lands |
| Y | L. Nasen | 6/17/2024 | SENT | EML | Response acknowledging receipt of the comments. |
| Y | L. Nasen | 6/21/2024 | SENT | EML | Response on developing a spill prevention plan |
| Y | L. Nasen | 6/21/2024 | SENT | EML | Response to query on contaminated lands |
| Y | M. Macki | 6/21/2024 | RECEIVED | EML | MECP comments on screening levels for human health risk assessment |
| Y | M. Macki | 6/21/2024 | RECEIVED | EML | MECP indicating no questions on air quality component |
| Ministry of Citizenship and Multiculturalism (MCM) | | | | | |
| Y | J. Shukin | 6/12/2023 | SENT | EML | Sent Notice of Commencement. |
| Y | J. Harvey | 7/11/2023 | RECEIVED | EML | Initial response to Notice of Commencement. |
| Y | L. Nasen | 7/13/2023 | SENT | EML | Acknowledgement receipt for Notice of Commencement response. |
| Y | L. Parsons | 7/18/2023 | SENT | EML | Introduction of ASI to MCM, with a notice that they will be completing the Cultural Heritage Report. |

East Windsor Generation Facility Expansion
Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

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|----------------------------|-----------------------|------------|------------------------------|-------------------------|---|
| REGULATORY AGENCIES | | | | | |
| Y | K. Barboza | 7/19/2023 | RECEIVED | EML | Distribution of checklists and other potential CH resources, along with response to posed question. |
| Y | J. Sleath | 4/29/2024 | SENT | EML | Distribution of the Cultural Heritage Report and Built Heritage Impact Study for MCM review. |
| Y | J. Harvey | 5/29/2024 | RECEIVED | EML & LET | Response letter to the Cultural Heritage and Built Heritage Impact Reports sent on 4/29/2024/ |
| Y | J. Sleath | 6/11/2024 | SENT | EML | Notified of updating Cultural Heritage Report and Built Heritage Impact Study with edits suggested incorporated. |
| Y | J. Sleath | 6/28/2024 | SENT | EML | Sent revised BHIS and CH Reports. |
| City of Windsor | | | | | |
| N | Various | - | - | - | Various correspondence and meetings were held with City staff as part of the IESO RFP process, from approximately mid-2022 to early 2023, ultimately resulting in receipt of City of Windsor Municipal Council Support Resolution (MCSR), January 16, 2023. |
| N | B. Velocci | 12/12/2022 | RECEIVED | EML | Initial Site Plan Control pre-submission review comments received. |
| N | Various | 1/16/2023 | RECEIVED | ATT | Report to council for request of support. |
| N | W. Danek | 2/28/2023 | SENT | EML | Questioned if re-submission and kickoff meeting is warranted. |
| N | B. Velocci | 3/1/2023 | RECEIVED | EML | Confirmed re-submission describing the EWCC facility expansion would be the best way forward. |
| Y | L. Nasen | 4/6/2023 | SENT | EML | Updated Project Overview and request for pre-consultation meeting submitted. |
| Y | L. Nasen | 4/21/2023 | SENT | EML | Follow-up with Brian regarding the review/asking if any additional information is needed. |
| Y | B. Velocci | 5/3/2023 | RECEIVED | EML | Pre-consultation feedback re: the proposed building. |
| Y | L. Nasen | 5/29/2023 | SENT | EML | Sent questions/requests for clarification regarding revised (May 3) Site Plan Approval study |
| Y | J. Shukin | 6/9/2023 | SENT | EML | Sent Notice of Commencement (sent to multiple officials and staff). |
| N | B. Velocci | 6/12/2023 | RECEIVED | EML | Brian asked to submit the application through the cloud submission system. |
| N | L. Nasen | 6/13/2023 | SENT | EML | Fixing cloud permit portal. |
| N | L. Nasen | 6/23/2023 | SENT | EML | Notice of application in the cloud permit system for Windsor. |
| N | B. Velocci | 6/27/2023 | RECEIVED | EML | Correspondence with Brian regarding the application. |
| N | L. Nasen | 6/28/2023 | SENT | EML | Confirmation of upload and submission to Windsor. |
| Y | L. Nasen | 7/7/2023 | SENT | EML | Update to pre-consultation package for site plan. |
| N | B. Velocci | 7/12/2023 | RECEIVED | EML | Request to meet about submission. |
| N | L. Nasen | 7/12/2023 | SENT | EML | Confirmation of meeting. |
| N | L. Nasen | 7/12/2023 | SENT | EML | Confirmation of meeting time. |

East Windsor Generation Facility Expansion
Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

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|------------------------|-----------------------|------------|------------------------------|-------------------------|---|
| REGULATORY AGENCIES | | | | | |
| Y | L. Nasen | 7/13/2023 | SENT | Meeting | Meeting with Brian Velocci regarding noise/vibration study, sound wall, trees, stormwater and general site plan approval processes. |
| Y | L. Nasen | 7/13/2023 | SENT | EML | Follow-up email by L. Nasen to B Velocci. Regarding meeting held regarding noise/vibration study, sound |
| Y | L. Nasen | 7/18/2023 | SENT | EML | Introduction of ASI to City staff, with a notice that they will be completing the Cultural Heritage Report, along with questions regarding heritage resources. |
| Y | B. Velocci | 7/20/2023 | RECEIVED | EML | Email from Brian stating City does not support the sound wall proposal. |
| N | L. Parsons | 7/20/2023 | SENT | EML | Meeting coordination with Brian. |
| Y | T. Tang | 7/24/2023 | RECEIVED | EML | Response to ASI question regarding cultural heritage in Project area. |
| Y | B. Velocci | 8/1/2023 | RECEIVED | EML | Discussion of design requirements for the building. |
| Y | L. Nasen | 8/1/2023 | SENT | EML | Discussion of the area and visual renderings with discussion of original infor package. |
| Y | L. Nasen | 8/4/2023 | SENT | EML | Thank you and discssion of layout with the team. |
| Y | B. Nagata | 9/21/2023 | RECEIVED | EML | Discussion regarding the potential Closure of Cadillac Street with comments from the Windsor Police, Traffic Operations, Public Works Engineering and Operations, Planning, Windsor Fire and Transportation Planning. Advisory to not close the street. |
| Y | L. Nasen | 9/22/2023 | SENT | EML | Request for follow up after design progression and discussion of stormwater management work completed. |
| N | B. Velocci | 9/26/2023 | RECEIVED | EML | Meeting planning. |
| N | L. Nasen | 9/26/2023 | SENT | EML | Meeting confirmation. |
| Y | L. Nasen | 10/3/2023 | SENT | EML | Follow-up including noise data and visual rendering. |
| N | L. Nasen | 10/13/2023 | SENT | EML | Follow-up for discussion and meeting to discuss noise and visual rendering. |
| N | L. Nasen | 10/13/2023 | SENT | EML | Discussion with Brian to furthur discuss and coordinate meeting. |
| N | B. Velocci | 10/18/2023 | RECEIVED | EML | Availability for the meeting with Windsor team, reinforcement of their position. |
| N | L. Nasen | 10/18/2023 | SENT | EML | Invite and meeting members. |
| Y | - | 10/23/2023 | - | MTG & MIN | Site visit with Chief Fire Prevention Officer. |
| Y | - | 10/24/2023 | - | MTG & ATT | Meeting with City, concerns regarding aesthetics were brought up regarding the sound wall with suggestions for using brick and similar styles to surrounding buildings.. |
| Y | M. Smith | 10/24/2023 | SENT | EML | Thanks sent to Fire Chief for attending the site visit with follow-up questions regarding fire lane and emergency response requirements. |
| Y | L. Nasen | 11/2/2023 | SENT | EML | Confirmation that permanent closure of the street is not required and will not be pursued. |
| N | B. Velocci | 11/6/2023 | RECEIVED | EML | Confirmation of the receipt of the Cadiallac Street plans. |
| N | B. Velocci | 11/10/2023 | RECEIVED | EML | Confirmation that a Water Balance Control is not needed for this project. |
| N | M. Smith | 11/14/2023 | SENT | EML | Follow-up to Windsor Fire regarding a progress update. |

East Windsor Generation Facility Expansion
Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

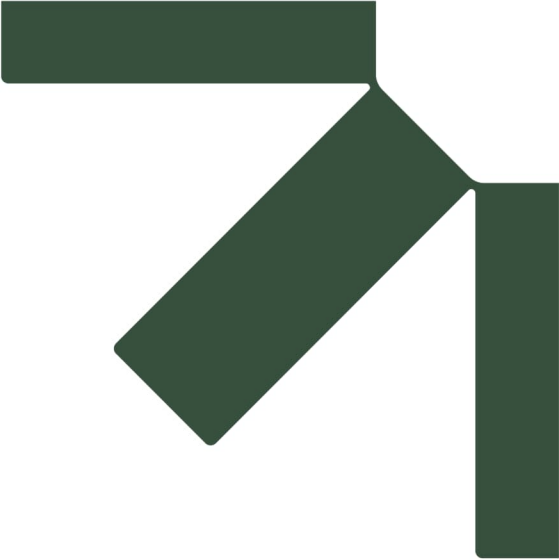
| INCLUDED IN ROC (Y/N)* | CORRESPONDENCE AUTHOR | DATE | CAPITAL POWER SENT/ RECEIVED | CONTACT MODE/ FILE TYPE | SUMMARY OF CONTACT / TOPIC |
|--|-----------------------|------------|------------------------------|-------------------------|---|
| REGULATORY AGENCIES | | | | | |
| Y | M. Coste | 11/15/2023 | RECEIVED | EML | Response to follow-up questions regarding fire routes, fire truck ladder heights and if a fire route can be under the O/H lines. |
| Y | B. Velocci | 12/22/2023 | RECEIVED | EML & LET | Letter confirming that Planning Consultation Stage 1 is now complete, and that Stage 2 application will be made available shortly. General comments were also received from the City Planning Department. |
| Y | B. Velocci | 1/5/2024 | RECEIVED | EML | City of Windsor response to questions posed by Capital Power. |
| Y | L. Nasen | 1/5/2024 | SENT | EML | Answers posed to City of Windsor questions |
| Y | J. Shukin | 4/15/2024 | SENT | EML | Invitation to the May 1st Open House, sent to the Mayor's Office and Planning department. |
| Y | L. Nasen | 4/26/2024 | SENT | EML | Distribution of the Cultural Heritage Report and Built Heritage Impact Study for City of Windsor review. |
| Y | L. Nasen | 5/23/2024 | SENT | EML | Inquiry if the City of Windsor has had a chance to review the information and if there were any questions. |
| Y | K. Tang | 5/23/2024 | RECEIVED | EML | Comments on the Cultural Heritage Report and Built Heritage Impact Study. |
| Y | L. Nasen | 5/30/2024 | SENT | EML | Acknowledgement of comments received. |
| N | K. Richters | 5/1/2024 | RECEIVED | In-Person | Staff member at open house asked if the display boards could be circulated to them. |
| Y | J. Sleath | 6/28/2024 | SENT | EML | Sent final BHIS and CH reports |
| Essex Region Conservation Authority | | | | | |
| N | J. Shukin | 6/12/2023 | SENT | EML | Sent Notice of Commencement. |
| Y | L. Nasen | 2/23/2024 | SENT | EML | Input requested re: sourcewater protection. |
| Y | L. Nasen | 3/22/2024 | SENT | EML | Follow-up regarding requested input for sourcewater protection. |
| Y | K. Stammler | 4/3/2024 | RECEIVED | EML & LET | Response to inquiry regarding sourcewater protection, a list of activities that would require a Notice to Proceed from ERCA. An informational letter and maps were also provided. |
| N | J. Shukin | 4/15/2024 | SENT | EML | Invitation to the May 1st Open House. |
| Y | A. Good | 4/18/2024 | RECEIVED | EML | Notice regarding the possibility of approval being needed by the Essex Region Risk Management Official (RMO) for sourcewater protection. |
| Y | L. Nasen | 4/26/2024 | SENT | EML | Re-sent previous response received from the RMO on April 3rd, along with notice that they will receive updates on the study, including the Notice of Completion. |

East Windsor Generation Facility Expansion
Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

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|--|--------------------------|-----------|---------------------------------------|-------------------------------|---|
| REGULATORY AGENCIES | | | | | |
| Hydro One Networks Inc. | | | | | |
| Y | J. Shukin | 6/12/2023 | SENT | EML | Sent Notice of Commencement. |
| Y | Hydro One | 6/22/2023 | RECEIVED | LET & ATT | Letter response to Notice of Commencement and a landscape photo showcasing the location of infrastructure. |
| N | J. Shukin | 4/15/2024 | SENT | EML | Invitation to the May 1st Open House. |
| Y | Hydro One | 5/7/2024 | RECEIVED | LET | Letter response thanking CPC for the updates, and confirmation that there are no existing Hydro One Assets in the subject area. |
| Canadian National Railway Company | | | | | |
| Y | J. Shukin | 6/12/2023 | SENT | EML | Sent Notice of Commencement. |
| Y | J. Shukin | 4/15/2024 | SENT | EML | Invitation to the May 1st Open House. |
| Member of Provincial Parliament For Windsor - Tecumseh | | | | | |
| Y | J. Shukin | 6/12/2024 | SENT | EML | Sent Notice of Commencement. |
| Y | J. Shukin | 4/15/2024 | SENT | EML | Invitation to the May 1st Open House. |
| Y | Office of A. Dowie | 4/26/2024 | RECEIVED | EML | Staff of MPP thanking CP for the invite, and informing CP he will not be in attendance. |
| N | S. Cardinal | 4/29/2024 | SENT | EML | CPC thanking MPP for his response. |

* Correspondence in white not included is available upon request, if required.



Attachment 3: Agency Correspondence

**Ministry of the Environment,
Conservation and Parks (MECP)**



From: Kara Hearne <khearne@slrconsulting.com>
Sent: February 6, 2023 4:52 PM
To: Romic, Zeljko (MECP) <Zeljko.Romic@ontario.ca>
Cc: Han, Shareen (MECP) <Shareen.Han@ontario.ca>; Wilhelm Danek <wdanek@capitalpower.com>;
Lawrence Nasen <lnasen@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>; Nigel Taylor
<ntaylor@slrconsulting.com>; Jennifer Whittard <jwhittard@slrconsulting.com>
Subject: Capital Power - East Windsor Cogeneration Center Expansion Project (EA/Approvals and
Indigenous Community List)

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Zeljko,

Following up on our meeting and various emails in December, please find attached the following documents regarding Capital Power's East Windsor Cogeneration Center Expansion Project:

- **EA and Permitting:** This file includes an overview of the Project focusing on key components and grid interconnection, and our interpretation and rationale for the applicable EA process and other key MECP approvals. We appreciate your offer to review this information to ensure it is consistent with MECP's interpretation of the process requirements.
- **Indigenous Communities Request:** Given the tight timelines associated with IESO's Expedited Process, we intend to start the EA process as soon as possible (in advance of the IESO contract award notification). We appreciate your offer to circulate the attached letter from Capital Power to the Ministry's Indigenous Consultation Advisors for review and input on our proposed list of Indigenous communities that should be consulted. Alternatively, please let us know if we should instead be making this request to the Ministry of Energy – currently our assumption is that the MECP will act as our “one-window”.

Please let me know if the Ministry has any questions or requires additional information. We would be happy to meet with you to discuss the attached information.

Best regards,
Kara



Kara Hearne
Environmental Planner

C [+1 437 347 4792](tel:+14373474792)
E khearne@slrconsulting.com

SLR Consulting (Canada) Ltd.
100 Stone Road West, Suite 201, Guelph, ON N1G 5L3



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To: Zeljko Romic

From: Kara Hearne / Jennifer Whittard

Company: Ministry of Environment, Conservation and Parks

cc: Wilhelm Danek, Capital Power
Lawrence Nasen, Capital Power
Nigel Taylor, SLR

Date: February 6, 2023

Project No. 241.30524.00001

RE: **East Windsor Cogeneration Centre – Proposed Expansion Project**

1. East Windsor Cogeneration Centre Expansion Project

1.1 Project Location

224 Cadillac Street (42.3257, -83.0014), City of Windsor (Figure 1).

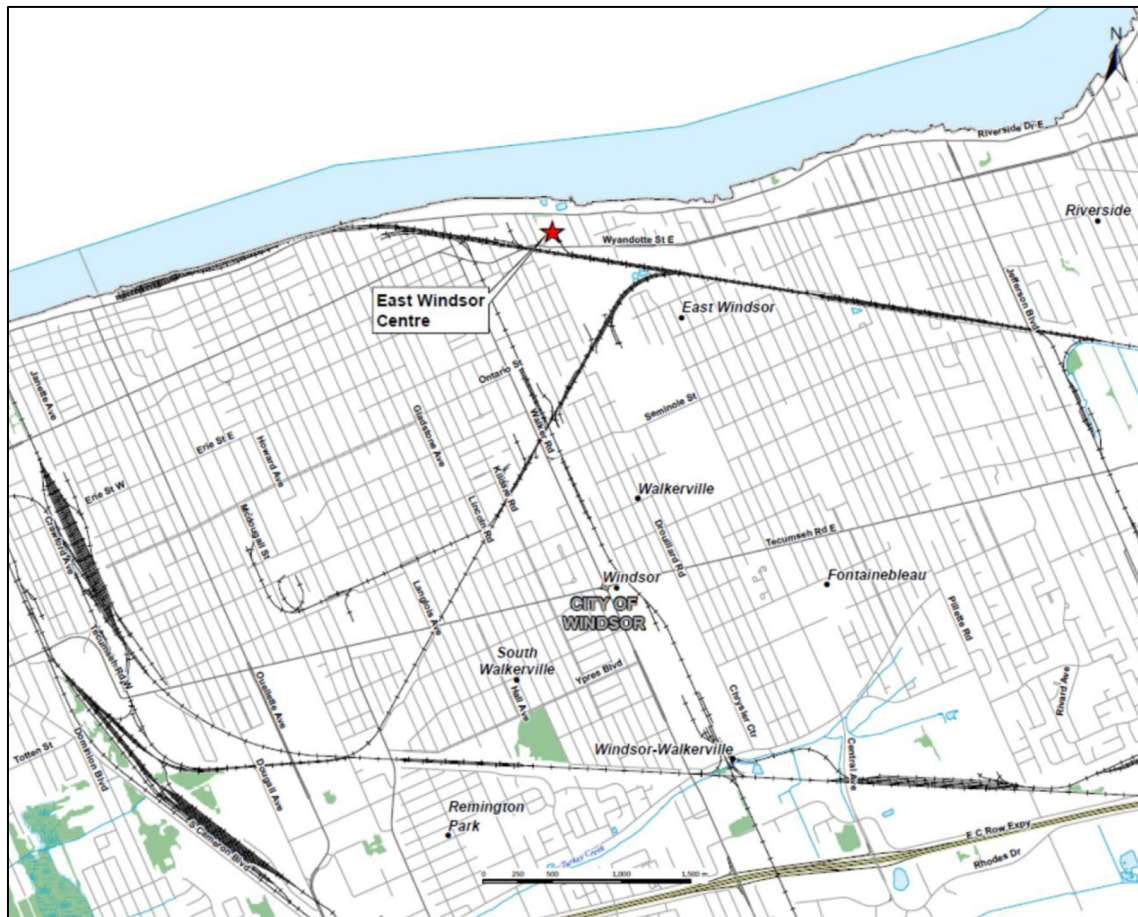


Figure 1: General Location of the EWCC

1.2 Project Description

Capital Power is proposing an expansion to the East Windsor Cogeneration Centre (EWCC) that would provide up to 100 megawatts (MW) of power. The expansion project is currently proposed as two LM6000 simple cycle gas turbines, although specific equipment to be procured will be confirmed as the Project progresses. The two new natural gas turbines are proposed along the western edge of the property, municipally known as 224 Cadillac Street and located within the facility's existing fence line (**Figure 2**). The turbines would be located within a new building (i.e., enclosed) for noise mitigation purposes. The natural gas to power the turbines will be supplied via the existing Enbridge pipeline that currently services the EWCC.

A new high-voltage transformer station would be installed for the Expansion Project with the output power connecting to the power grid, i.e., the 230 kilovolt (kV) Hydro One transmission lines, via the existing EWCC substation yard. The Expansion Project will not connect to the EWCC facility itself but will instead make use of existing infrastructure in the substation yard (i.e., tapping into the existing high-voltage interconnection line) to avoid the need for a new connection to the Hydro One infrastructure (**Figure 3**).

The Expansion Project would be owned and operated by a separate Capital Power entity from the current EWCC facility, as the Expansion Project will be IESO-contracted and metered independently of the EWCC.

Additional details, including the presentation slides from the December 2022 virtual public community meeting, are available on Capital Power's [project website](#).



Figure 2: Proposed Location of the Expansion Project in Context of the Existing EWCC Site

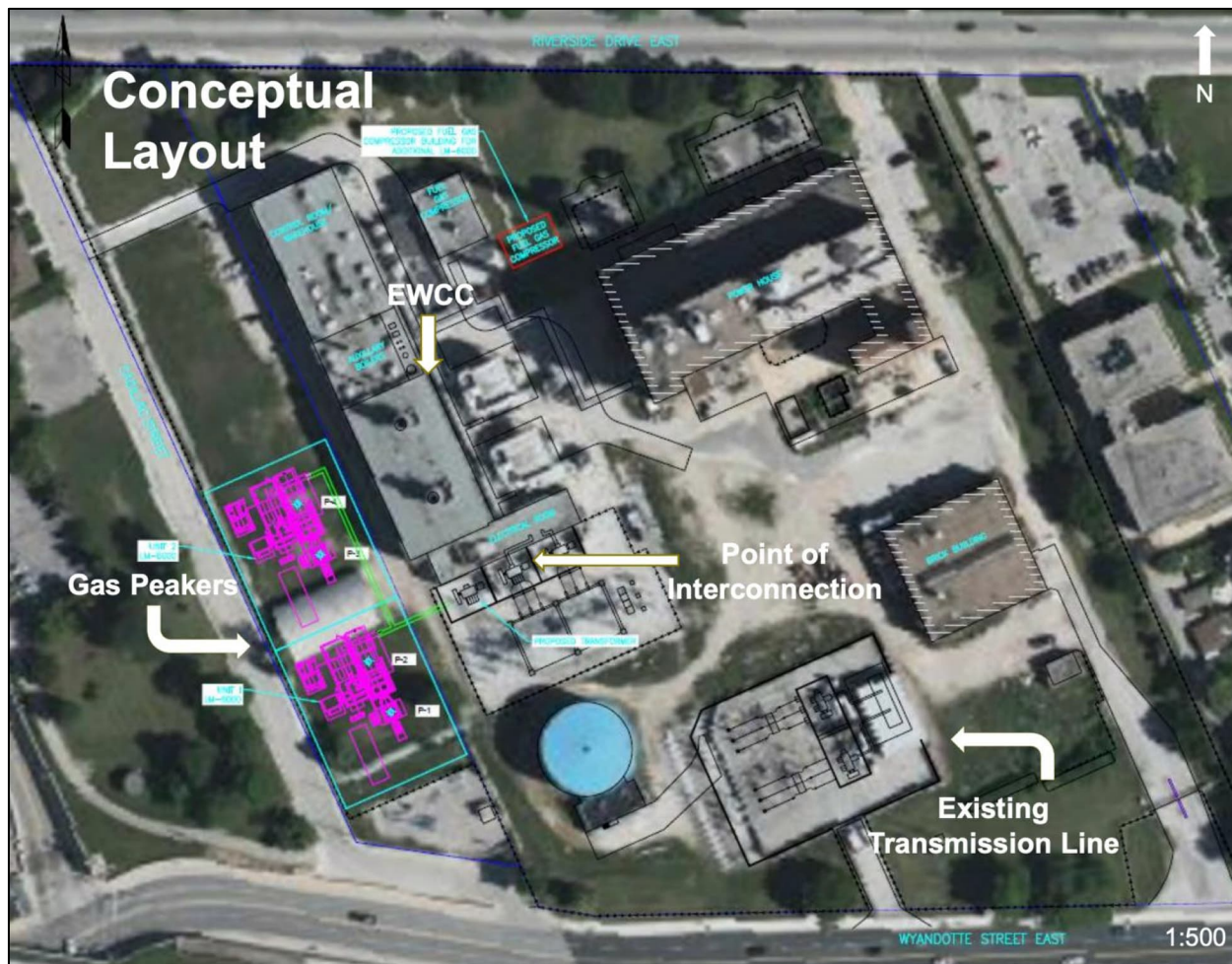


Figure 3: Conceptual Layout of the EWCC Expansion Project

1.3 EA Process: Environmental Screening Process (ESP) for Electricity Projects

According to the Guide to Environmental Assessment Requirements for Electricity Projects (2011) and Ontario Regulation (O. Reg.) 116/01, natural gas-fired generating facilities with a capacity of 5 MW or more are classified as Category B projects and are subject to review under the Environmental Screening Process (ESP). Modifications or expansions to Category B projects are also subject to the ESP, with “significant modifications” as defined in O. Reg. 116/01 subject to the full review process set out in the ESP. For natural gas-fired generating stations, a significant modification is defined as a change that would increase the name plate capacity of the facility by 5 MW or more. Since the proposed nameplate capacity of Expansion Project is an estimated 100 MW, Capital Power intends to complete an Environmental Review under the ESP for this Project.

1.4 Other Key Approvals

1.4.1 Air & Noise Approvals: Environmental Compliance Approval (ECA) Amendment

The EWCC is subject to the conditions of the facility's current Environmental Compliance Approval (ECA) for air and noise emissions (No. A-500-4130410774, April 20, 2022).

The new gas turbines will necessitate the assessment of additional air and noise emissions from the site. While the Expansion Project will be operated, metered, and grid-connected independently from the existing EWCC facility, both facilities will use the same technology (natural gas-fired power generation) within the same property and, therefore, it is anticipated that the discharges associated with the Expansion Project and the existing EWCC facility would be deemed as a single discharge. Therefore, it is anticipated that an ECA (Air & Noise) Amendment will be required rather than a new ECA.

Regardless of the format of the ECA (Air & Noise) for this Project (i.e., ECA Amendment or new ECA), it is expected that the supporting technical information, including modelling for air and noise emissions and associated reporting, will include the combined emission sources of both facilities (i.e., EWCC and Expansion Project combined).

1.4.2 Stormwater Management Approval: ECA (Industrial Sewage Works) Amendment

The EWCC is subject to the conditions of the facility's current ECA for industrial sewage works (No. 7192-7FBP6N, June 11, 2008).

Preliminary engineering is in early stages; however, it is currently anticipated that the Expansion Project's stormwater management and transformer spill containment designs will be integrated with the existing industrial sewage works associated with the EWCC. Therefore, it is anticipated that an ECA (Industrial Sewage Works) Amendment will be required rather than a new ECA.

Regardless of the format of the ECA (Industrial Sewage Works) for this Project (i.e., ECA Amendment or new ECA), it is expected that the supporting technical information, including modelling for stormwater discharge and associated reporting, will include the combined discharges of both facilities (i.e., EWCC and Expansion Project combined).

February 6, 2023

Zeljko Romic
Supervisor - Environmental Assessment Program Support
Environmental Assessment and Permissions Division
Ministry of the Environment, Conservation and Parks

SENT VIA EMAIL (zeljko.romic@ontario.ca)

Dear Mr. Romic,

**Re: East Windsor Cogeneration Centre (EWCC) Expansion Project
Preliminary List of Potentially Affected and/or Interested Indigenous Communities**

Capital Power is seeking the Ministry's guidance regarding Indigenous communities that we are proposing to consult with regarding a power generation project for which we will be seeking provincial regulatory approval. Further details are provided below.

Project Name: East Windsor Cogeneration Centre (EWCC) Expansion Project

Location: 224 Cadillac Street (42.3257, -83.0014), City of Windsor (See **Figure 1**).

Project Overview: Capital Power is proposing an expansion to the EWCC, with the conceptual configuration consisting of the installation of two LM6000 simple cycle gas turbines to provide up to 100 megawatts (MW) of power. The two natural gas turbines are proposed along the western edge of the property, municipally known as 224 Cadillac Street, and located within the facility's existing fence line (**Figure 2**). Additional details, including the presentation slides from the December 2022 virtual public community meeting, are available on Capital Power's [project website](#).

Proposed Indigenous Communities List: Capital Power has identified a preliminary list of potentially affected and/or interested Indigenous communities and groups that are proposed to be consulted on the project. The preliminary list was compiled through a desktop review of online resources, including the Aboriginal and Treaty Rights Information System (ATRIS), Ontario Treaties Map (2019), and other publicly available information. Based on this review, it is our current understanding that the Project is located on traditional Treaty 2 (1790) territory, and the following Treaty 2 signatories have recognized rights and interests in this area:

- Walpole Island First Nation, also referred to as Bkwejwanong Territory
- Caldwell First Nation
- Moravian of the Thames, also referred to as Delaware Nation or Moravian Delawares

In addition, we understand that the following communities and groups may also take interest in the Project:

- Chippewas of Kettle and Stoney Point First Nation
- Three Fires Group
- Métis Nation of Ontario

It should be noted Capital Power met with the Three Fires Group in January 2023 in response to a request for engagement. Three Fires Group is a wholly First Nation owned economic development corporation headquartered in Chippewas of Kettle and Stony Point First Nation. The request was sent on behalf of Caldwell First Nation and the Chippewas of Kettle and Stony Point First Nation, and the introductory meeting was to provide information related to economic partnership opportunities. Though the Three Fires Group determined they do not have an interest in investing in this particular project, Capital Power proposes to include the Three Fires Group and Chippewas of Kettle and Stony Point First Nation in future project notifications and engagement opportunities.

We would appreciate the Ministry's review of the proposed list to confirm it is correct, or if any changes are recommended.

Please feel free to contact me if you have questions.

Sincerely,



Wilhelm Danek
Senior Business Development Manager
Capital Power
403-736-3305 | wdanek@capitalpower.com

Cc: Jay Shukin, Capital Power
Kara Hearne, SLR



Figure 1: General Location of the EWCC



Figure 2: Location of Proposed Gas Turbines at the EWCC

From: Romic, Zeljko (MECP) <Zeljko.Romic@ontario.ca>
Sent: March 22, 2023 11:05 AM
To: Kara Hearne <khearne@slrconsulting.com>
Cc: Badali, Mark (MECP) <Mark.Badali1@ontario.ca>; Han, Shareen (MECP) <Shareen.Han@ontario.ca>
Subject: Re: Capital Power - East Windsor Cogeneration Center Expansion Project

Hi Kara,

As a follow-up to our earlier discussion, here are some comments on the East Windsor project materials you shared.

Your determination of what requirements apply to this proposed project is consistent with our understanding based on the project info you provided. MECP's Regional Environmental Planners in our Project Review Unit typically coordinate/oversee projects proceeding through streamlined EA processes, including receiving Notices of Commencement (and other Notices) as well as confirming Indigenous consultation lists. Typically, the Regional Environmental Planner confirms the list by letter once the formal Notice of Commencement is issued and the study area is confirmed, however, during this pre-submission stage (pre-Notice), your draft list was vetted through one of our consultation advisors for initial comments, which have been provided below for your consideration.

Based on the location and to be consistent with other "interest based" files, it is recommended that the following highlighted communities be engaged:

Aamjiwnaang* – asserted traditional territory

Bkejwanong (Walpole Island)* – asserted traditional territory

Caldwell* - asserted traditional territory

Chippewas of the Thames* – asserted traditional territory

Chippewas of Kettle and Stony Point* – asserted traditional territory

* These communities also have established rights as per Treaty 2 (1790)

Oneida Nation of the Thames – credibly asserted rights as per Nanfan Deed (1701): Ontario's practice is to include the contemporary Nanfan signatory that is closest to the proposed project area where there is a potential impact harvesting activities. In the case of this project, Oneida Nation of the Thames is closest Nanfan Deed signatory.

Given that this proposed project falls within MECP's Southwest Region, you will note that I am c.c.ing my colleague Mark Badali, who is the Regional Planner currently responsible for that area, and would be able to provide further assistance as you proceed through the Reg 116 EA process moving forward.

For your information, here is a summary of the standard process:

- Per our notification procedures, Notices of Commencement, Completion, Addendum and Statements of Completion, when applicable, are required to be sent to the appropriate MECP Regional EA Email address. For projects in the MECP's Southwest Region this would be eanotification.swregion@ontario.ca
- Other notices such as notices of public information centres can either be sent to the Regional EA email address or directly to the project's assigned Regional Environmental Planner, in this case mark.badali1@ontario.ca.

I am also c.c.ing my colleague Shareen Han, who participated in our initial discussion about your projects a few months ago, and would be able to provide assistance re: future questions you might have about the Environmental Compliance Approval process, including setting up follow-up discussions specific to ECAs.

I will provide comments on your other proposed projects in separate emails.

Thanks,

Zeljko Romic | Supervisor - Environmental Assessment Program Support | Environmental Assessment and Permissions Division |

Ministry of the Environment, Conservation and Parks | 416-219-2308 | zeljko.romic@ontario.ca

From: Jay Shukin

Sent: June 09, 2023 3:30 PM

To: eanotification.swregion@ontario.ca; ClassEAnotices@ontario.ca

Cc: Lawrence Nasen; Kara Hearne; Jennifer Whittard

Subject: Notice of Commencement: East Windsor Generation Facility Expansion Project

Attachments: East Windsor Expansion_NOC Final (June 2023).pdf

Hello:

I'm following-up on previous communication about the proposed East Windsor Generation Facility Expansion Project. Please find attached the Notice of Commencement for the Environmental Review for the Project, per the *Environmental Assessment Act*. This notice will appear tomorrow (June 10, 2023) in the Windsor Star and is being mailed to residents in proximity to the proposed facility.

You may also find more information about the Project on our website at:

<https://www.capitalpower.com/operations/east-windsor-generation-facility-expansion/>

Please let me know if you have any questions, comments or would like to arrange a meeting to discuss our proposed Project further.

Kind regards,

Jay

Jay Shukin

Manager, Indigenous and Stakeholder Engagement

Capital Power

250-882-5188

From: EA Notices to SWRegion (MECP) <eanotification.swregion@ontario.ca>

Sent: Tuesday, June 20, 2023 11:11 AM

To: Jay Shukin <jshukin@capitalpower.com>

Cc: Lawrence Nasen <lnasen@capitalpower.com>; Kara Hearne <khearne@slrconsulting.com>; Jennifer Whittard <jwhittard@slrconsulting.com>; Badali, Mark (MECP) <Mark.Badali1@ontario.ca>

Subject: RE: Notice of Commencement: East Windsor Generation Facility Expansion Project

Notice: External Email. Please do not click links, open attachments, or take any other action on this email unless you recognize the source of this email and know the content is safe.

Hi Jay,

Thank you for providing the attached Notice of Commencement. As per the ministry's mandatory notification procedure for providing streamlined EA notices (see attached), please provide a corresponding Project Information Form to this MECP Regional EA email address. Upon receipt of the Project Information Form I will return a Letter of Acknowledgement in response to this Notice.

Thank you,

Mark Badali ([he/him](#)) | Senior Project Evaluator
Environmental Assessment Program Support | Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks
Mark.Badali1@ontario.ca | (416) 457-2155

Subject: RE: Notice of Commencement: East Windsor Generation Facility Expansion Project
Date: Wednesday, June 21, 2023 at 10:20:21 AM Central Standard Time
From: Jay Shukin
To: EA Notices to SWRegion (MECP)
CC: Lawrence Nasen, Kara Hearne, Jennifer Whittard, Badali, Mark (MECP)
Attachments: East Windsor Expansion_streamlined_ea_project_information_form.xlsx

Hi Mark: please find the required form attached.

Regards,

Jay

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
250-882-5188

From: Badali, Mark (MECP) <Mark.Badali1@ontario.ca>

Date: Monday, July 10, 2023 at 12:38 PM

To: Jay Shukin <jshukin@capitalpower.com>

Cc: Lawrence Nasen <lnasen@capitalpower.com>, Kara Hearne <khearne@slrconsulting.com>, Jennifer Whittard <jwhittard@slrconsulting.com>, Battarino, Gavin (MECP) <Gavin.Battarino@ontario.ca>, Wilson, Marcelina (MECP) <Marcelina.Wilson@ontario.ca>

Subject: RE: Notice of Commencement: East Windsor Generation Facility Expansion Project

Some people who received this message don't often get email from mark.badali1@ontario.ca. [Learn why this is important](#)

Good afternoon,

Please find the attached letter of acknowledgement and supporting attachments in response to the Notice of Commencement of the East Windsor Generation Facility Expansion project being undertaken by Capital Power in accordance with the Environmental Screening Process (Category B) set out in the Electricity Projects Regulation, O. Reg. 116/01.

Please note that the list of Indigenous communities identified in this letter includes two additional communities compared to the preliminary list provided previously to SLR Consulting via email on March 22, 2023 (attached for reference).

Best regards,

Mark Badali (he/him) | Senior Project Evaluator
Environmental Assessment Program Support | Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks
Mark.Badali1@ontario.ca | (416) 457-2155

**Ministry of the Environment,
Conservation and Parks**

**Ministère de l'Environnement,
de la Protection de la nature
et des Parcs**

Environmental Assessment
Branch

Direction des évaluations
environnementales

1st Floor
135 St. Clair Avenue W
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax.: 416 314-8452

Rez-de-chaussée
135, avenue St. Clair Ouest
Toronto ON M4V 1P5
Tél. : 416 314-8001
Télééc. : 416 314-8452

July 10, 2023

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
Email: info@capitalpower.com

BY EMAIL ONLY

**Re: East Windsor Generation Facility Expansion
Capital Power
Electricity Projects Regulation, O. Reg. 116/01 (Category B)
Acknowledgement of Notice of Commencement**

Dear Jay Shukin,

This letter is in response to the Notice of Commencement for the above noted project. The Ministry of the Environment, Conservation and Parks (MECP) acknowledges that Capital Power (proponent) has indicated that the study is following the approved environmental planning process for a Category B project set out in the *Electricity Projects Regulation, O. Reg. 116/01* (the “Environmental Screening Process”), made under the *Environmental Assessment Act*.

The **updated (August 2022)** attached “Areas of Interest” document provides guidance regarding the ministry’s interests with respect to the Environmental Screening Process. Please address all areas of interest in the Environmental Screening and Environmental Review at an appropriate level for the Environmental Screening Process. Proponents who address all the applicable areas of interest can minimize potential delays to the project schedule. **Further information is provided at the end of the Areas of Interest document relating to recent changes to the Environmental Assessment Act through Bill 197, Covid-19 Economic Recovery Act 2020.**

The Crown has a legal duty to consult Aboriginal communities when it has knowledge, real or constructive, of the existence or potential existence of an Aboriginal or treaty right and contemplates conduct that may adversely impact that right. Before authorizing this project, the Crown must ensure that its duty to consult has been fulfilled, where such a duty is triggered. Although the duty to consult with Aboriginal peoples is a duty of the Crown, the Crown may delegate procedural aspects of this duty to project proponents while retaining oversight of the consultation process.

The proposed project may have the potential to affect Aboriginal or treaty rights protected under Section 35 of Canada's *Constitution Act* 1982. Where the Crown's duty to consult is triggered in relation to the proposed project, **the MECP is delegating the procedural aspects of rights-based consultation to the proponent through this letter.** The Crown intends to rely on the delegated consultation process in discharging its duty to consult and maintains the right to participate in the consultation process as it sees fit.

Based on information provided to date and the Crown's preliminary assessment the proponent is required to consult with the following communities who have been identified as potentially affected by the proposed project:

- Aamjiwnaang First Nation
- Bkejwanong (Walpole Island)
- Caldwell First Nation
- Chippewas of Kettle and Stony Point
- Chippewas of the Thames First Nation
- Oneida Nation of the Thames
- Munsee Delaware
- Delaware Nation

Steps that the proponent may need to take in relation to Aboriginal consultation for the proposed project are outlined in the "[Code of Practice for Consultation in Ontario's Environmental Assessment Process](#)". Additional information related to Ontario's Environmental Assessment Act is available online at: www.ontario.ca/environmentalassessments.

Please also refer to the attached document "A Proponent's Introduction to the Delegation of Procedural Aspects of consultation with Aboriginal Communities" for further information, including the MECP's expectations for Screening/Environmental Review Report documentation related to consultation with communities.

The proponent must contact the Director of Environmental Assessment Branch (EABDirector@ontario.ca) under the following circumstances after initial discussions with the communities identified by the MECP:

- Aboriginal or treaty rights impacts are identified to you by the communities;

- You have reason to believe that your proposed project may adversely affect an Aboriginal or treaty right;
- Consultation with Indigenous communities or other stakeholders has reached an impasse; or
- An elevation request is expected on the basis of outstanding environmental concerns.

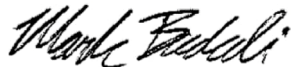
The MECP will then assess the extent of any Crown duty to consult for the circumstances and will consider whether additional steps should be taken, including what role you will be asked to play should additional steps and activities be required.

A draft copy of the Screening/Environmental Review Report should be sent directly to me prior to the filing of the final report, allowing a minimum of 30 days for the ministry's technical reviewers to provide comments.

Please also ensure a copy of the final notice is sent to the ministry's Southwest Region Environmental Assessment (EA) notification email account (eanotification.swregion@ontario.ca) after the draft report is reviewed and finalized.

Should you or any members of your project team have any questions regarding the material above, please contact me at mark.badali1@ontario.ca.

Sincerely,



Mark Badali
Senior Project Evaluator
Environmental Assessment Program Support, Environmental Assessment Branch

Cc: Gavin Battarino, Supervisor, Project Review Unit, MECP
Marcelina Wilson, Supervisor, Windsor Area Office, MECP
Lawrence Nasen, Senior Specialist, Environment, Capital Power
Kara Hearne, Environmental Planner, SLR Consulting (Canada) Ltd.

Enclosed: Areas of Interest

Attached: Client's Guide to Preliminary Screening for Species at Risk
A Proponent's Introduction to the Delegation of Procedural Aspects of Consultation with Aboriginal Communities

AREAS OF INTEREST (v. August 2022)

It is suggested that you check off each section after you have considered / addressed it.

Planning and Policy

- Applicable plans and policies should be identified in the report, and the proponent should describe how the proposed project adheres to the relevant policies in these plans.
 - Projects located in MECP Central, Eastern or West Central Region may be subject to [A Place to Grow: Growth Plan for the Greater Golden Horseshoe \(2020\)](#).
 - Projects located in MECP Central or Eastern Region may be subject to the [Oak Ridges Moraine Conservation Plan \(2017\)](#) or the [Lake Simcoe Protection Plan \(2014\)](#).
 - Projects located in MECP Central, Southwest or West Central Region may be subject to the [Niagara Escarpment Plan \(2017\)](#).
 - Projects located in MECP Central, Eastern, Southwest or West Central Region may be subject to the [Greenbelt Plan \(2017\)](#).
 - Projects located in MECP Northern Region may be subject to the [Growth Plan for Northern Ontario \(2011\)](#).
- The [Provincial Policy Statement \(2020\)](#) contains policies that protect Ontario's natural heritage and water resources. Applicable policies should be referenced in the report, and the proponent should describe how the proposed project is consistent with these policies.
- In addition to the provincial planning and policy level, the report should also discuss the planning context at the municipal and federal levels, as appropriate.

Source Water Protection

The *Clean Water Act, 2006* (CWA) aims to protect existing and future sources of drinking water. To achieve this, several types of vulnerable areas have been delineated around surface water intakes and wellheads for every municipal residential drinking water system that is located in a source protection area. These vulnerable areas are known as a Wellhead Protection Areas (WHPAs) and surface water Intake Protection Zones (IPZs). Other vulnerable areas that have been delineated under the CWA include Highly Vulnerable Aquifers (HVAs), Significant Groundwater Recharge Areas (SGRAs), Event-based modelling areas (EBAs), and Issues Contributing Areas (ICAs). Source protection plans have been developed that include policies to address existing and future risks to sources of municipal drinking water within these vulnerable areas.

Projects that are subject to the Environmental Assessment Act that fall under a Class EA, or one of the Regulations, have the potential to impact sources of drinking water if they occur in designated vulnerable areas or in the vicinity of other at-risk drinking water systems (i.e.

systems that are not municipal residential systems). Projects may include activities that, if located in a vulnerable area, could be a threat to sources of drinking water (i.e. have the potential to adversely affect the quality or quantity of drinking water sources) and the activity could therefore be subject to policies in a source protection plan. Where an activity poses a risk to drinking water, policies in the local source protection plan may impact how or where that activity is undertaken. Policies may prohibit certain activities, or they may require risk management measures for these activities. Municipal Official Plans, planning decisions, Class EA projects (where the project includes an activity that is a threat to drinking water) and prescribed instruments must conform with policies that address significant risks to drinking water and must have regard for policies that address moderate or low risks.

- The proponent should identify the source protection area and should clearly document how the proximity of the project to sources of drinking water (municipal or other) and any delineated vulnerable areas was considered and assessed. Specifically, the report should discuss whether or not the project is located in a vulnerable area and provide applicable details about the area.
- If located in a vulnerable area, proponents should document whether any project activities are prescribed drinking water threats and thus pose a risk to drinking water (this should be consulted on with the appropriate Source Protection Authority). Where an activity poses a risk to drinking water, the proponent must document and discuss in the report how the project adheres to or has regard to applicable policies in the local source protection plan. This section should then be used to inform and be reflected in other sections of the report, such as the identification of net positive/negative effects of alternatives, mitigation measures, evaluation of alternatives etc.
- While most source protection plans focused on including policies for significant drinking water threats in the WHPAs and IPZs it should be noted that even though source protection plan policies may not apply in HVAs, these are areas where aquifers are sensitive and at risk to impacts and within these areas, activities may impact the quality of sources of drinking water for systems other than municipal residential systems.
- In order to determine if this project is occurring within a vulnerable area, proponents can use [Source Protection Information Atlas](#), which is an online mapping tool available to the public. Note that various layers (including WHPAs, WHPA-Q1 and WHPA-Q2, IPZs, HVAs, SGRAs, EBAs, ICAs) can be turned on through the “Map Legend” bar on the left. The mapping tool will also provide a link to the appropriate source protection plan in order to identify what policies may be applicable in the vulnerable area.
- For further information on the maps or source protection plan policies which may relate to their project, proponents must contact the appropriate source protection authority. **Please consult with the local source protection authority to discuss potential impacts on drinking water. Please document the results of that consultation within the report and include all communication documents/correspondence.**

More Information

For more information on the *Clean Water Act*, source protection areas and plans, including specific information on the vulnerable areas and drinking water threats, please refer to [Conservation Ontario's website](#) where you will also find links to the local source protection plan/assessment report.

A list of the prescribed drinking water threats can be found in [section 1.1 of Ontario Regulation 287/07](#) made under the *Clean Water Act*. In addition to prescribed drinking water threats, some source protection plans may include policies to address additional "local" threat activities, as approved by the MECP.

▮ **Climate Change**

The document "[Considering Climate Change in the Environmental Assessment Process](#)" (Guide) is now a part of the Environmental Assessment program's Guides and Codes of Practice. The Guide sets out the MECP's expectation for considering climate change in the preparation, execution and documentation of environmental assessment studies and processes. The guide provides examples, approaches, resources, and references to assist proponents with consideration of climate change in their study. Proponents should review this Guide in detail.

- **The MECP expects proponents of projects under a Class EA or EA Act Regulation to:**
 1. Consider during the assessment of alternative solutions and alternative designs, the following:
 - a. the project's expected production of greenhouse gas emissions and impacts on carbon sinks (climate change mitigation); and
 - b. resilience or vulnerability of the undertaking to changing climatic conditions (climate change adaptation).
 2. Include a discrete section in the report detailing how climate change was considered in the EA.

How climate change is considered can be qualitative or quantitative in nature and should be scaled to the project's level of environmental effect. In all instances, both a project's impacts on climate change (mitigation) and impacts of climate change on a project (adaptation) should be considered. **Please ensure climate change is considered in the report.**

- The MECP has also prepared another guide to support provincial land use planning direction related to the completion of energy and emission plans. The "[Community Emissions Reduction Planning: A Guide for Municipalities](#)" document is designed to educate stakeholders on the municipal opportunities to reduce energy and greenhouse gas emissions, and to provide guidance on methods and techniques to incorporate consideration of energy and greenhouse gas emissions into municipal activities of all types. We encourage you to review the Guide for information.

□ Air Quality, Dust and Noise

- If there are sensitive receptors in the surrounding area of this project, a quantitative air quality/odour impact assessment will be useful to evaluate alternatives, determine impacts and identify appropriate mitigation measures. The scope of the assessment can be determined based on the potential effects of the proposed alternatives, and typically includes source and receptor characterization and a quantification of local air quality impacts on the sensitive receptors and the environment in the study area. The assessment will compare to all applicable standards or guidelines for all contaminants of concern. **Please contact this office for further consultation on the level of Air Quality Impact Assessment required for this project if not already advised.**
- If a quantitative Air Quality Impact Assessment is not required for the project, the MECP expects that the report contain a qualitative assessment which includes:
 - A discussion of local air quality including existing activities/sources that significantly impact local air quality and how the project may impact existing conditions;
 - A discussion of the nearby sensitive receptors and the project's potential air quality impacts on present and future sensitive receptors;
 - A discussion of local air quality impacts that could arise from this project during both construction and operation; and
 - A discussion of potential mitigation measures.
- As a common practice, "air quality" should be used as an evaluation criterion for all road projects.
- Dust and noise control measures should be addressed and included in the construction plans to ensure that nearby residential and other sensitive land uses within the study area are not adversely affected during construction activities.
- The MECP recommends that non-chloride dust-suppressants be applied. For a comprehensive list of fugitive dust prevention and control measures that could be applied, refer to [Cheminfo Services Inc. Best Practices for the Reduction of Air Emissions from Construction and Demolition Activities](#) report prepared for Environment Canada. March 2005.
- The report should consider the potential impacts of increased noise levels during the operation of the completed project. The proponent should explore all potential measures to mitigate significant noise impacts during the assessment of alternatives.

□ **Ecosystem Protection and Restoration**

- Any impacts to ecosystem form and function must be avoided where possible. The report should describe any proposed mitigation measures and how project planning will protect and enhance the local ecosystem.
- Natural heritage and hydrologic features should be identified and described in detail to assess potential impacts and to develop appropriate mitigation measures. The following sensitive environmental features may be located within or adjacent to the study area:
 - Key Natural Heritage Features: Habitat of endangered species and threatened species, fish habitat, wetlands, areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands; significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars.
 - Key Hydrologic Features: Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.
 - Other natural heritage features and areas such as: vegetation communities, rare species of flora or fauna, Environmentally Sensitive Areas, Environmentally Sensitive Policy Areas, federal and provincial parks and conservation reserves, Greenland systems etc.

We recommend consulting with the Ministry of Natural Resources and Forestry (MNRF), Fisheries and Oceans Canada (DFO) and your local conservation authority to determine if special measures or additional studies will be necessary to preserve and protect these sensitive features. In addition, for projects located in Central Region you may consider the provisions of the Rouge Park Management Plan if applicable.

□ **Species at Risk**

- The Ministry of the Environment, Conservation and Parks has now assumed responsibility of Ontario's Species at Risk program. Information, standards, guidelines, reference materials and technical resources to assist you are found at <https://www.ontario.ca/page/species-risk>.
- The Client's Guide to Preliminary Screening for Species at Risk (Draft May 2019) has been attached to the covering email for your reference and use. Please review this document for next steps.
- For any questions related to subsequent permit requirements, please contact SAROntario@ontario.ca.

□ **Surface Water**

- The report must include enough information to demonstrate that there will be no negative impacts on the natural features or ecological functions of any watercourses within the study area. Measures should be included in the planning and design process to ensure that any impacts to watercourses from construction or operational activities (e.g. spills, erosion, pollution) are mitigated as part of the proposed undertaking.
- Additional stormwater runoff from new pavement can impact receiving watercourses and flood conditions. Quality and quantity control measures to treat stormwater runoff should be considered for all new impervious areas and, where possible, existing surfaces. The ministry's [Stormwater Management Planning and Design Manual \(2003\)](#) should be referenced in the report and utilized when designing stormwater control methods. **A Stormwater Management Plan should be prepared as part of the Environmental Screening Process** that includes:
 - Strategies to address potential water quantity and erosion impacts related to stormwater draining into streams or other sensitive environmental features, and to ensure that adequate (enhanced) water quality is maintained
 - Watershed information, drainage conditions, and other relevant background information
 - Future drainage conditions, stormwater management options, information on erosion and sediment control during construction, and other details of the proposed works
 - Information on maintenance and monitoring commitments.
- Any potential approval requirements for surface water taking or discharge should be identified in the report. A Permit to Take Water (PTTW) under the *Ontario Water Resources Act* (OWRA) will be required for any water takings that exceed 50,000 L/day, except for certain water taking activities that have been prescribed by the Water Taking EASR Regulation – *O. Reg. 63/16*. These prescribed water-taking activities require registration in the EASR instead of a PTTW. Please review the [Water Taking User Guide for EASR](#) for more information. Additionally, an Environmental Compliance Approval under the OWRA is required for municipal stormwater management works.

□ **Groundwater**

- The status of, and potential impacts to any well water supplies should be addressed. If the project involves groundwater takings or changes to drainage patterns, the quantity and quality of groundwater may be affected due to drawdown effects or the redirection of existing contamination flows. In addition, project activities may infringe on existing wells

such that they must be reconstructed or sealed and abandoned. Appropriate information to define existing groundwater conditions should be included in the report.

- If the potential construction or decommissioning of water wells is identified as an issue, the report should refer to Ontario Regulation 903, Wells, under the OWRA.
- Potential impacts to groundwater-dependent natural features should be addressed. Any changes to groundwater flow or quality from groundwater taking may interfere with the ecological processes of streams, wetlands or other surficial features. In addition, discharging contaminated or high volumes of groundwater to these features may have direct impacts on their function. Any potential effects should be identified, and appropriate mitigation measures should be recommended. The level of detail required will be dependent on the significance of the potential impacts.
- Any potential approval requirements for groundwater taking or discharge should be identified in the report. A Permit to Take Water (PTTW) under the OWRA will be required for any water takings that exceed 50,000 L/day, with the exception of certain water taking activities that have been prescribed by the Water Taking EASR Regulation – *O. Reg. 63/16*. These prescribed water-taking activities require registration in the EASR instead of a PTTW. Please review the [Water Taking User Guide for EASR](#) for more information.
- Consultation with the railroad authorities is necessary wherever there is a plan to use construction dewatering in the vicinity of railroad lines or where the zone of influence of the construction dewatering potentially intercepts railroad lines.

□ **Excess Materials Management**

- In December 2019, MECP released a new regulation under the Environmental Protection Act, titled “On-Site and Excess Soil Management” (O. Reg. 406/19) to support improved management of excess construction soil. This regulation is a key step to support proper management of excess soils, ensuring valuable resources don’t go to waste and to provide clear rules on managing and reusing excess soil. New risk-based standards referenced by this regulation help to facilitate local beneficial reuse which in turn will reduce greenhouse gas emissions from soil transportation, while ensuring strong protection of human health and the environment. The new regulation is being phased in over time, with the first phase in effect on January 1, 2021. For more information, please visit <https://www.ontario.ca/page/handling-excess-soil>.
- The report should reference that activities involving the management of excess soil should be completed in accordance with O. Reg. 406/19 and the MECP’s current guidance

document titled "[Management of Excess Soil – A Guide for Best Management Practices](#)" (2014).

- All waste generated during construction must be disposed of in accordance with ministry requirements.

□ **Contaminated Sites**

- Any current or historical waste disposal sites should be identified in the report. The status of these sites should be determined to confirm whether approval pursuant to Section 46 of the EPA may be required for land uses on former disposal sites. We recommend referring to the [MECP's D-4 guideline](#) for land use considerations near landfills and dumps.
 - Resources available may include regional/local municipal official plans and data; provincial data on [large landfill sites](#) and [small landfill sites](#); Environmental Compliance Approval information for waste disposal sites on [Access Environment](#).
- Other known contaminated sites (local, provincial, federal) in the study area should also be identified in the report (Note – information on federal contaminated sites is found on the Government of Canada's [website](#)).
- The location of any underground storage tanks should be investigated in the report. Measures should be identified to ensure the integrity of these tanks and to ensure an appropriate response in the event of a spill. The ministry's Spills Action Centre must be contacted in such an event.
- Since the removal or movement of soils may be required, appropriate tests to determine contaminant levels from previous land uses or dumping should be undertaken. If the soils are contaminated, you must determine how and where they are to be disposed of, consistent with *Part XV.1 of the Environmental Protection Act* (EPA) and Ontario Regulation 153/04, Records of Site Condition, which details the new requirements related to site assessment and clean up. Please contact the appropriate MECP District Office for further consultation if contaminated sites are present.

□ **Servicing, Utilities and Facilities**

- The report should identify any above or underground utilities in the study area such as transmission lines, telephone/internet, oil/gas etc. The owners should be consulted to discuss impacts to this infrastructure, including potential spills.
- The report should identify any servicing infrastructure in the study area such as wastewater, water, stormwater that may potentially be impacted by the project.

- Any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste must have an Environmental Compliance Approval (ECA) before it can operate lawfully. Please consult with MECP's Environmental Permissions Branch to determine whether a new or amended ECA will be required for any proposed infrastructure.
- We recommend referring to the ministry's [environmental land use planning guides](#) to ensure that any potential land use conflicts are considered when planning for any infrastructure or facilities related to wastewater, pipelines, landfills or industrial uses.

□ **Mitigation and Monitoring**

- Contractors must be made aware of all environmental considerations so that all environmental standards and commitments for both construction and operation are met. Mitigation measures should be clearly referenced in the report and regularly monitored during the construction stage of the project. In addition, we encourage proponents to conduct post-construction monitoring to ensure all mitigation measures have been effective and are functioning properly.
- Design and construction reports and plans should be based on a best management approach that centres on the prevention of impacts, protection of the existing environment, and opportunities for rehabilitation and enhancement of any impacted areas.
- The proponent's construction and post-construction monitoring plans must be documented in the report.

□ **Consultation**

- The report must demonstrate how the consultation provisions of the Environmental Screening Process have been fulfilled, including documentation of all stakeholder consultation efforts undertaken during the planning process. This includes a discussion in the report that identifies concerns that were raised and **describes how they have been addressed by the proponent** throughout the planning process. The report should also include copies of comments submitted on the project by interested stakeholders, and the proponent's responses to these comments (as directed by the Guide to Environmental Assessment Requirements for Electricity Projects to include full documentation).
- Please include the full stakeholder distribution/consultation list in the documentation.

└ Environmental Screening Process

- The purpose of the Environmental Screening report is to document the process followed and the conclusions reached. It should provide clear and complete documentation of the planning process in order to allow for transparency in decision-making and to allow for its timely review by government agencies, and interested persons, including Indigenous communities.
- The Environmental Screening Process requires the consideration of the effects of the project on all aspects of the environment (including planning, natural, social, cultural, economic, technical). The report should include a level of detail (e.g. hydrogeological investigations, terrestrial and aquatic assessments, cultural heritage assessments) such that all potential impacts can be identified, and appropriate mitigation measures can be developed. Any supporting studies conducted during the Environmental Screening Process should be referenced and included as part of the report.
- There are two possible stages of review required under the Environmental Screening Process, depending on the environmental effects of a project: a Screening stage and an Environmental Review stage.
 - All projects that are subject to the process are required to go through the Screening stage, which requires proponents to apply a series of screening criteria to identify the potential environmental effects of the project.
 - A more detailed study (an Environmental Review) is required if potential concerns are raised during the Screening stage that could not be readily addressed.
- Please include in the report a list of all subsequent permits or approvals that may be required for the implementation of the project, including but not limited to, MECP's PTTW, EASR Registrations and ECAs, conservation authority permits, species at risk permits, MTO permits and approvals under the *Impact Assessment Act, 2019*.
- Proponents are encouraged to circulate a draft of the Environmental Review Report, or relevant sections of the report, to the appropriate agencies and key stakeholders for comment prior to the formal review periods.
- Ministry guidelines and other information related to the issues above are available at <http://www.ontario.ca/environment-and-energy/environment-and-energy>. We encourage you to review all the available guides and to reference any relevant information in the report.

Once the Environmental Screening Report is finalized, the proponent must issue a Notice of Completion providing a minimum 30-day period during which documentation may be reviewed and comment and input can be submitted to the proponent. The Notice of Completion must be sent to the appropriate MECP Regional Office email address.

The public can submit an elevation request, which requests a higher level of assessment on a project if they have outstanding environmental concerns. In addition, at any point in the Environmental Screening Process, if it is determined that a project is likely to have significant negative environmental effects, and that the scope and scale of these effects are such that an individual EA is warranted, the Minister of the Environment may of his or her own initiative require that a project be made subject to Part II of the *Environmental Assessment Act* (an individual EA). If the Minister requires an individual EA, the proponent will be informed in writing, stating reasons for the decision.

The proponent cannot proceed with the project until at least 30 days after the end of the comment period provided for in the Notice of Completion. Further, the proponent may not proceed after this time if:

- an elevation request has been submitted by any interested person including Indigenous communities to the ministry regarding outstanding environmental concerns, or
- the Minister has given notice to the proponent requiring that an environmental assessment be prepared.

Please ensure that the Notice of Completion advises that outstanding concerns are to be directed to the proponent for a response, and that in the event there are outstanding environmental concerns, elevation requests should be addressed in writing to:

Director, Environmental Assessment Branch
Ministry of Environment, Conservation and Parks
135 St. Clair Ave. W, 1st Floor
Toronto ON, M4V 1P5
EABDirector@ontario.ca

For more information on the Environmental Screening Process and environmental assessment requirements for Electricity Projects, please visit the following link: [Guide to Environmental Assessment Requirements for Electricity Projects | ontario.ca](#)

From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Friday, May 10, 2024 1:43 PM

To: Han, Shareen (MECP) <Shareen.Han@ontario.ca>

Cc: Macki, Monika (MECP) <Monika.Macki@ontario.ca>; Greg Milne <GDMilne@capitalpower.com>; Kara Hearne <khearne@slrconsulting.com>

Subject: Capital Power - East Windsor Generation Facility Expansion Draft SWMP

Hi Shareen,

Hope all is well.

We have completed our draft final Storm Water Management Report and associated calculations for our proposed East Windsor Generation Facility Expansion. The intent of providing the MECP with this draft final version is to facilitate your review of the plan for content and approach ahead of us proceeding with the final ISW ECA submission. We are anticipating submitting the ISW ECA application for this project in mid-June of this year.

I will follow-up later this month to see if a joint meeting to review is warranted following your review of this preliminary draft version of the two documents.

Thanks and talk soon,

Lawrence Nasen, M.Sc., P.Biol

Senior Specialist, Environment | HSSE

P. 403.835.0032 | capitalpower.com

1200, 401 – 9th Ave SW | Calgary, Alberta | T2P 3C5



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From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Tuesday, April 2, 2024 3:00 PM

To: Liu, Chunmei (MECP) <Chunmei.Liu@ontario.ca>; Badali, Mark (He/Him) (MECP) <Mark.Badali1@ontario.ca>

Cc: Battarino, Gavin (MECP) <Gavin.Battarino@ontario.ca>; Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>

Subject: Capital Power - East Windsor Expansion Project Update

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Hi Chunmei,

It has been a while since we last spoke, but I wanted to provide you with an update on the status of our East Windsor Expansion project. I believe that Mark had indicated he would be changing roles near the end of 2023 and I believe you are our contact for this project. Are you able to confirm this is the case?

We are nearing the point where we will be providing a draft final version of the ERR to several Indigenous communities for their review. Our goal is to have this report and the associated technical appendices provided to communities by April 12th, 2024. I am curious if the MECP would also like to receive a draft copy of the ERR, and any supplemental technical information, for review as part of any pre-submission scope? Additionally, if it would be beneficial for Capital Power to facilitate a meeting on the project where we can present an update on the status and overview of the project please let me know. We will happily accommodate your schedules, so let me know when works and we can set something up if desired.

Thanks and talk soon,

Lawrence Nasen M.Sc., P.Biol | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

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From: Liu, Chunmei (MECP) <Chunmei.Liu@ontario.ca>

Sent: Tuesday, April 2, 2024 3:11 PM

To: Lawrence Nasen <lnasen@capitalpower.com>; Macki, Monika (MECP) <Monika.MacKi@ontario.ca>

Cc: Battarino, Gavin (MECP) <Gavin.Battarino@ontario.ca>; Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>

Subject: RE: Capital Power - East Windsor Expansion Project Update

Good afternoon, Lawrence Nasen, hope you're doing well 😊

Thanks for updating us regarding this project. My colleague Monika Macki who is now responsible for all projects within Southwestern Region. Monika might contact you directly.

Many thanks,
Chunmei

From: Macki, Monika (MECP) <Monika.MacKi@ontario.ca>

Sent: Wednesday, April 3, 2024 10:12 AM

To: Lawrence Nasen <lnasen@capitalpower.com>

Cc: Battarino, Gavin (MECP) <Gavin.Battarino@ontario.ca>; Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Liu, Chunmei (MECP) <Chunmei.Liu@ontario.ca>

Subject: RE: Capital Power - East Windsor Expansion Project Update

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Hi Lawrence,

Nice to (virtually) meet you! As per Chunmei's response, I am the new Environmental Assessment Coordinator for South West Region, so I will be overseeing the coordination of reviews for this project.

Yes, it would be appreciated if you can send me the draft ERR with any supplemental technical reports/ information. I can then review / circulate to appropriate MECP reviewers and provide comments.

Thanks,

Monika Macki

Environmental Resource Planner/Environmental Assessment Coordinator

Environmental Assessment Branch

Ministry of the Environment, Conservation and Parks

monika.macki@ontario.ca

From: Lawrence Nasen

Sent: Wednesday, April 3, 2024 12:44 PM

To: Macki, Monika (MECP) <Monika.Macki@ontario.ca>

Cc: Battarino, Gavin (MECP) <Gavin.Battarino@ontario.ca>; Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Liu, Chunmei (MECP) <Chunmei.Liu@ontario.ca>

Subject: RE: Capital Power - East Windsor Expansion Project Update

Hi Monika,

Nice to meet you as well and thanks for the timely response, it is appreciated.

Sounds good about providing you with the ERR and supplemental materials; will aim to have that to you by the end of next week.

Considering you may be new to this project let me know if you would still like us to facilitate a quick 30min presentation on the project.

Thanks again and talk soon!

Lawrence Nasen M.Sc., P.Biol | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

From: Lawrence Nasen

Sent: Friday, April 12, 2024 12:15 PM

To: Macki, Monika (MECP) <Monika.MacKi@ontario.ca>

Cc: Battarino, Gavin (MECP) <Gavin.Battarino@ontario.ca>; Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Liu, Chunmei (MECP) <Chunmei.Liu@ontario.ca>

Subject: RE: Capital Power - East Windsor Expansion Project Update

Hi Monika,

As per our discussion last week I am happy to provide a draft final version of the Environmental Review Report (ERR) for the proposed East Windsor Generation Facility Expansion (EWX or the Project) for your teams review. This is a draft version and any comments provided by the MECP will be taken for consideration and incorporation into the final report, which we are aiming to have finalized and submitted to the MECP in early June, 2024.

If you have any issues accessing the information or want to discuss at any time, please let me know. As a means of upholding our current project schedule, can I ask that any **comments be provided back to us by the 13th of May**,

2024?

Thanks very much for making time to review this draft version of the report. We look forward to hearing back from you and any comments you may have.

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| EWX-ERR_AppA_screening-checklist_20240411_DRAFT.pdf | 226 KB |
| EWX-ERR_AppB_AOI-table_20240411_DRAFT.pdf | 386 KB |
| EWX-ERR_AppC_record-of-engagement_20240403_DRAFT.pdf | 67.7 MB |
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| EWX-ERR_AppD10_climate-change-resilience_20240411_DRAFT.pdf | 3.32 MB |
| EWX-ERR_AppD11_screening-level-human-health-risk-assessment_20240411_DRAFT.pdf | 4.01 MB |



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Regards,

Lawrence Nasen M.Sc., P.Biol | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

From: Macki, Monika (MECP) <Monika.Macki@ontario.ca>
Sent: Thursday, April 25, 2024 7:36 AM
To: Lawrence Nasen <lnasen@capitalpower.com>
Cc: Battarino, Gavin (MECP) <Gavin.Battarino@ontario.ca>; Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Liu, Chunmei (MECP) <Chunmei.Liu@ontario.ca>
Subject: RE: Capital Power - East Windsor Expansion Project Update

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Hi Lawrence,

The ERR speaks about the PEMP (Project Environmental Management Plan).

Would you be able to provide the PEMP?

As well – the review will take longer and most likely won't meet the original May 13 date. As soon as I get a general timeline from the different reviewers, I can give an approx. date.

Thank you very much for your understanding,

Monika Macki

Environmental Resource Planner/Environmental Assessment Coordinator

Environmental Assessment Branch

Ministry of the Environment, Conservation and Parks

monika.macki@ontario.ca

From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Thursday, April 25, 2024 12:34 PM

To: Macki, Monika (MECP) <Monika.MacKi@ontario.ca>

Cc: Battarino, Gavin (MECP) <Gavin.Battarino@ontario.ca>; Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Liu, Chunmei (MECP) <Chunmei.Liu@ontario.ca>

Subject: RE: Capital Power - East Windsor Expansion Project Update

Hi Monika,

Thanks for the update on this, it is helpful to know your timelines. We value the MECP's input at this stage of the process, so if you are able to let us know your updated general timeline later this week or next it will help us adjust ours accordingly.

With regards to the PEMP, the project environmental management plan is a construction phase document that has not yet been prepared. Adherence to the PEMP will be a contractual requirement for our construction contractors, and the PEMP will itemize all the required environmental protection, mitigation and monitoring measures outlined in the Final ERR and future approvals (including any applicable ECA conditions). With this in mind, during the review of the draft ERR if the MECP identifies any specific mitigation measures you believe should be captured in the ERR and subsequently the PEMP, please identify them and they will be incorporated into the Final ERR. While the PEMP is a living document, the first version is typically prepared during the backend of the permitting phase of the project. If the MECP would like to review the document when it is available, please let us know and we will include submission to the Ministry as a commitment in the ERR.

Thanks and talk soon,

Lawrence Nasen M.Sc., P.Biol | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

From: Smith, Kevin A. (MECP) <Kevin.A.Smith@ontario.ca>

Sent: Thursday, April 25, 2024 10:07 AM

To: Dylan Diebolt <ddiebolt@slrconsulting.com>

Cc: Aaron Haniff <ahaniff@slrconsulting.com>

Subject: East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

Hello Dylan:

I am reviewing your Noise Assessment for the East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, dated April 11, 2024

Please provide the related CadnaA model by April 29, 2024 end of day.

Thanks

Kevin Smith, P.Eng.

Senior Noise Engineer

Approval Services Section – Noise

Ministry of the Environment, Conservation & Parks

135 St. Clair Avenue West, 1st Floor

Toronto ON M4V 1P5

Tel: (416)312-9250 Fax: (416)314-8452

E-mail: kevin.a.smith@ontario.ca

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From: Aaron Haniff <ahaniff@slrconsulting.com>

Sent: May 3, 2024 10:07 AM

To: Smith, Kevin A. (MECP) <Kevin.A.Smith@ontario.ca>

Cc: Dylan Diebolt <ddiebolt@slrconsulting.com>; Lawrence Nasen <lnasen@capitalpower.com>

Subject: RE: East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

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Hello Kevin,

Thank you very much for taking my phone call this morning.

Sorry for our mix-up internally with respect to supplying the MECP the Cadna model.
Kindly find attached the Cadna model used in support of the AAR.

Feel free to contact us at any time with questions, as we are here to assist in any way possible.
As with most models supplied for MECP review on applications, we would appreciate if this model was not shared outside of the MECP.

Can you reply to this email once you have received and verified you have the working Cadna model?

Thank you and have a wonderful day,
Aaron

Aaron Haniff P.Eng.
Principal Acoustics Engineer

O [+1 226 706 8080](tel:+12267068080)

M [519-362-5587](tel:519-362-5587)

E ahaniff@slrconsulting.com

SLR Consulting (Canada) Ltd.
100 Stone Road West, Suite 201, Guelph, ON, Canada N1G 5L3



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From: Smith, Kevin A. (MECP) <Kevin.A.Smith@ontario.ca>

Sent: Monday, May 6, 2024 8:58 AM

To: Lawrence Nasen <lnasen@capitalpower.com>

Cc: Aaron Haniff <ahaniff@slrconsulting.com>

Subject: RE: East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

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Hello Lawrence:

Please provide the Gantt chart for your East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

Specifically, I would like to know when the details regarding the GSU, step up transformer will become available. I would like to see the make, model#, sound level spec as per IEEE C57.12.90 or IEC 60076-10, dimensions, shop drawings for the GSU step up transformer.

Thanks

Kevin Smith, P.Eng.
Senior Noise Engineer
Approval Services Section – Noise
Ministry of the Environment, Conservation & Parks
135 St. Clair Avenue West, 1st Floor
Toronto ON M4V 1P5
Tel: (416)312-9250 Fax: (416)314-8452
E-mail: kevin.a.smith@ontario.ca

From: Lawrence Nasen
Sent: Wednesday, May 8, 2024 4:17 PM
To: Smith, Kevin A. (MECP) <Kevin.A.Smith@ontario.ca>
Cc: Aaron Haniff <ahaniff@slrconsulting.com>
Subject: RE: East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

Hi Kevin,

Please see below the high level proposed project schedule for the East Windsor Expansion Project. The Project is one of a small number of power projects that has been contracted by Ontario's Independent Electricity System Operator (IESO) in response to a projected shortfall of electricity. Construction is scheduled to begin in early 2025, as the IESO contract requires the Project to be operational by May 2026. If you require a further level of detail, please let me know and we can work on getting you whatever you need.

| Milestone | Anticipated timing |
|---|--------------------|
| Environmental studies and regulatory approvals | 2023–2024 |
| <i>Activities below are pending regulatory approval</i> | |
| Delivery of project components | Late 2024 |
| Construction start | Early 2025 |
| Installation of project components | 2025–2026 |
| Commercial operation target | Mid 2026 |

With regards to the GSU, at the time of the assessment undertaken for the draft Environmental Review Report, that the MECP is currently reviewing, the specific equipment had not yet been selected. As such, the NEMA calculation of sound level based on the MVA and physical dimensions of an appropriately sized transformer was used. I have attached a drawing that was used for this calculation. The specific GSU that will be used for the project will be included in the final modelling and AAR prepared for the future ECA application.

Please let me know if you need anything else or have any further questions.

Regards,

Lawrence Nasen, M.Sc., P.Biol
Senior Specialist, Environment | HSSE
P. 403.835.0032 | capitalpower.com

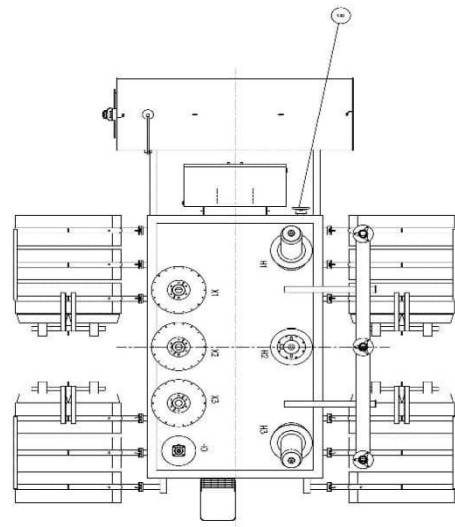
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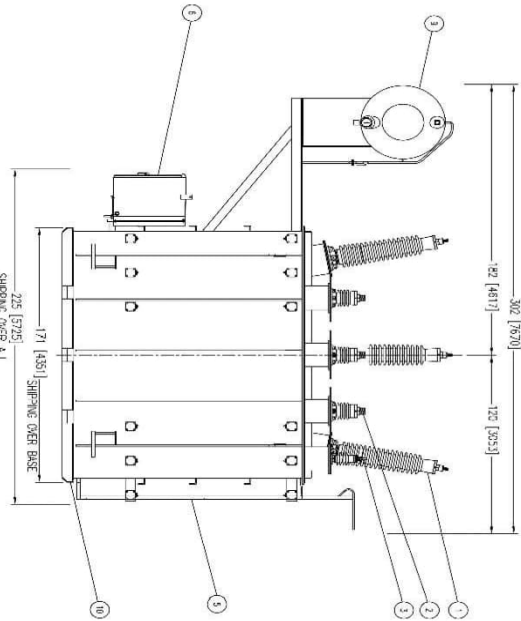
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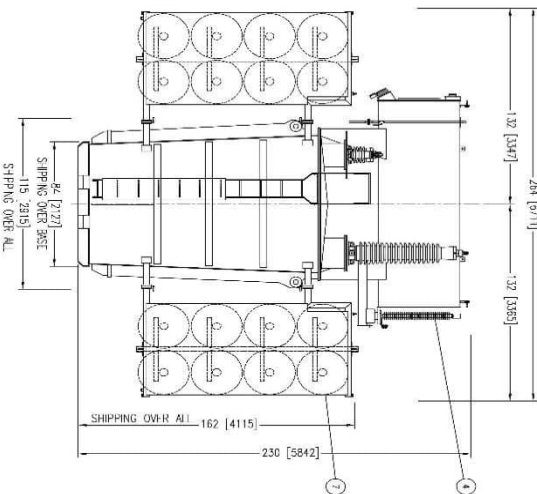
Q100814R



- 1 HV BUSHINGS
- 2 LV BUSHINGS c/w BUS FLANGE
- 3 HV BUSHINGS c/w 4 HOLE PAD CONNECTOR
- 4 HV L/V'S AND SUPPORT
- 5 LADDER
- 6 CONTROL CABINET
- 7 FANS & RADATORS
- 8 OFF-LOAD TAP-SWITCH OPERATING HANDLE
- 9 MAIN CONSERVATOR OIL PRESERVATION SYSTEM (AIR CELL TYPE)
- 10 SKID BASE



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| PTI TRANSFORMERS | | EAST WINDSOR | |
| DESIGNER | DATE | DESIGNED BY | DATE |
| DRWING ENGINEER | DATE | DRWING ENGINEER | DATE |
| APPROV. | DATE | APPROV. | DATE |
| PROJECT NO. Q100814R | | CUSTOMER EAST WINDSOR | |
| TITLE Q100814R | | PROJECT NO. Q100814R | |
| REV. NO. 1 | | REV. DATE | |
| REV. DESCRIPTION | | REV. DATE | |
| REV. 1 | | REV. DATE | |
| REV. 2 | | REV. DATE | |
| REV. 3 | | REV. DATE | |
| REV. 4 | | REV. DATE | |
| REV. 5 | | REV. DATE | |
| REV. 6 | | REV. DATE | |
| REV. 7 | | REV. DATE | |
| REV. 8 | | REV. DATE | |
| REV. 9 | | REV. DATE | |
| REV. 10 | | REV. DATE | |
| REV. 11 | | REV. DATE | |
| REV. 12 | | REV. DATE | |
| REV. 13 | | REV. DATE | |
| REV. 14 | | REV. DATE | |
| REV. 15 | | REV. DATE | |
| REV. 16 | | REV. DATE | |
| REV. 17 | | REV. DATE | |
| REV. 18 | | REV. DATE | |
| REV. 19 | | REV. DATE | |
| REV. 20 | | REV. DATE | |
| REV. 21 | | REV. DATE | |
| REV. 22 | | REV. DATE | |
| REV. 23 | | REV. DATE | |
| REV. 24 | | REV. DATE | |
| REV. 25 | | REV. DATE | |
| REV. 26 | | REV. DATE | |
| REV. 27 | | REV. DATE | |
| REV. 28 | | REV. DATE | |
| REV. 29 | | REV. DATE | |
| REV. 30 | | REV. DATE | |
| REV. 31 | | REV. DATE | |
| REV. 32 | | REV. DATE | |
| REV. 33 | | REV. DATE | |
| REV. 34 | | REV. DATE | |
| REV. 35 | | REV. DATE | |
| REV. 36 | | REV. DATE | |
| REV. 37 | | REV. DATE | |
| REV. 38 | | REV. DATE | |
| REV. 39 | | REV. DATE | |
| REV. 40 | | REV. DATE | |
| REV. 41 | | REV. DATE | |
| REV. 42 | | REV. DATE | |
| REV. 43 | | REV. DATE | |
| REV. 44 | | REV. DATE | |
| REV. 45 | | REV. DATE | |
| REV. 46 | | REV. DATE | |
| REV. 47 | | REV. DATE | |
| REV. 48 | | REV. DATE | |
| REV. 49 | | REV. DATE | |
| REV. 50 | | REV. DATE | |
| REV. 51 | | REV. DATE | |
| REV. 52 | | REV. DATE | |
| REV. 53 | | REV. DATE | |
| REV. 54 | | REV. DATE | |
| REV. 55 | | REV. DATE | |
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| REV. 57 | | REV. DATE | |
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| REV. 91 | | REV. DATE | |
| REV. 92 | | REV. DATE | |
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| REV. 94 | | REV. DATE | |
| REV. 95 | | REV. DATE | |
| REV. 96 | | REV. DATE | |
| REV. 97 | | REV. DATE | |
| REV. 98 | | REV. DATE | |
| REV. 99 | | REV. DATE | |
| REV. 100 | | REV. DATE | |

From: Macki, Monika (MECP) <Monika.Macki@ontario.ca>

Sent: Wednesday, May 15, 2024 8:24 AM

To: Lawrence Nasen <lnasen@capitalpower.com>

Subject: East Windsor Generation Expansion

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Hi Lawrence,

Are you able to provide us a copy of the Phase II ESA report?

Thank you,

Monika Macki

Environmental Resource Planner/Environmental Assessment Coordinator

Environmental Assessment Branch

Ministry of the Environment, Conservation and Parks

monika.macki@ontario.ca

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From: Lawrence Nasen
Sent: Wednesday, May 15, 2024 11:26 AM
To: Macki, Monika (MECP) <Monika.MacKi@ontario.ca>
Subject: RE: East Windsor Generation Expansion

Hi Monika,

Please see attached the 2007 report prepared by Dillon Consulting Ltd (Dillon), which is referenced in the ERR for the East Windsor Generation Facility Expansion project. I assume this is the report you are requesting, but if you need something else please let me know.

Note that this report was prepared in support of the construction of the original EWCC and investigated the adjacent Ford-owned property including the portion leased for the EWCC. While the report was screened as part of the East Windsor Generation Facility Expansion project EA process, it is not associated with the current project site which consisted of residential properties at the time.

Let me know if you need anything else.

Regards,
Lawrence

From: Lawrence Nasen <lnasen@capitalpower.com>
Sent: May 15, 2024 3:01 PM
To: Macki, Monika (MECP); Mazzuca, Marco (MECP); Colella, Nick (MECP); Han, Shareen (MECP)
Cc: Kara Hearne; Greg Milne
Subject: Capital Power - East Windsor Project Slide Deck (May 15, 2024)
Attachments: MECP May 15, 2024 Presentation (East Windsor Expansion).pdf

Hello,

Thanks again for the discussion today.

See attached the slide deck for your records. Please let me know if you have any follow up questions.

Regards,

Lawrence Nasen, M.Sc.

Senior Specialist, Environment | HSSE

P. 403.835.0032 | capitalpower.com

1200, 401 – 9th Ave SW | Calgary, Alberta | T2P 3C5



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Proposed East Windsor Generation Facility Expansion



Presentation to the MECP May 15, 2024



Architectural rendering of the proposed expansion (right) alongside the existing EWCC facility (left)

Project Overview



Response to IESO's E-LT1 RFP process.

100 MW of dispatchable peak generation capacity.

15-year IESO contract executed in July of 2023.

Contracted Commercial Operations Date (COD)
Q2 of 2026.

Peak project demand is forecasted to be in 2027.

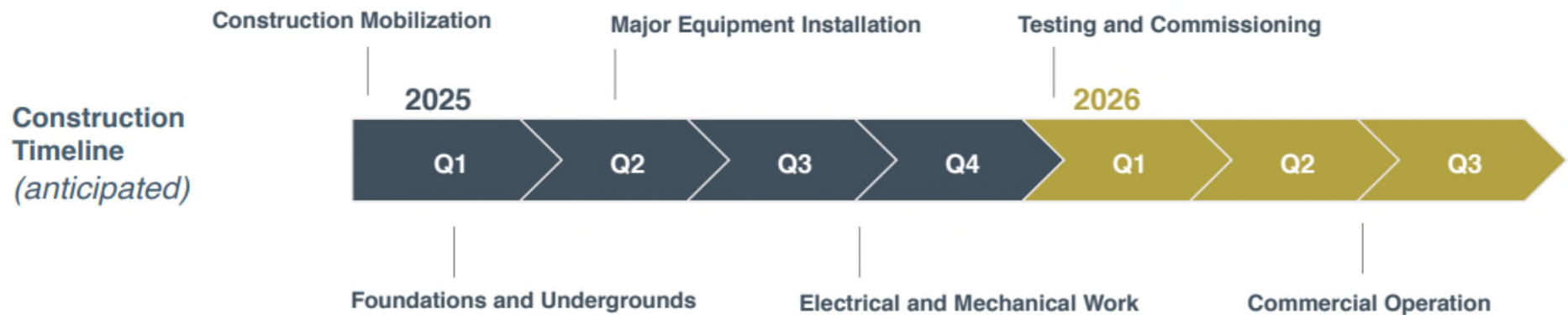
Key Project Milestones

| Milestone | Timing |
|--|------------------|
| Municipal Council Support Resolution | January 16, 2023 |
| E-LT1 IESO Contract Executed | July 2023 |
| Notice of Commencement | mid-June 2023 |
| Draft ERR with MECP and Indigenous communities | April 12, 2024 |
| Public Open House | May 1, 2024 |
| Notice of Completion (anticipated) | mid-June |



Construction Planning

- Construction anticipated to take 16-18 months.
- To achieve IESO contracted COD, construction required to commence in **early-Q1, 2025**.

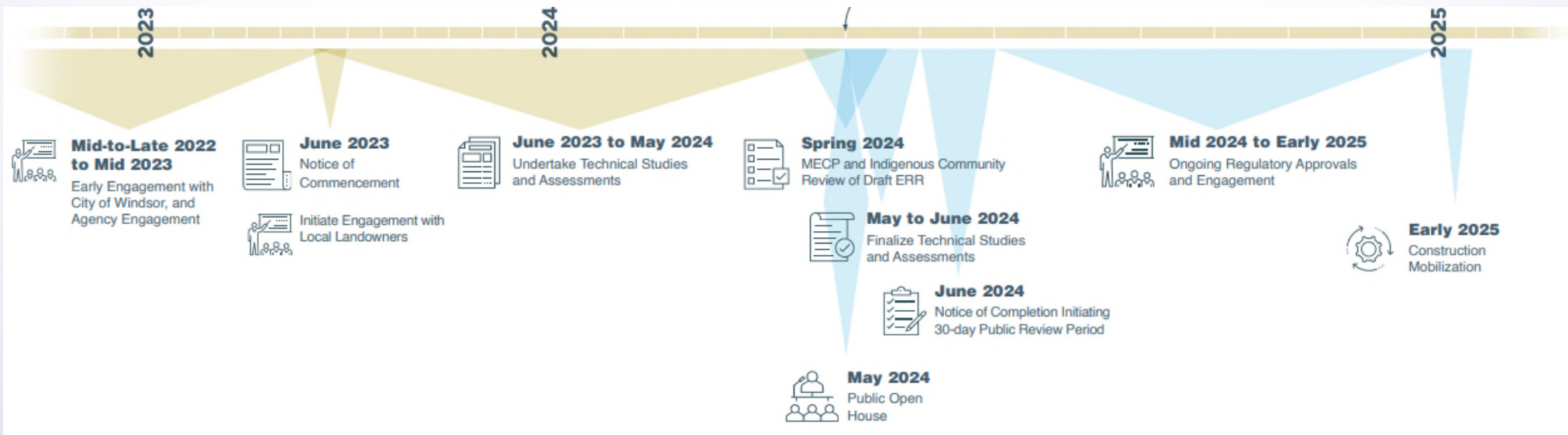



Proposed Schedule

| Milestone | Anticipated timing |
|---|---------------------------|
| Environmental studies and regulatory approvals | 2023–2024 |
| <i>Activities below are pending regulatory approval</i> | |
| Delivery of project components | Late 2024 |
| Construction start | Early 2025 |
| Installation of project components | 2025–2026 |
| Commercial operation target | Mid 2026 |

The IESO has identified the Windsor-Essex area as a region with pressing needs for new power supply, with forecasts suggesting that local demand will outstrip current capacity in this region as early as 2025.

Proposed Schedule



A group of people in a meeting, with several individuals raising their hands. The scene is overlaid with a large circular graphic that features a financial candlestick chart. The chart has several blue and orange bars, with a dashed horizontal line indicating a price level. The background is slightly blurred, showing an office environment with a window and some greenery.

Questions & Answers

From: Macki, Monika (MECP) <Monika.Macki@ontario.ca>
Sent: May 15, 2024 3:32 PM
To: Lawrence Nasen; Mazzuca, Marco (MECP); Colella, Nick (MECP); Han, Shareen (MECP)
Cc: Kara Hearne; Greg Milne
Subject: RE: Capital Power - East Windsor Project Slide Deck (May 15, 2024)
Attachments: Meeting Minutes East Windsor Generation May 15 2024.docx

Thank you Lawrence,

Attached is the meeting minutes.

Monika Macki

Environmental Resource Planner/Environmental Assessment Coordinator
Environmental Assessment Branch
Ministry of the Environment, Conservation and Parks
monika.macki@ontario.ca

Meeting Minutes – East Windsor Power Generation Expansion

Date: Wednesday May 15, 2024

Time: 2:00-3:00

EA project: Electricity EA – East Windsor Expansion Project

Via MS Teams

Attendees:

Monika Macki (MECP Southwest EA Coordinator/Environmental Planner)

Marco Mazzuco (MECP Project Review Unit Supervisor)

Nick Colella (MECP Project Review Unit Manager)

Shareen Han (MECP Environmental Assessment and Permissions)

Lawrence Nasen (Capital Power – Environmental Specialist)

Kara Hearne (SLR Consulting – Project Manager)

Greg Milne (Capital Power - Construction / Permitting)

Background Slide deck

Contract awarded 2023

Contract Operation date 2026

Peak demand forecasted 2027

Construction anticipated to take 16-18 months to achieve IESO contract anticipated date – construction Q1 in 2025

EA reviews:

Multiple technical reviews in process

Monika will provide comments as they come

Mid – June : anticipated date to have all EA comments

Anticipated notice of completion issuance: mid-June

ECA reviews:

SWM draft report to support EA application – has been submitted to Region's Technical support

EA applications for air, noise and sewage = to be reviewed by ECA engineers when the applications get submitted

PIC meeting: no major concerns raised from public, generally positive response

From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Wednesday, May 15, 2024 4:41 PM

To: Macki, Monika (MECP) <Monika.MacKi@ontario.ca>

Cc: Kara Hearne <khearne@slrconsulting.com>

Subject: FW: MCM Response: Cultural Heritage Report for East Windsor Co-Generation Centre

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Hi Monika,

Just for your notes and to make sure you are aware please see that we had provided a copy of the heritage reports associated with the project to MCM near the end of last month. We are anticipating hearing back later this month. They were also provided to the City of Windsor on the 26th of April for their review and comment.

Thanks,
Lawrence

Subject: RE: MCM Response: Cultural Heritage Report for East Windsor Co-Generation Centre
Sent: 5/16/2024, 10:59:53 AM
From: Macki, Monika (MECP)<Monika.Macki@ontario.ca>
To: Lawrence Nasen
Cc: Kara Hearne

Thanks Lawrence

Monika Macki

From: Macki, Monika (MECP) <Monika.Macki@ontario.ca>
Sent: Thursday, May 16, 2024 10:17 AM
To: Lawrence Nasen <lnasen@capitalpower.com>
Cc: Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>
Subject: East Windsor Generation Expansion: EA Groundwater and Indigenous comments

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If you have ANY reason to doubt the authenticity or content of this message, contact the Service Desk before you open or click on anything.

Hi Lawrence,

Please find below the MECP's Project Review Unit's comments regarding groundwater and indigenous consultation portions of the Environmental Review Report for the East Windsor Generation Expansion Project:

INDIGENOUS:

1. The proponent should continue to engage with all communities that have been engaged with to date as the Class EA process proceeds.
2. Please continue reaching out to communities if there are any substantial changes to the project/process or if the proponent is applying for subsequent permits from the ministry that may be of interest or concern to communities.

GROUNDWATER:

3. Should the proponent deem that a Permit To Take Water is necessary for the construction dewatering for this project, the proponent should find the requirements at :
www.ontario.ca/page/permits-take-water.

Thank you,

Monika Macki

Environmental Resource Planner/Environmental Assessment Coordinator
Environmental Assessment Branch
Ministry of the Environment, Conservation and Parks
monika.macki@ontario.ca

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From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Friday, May 17, 2024 10:02 AM

To: Macki, Monika (MECP) <Monika.MacKi@ontario.ca>

Cc: Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>

Subject: RE: East Windsor Generation Expansion: EA Groundwater and Indigenous comments

Hi Monika,

Acknowledging receipt – thanks for providing these comments.

Talk soon,

Lawrence

From: Smith, Kevin A. (MECP) <Kevin.A.Smith@ontario.ca>

Sent: June 03, 2024 3:23 PM

To: Aaron Haniff <ahaniff@slrconsulting.com>

Cc: Dylan Diebolt <ddiebolt@slrconsulting.com>; Lawrence Nasen <lnasen@capitalpower.com>

Subject: RE: East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

Hello Aaron:

1. Please provide hourly Day / Evening / Night: Stamson Calcs that establish sound level limits
2. No subtraction of negative ground atten (should be checked) in your CadnaA model.
3. Please provide data Reference for K0 directivity corrections?
4. All of your directivities should be normalized in your CadnaA model
5. Please provide plan and profile drawings that confirm consistency with the model dimensions and layout
6. Why is the Peaker Inlet Ducting, Peaker Accessory Compartment, Peaker Inlet Plenum, Peaker Turbine Compartment, all inside the turb comp + accessory building?

7. Please use good engineering practice for estimating the GSU transformer, i.e. use method recommended by Noise Control

Engineering 6th edition, page 646

| Length (m) | Width (m) | Height (m) |
|------------|-----------|------------|
| 5.9 | 6.71 | 4.12 |

| NR (dBA) table 10.28 | Sa = 1.25*h*lm | lm = 2*L + 2*W + 2.4 |
|----------------------|----------------|----------------------|
| 79 | 142.2 | 27.6 |

| NR = 12*log10(MVA) + 55 (dBA) |
|-------------------------------|
| 79 |

| Hz | Cf (dB) | Lw = NR + 10*log10(Sa) + Cf | |
|------|---------|-----------------------------|-----|
| 31 | -3.00 | 97.5 | dBZ |
| 63 | 3.00 | 103.5 | dBZ |
| 125 | 5.00 | 105.5 | dBZ |
| 250 | 0.00 | 100.5 | dBZ |
| 500 | 0.00 | 100.5 | dBZ |
| 1000 | -6.00 | 94.5 | dBZ |
| 2000 | -11.00 | 89.5 | dBZ |
| 4000 | -16.00 | 84.5 | dBZ |
| 8000 | -23.00 | 77.5 | dBZ |

Thanks

Kevin Smith, P.Eng.
Senior Noise Engineer
Approval Services Section – Noise
Ministry of the Environment, Conservation & Parks
135 St. Clair Avenue West, 1st Floor
Toronto ON M4V 1P5
Tel: (416)312-9250 Fax: (416)314-8452
E-mail: kevin.a.smith@ontario.ca

From: Aaron Haniff <ahaniff@slrconsulting.com>

Sent: Friday, June 7, 2024 1:27 PM

To: Smith, Kevin A. (MECP) <Kevin.A.Smith@ontario.ca>

Cc: Dylan Diebolt <ddiebolt@slrconsulting.com>; Lawrence Nasen <lnasen@capitalpower.com>

Subject: RE: East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

Hello Kevin,

Thank you for the comments and kindly find below the responses:

1. The sound level limits associated with the EWCC were established based on ambient monitoring completed by Dillon Consulting as part of the original development of the EWCC facility, rather than calculations. The established sound level limits were included in the original facility approvals and subsequent ECA amendments completed during the EWCC's operating history. Additional detail on the establishment of the sound level limits for the EWCC is included in the current AAR for the facility, which supported the most recent ECA amendment approved by the Ministry on April 20, 2022. For your reference, please see Sections 3.2 and 4.4. in the attached.
2. The model provided to the MECP includes (checked) for "No subtraction of negative ground atten". Our model utilizes the variant controlled option by setting "NO_NEG_AGRS=1" in the calculation configuration modifier window independently for each variant. It does not utilize the option found in the default location of calculation, configuration, industry tab.
3. The "K0_corr" is an SLR generated directivity pattern. It is our experience the pattern accounts for modelling of sources that are placed against walls.
4. Our understanding is that Cadna/A normalizes directivities and is not required to be completed by the user.
5. Attached are the most up to date drawings of the proposed Project. There may be small changes between the submitted AAR/model and the further refined drawings of the proposed Project. All changes in design will be included in the final AAR submission, if determined to be acoustically important.
6. The noted sources were modelled inside the structure of the unit to account for screening effects of the Project components. The calculation , configuration, industry tab option of "scr. In Building/cylinder do not shield" option was checked to allow propagation of sound sources modelled within buildings.
7. The GSU transformer calculations outlined in Appendix E of the 2024 SLR AAR utilizes the analogous methodology outlined in Noise Control Engineering 4th edition. Our calculations can be update to the 6th edition, as per your request for the final version of the model and AAR for submission to the MECP.

Can you kindly reply with receipt of this email and attachments.

Thank you and feel free to contact us with any further comments or questions.

Have a great day,
Aaron

Aaron Haniff P.Eng.
Principal Acoustics Engineer

O [+1 226 706 8080](tel:+12267068080)

M [519-362-5587](tel:5193625587)

E ahaniff@slrconsulting.com

SLR Consulting (Canada) Ltd.
100 Stone Road West, Suite 201, Guelph, ON, Canada N1G 5L3



From: Smith, Kevin A. (MECP) <Kevin.A.Smith@ontario.ca>

Sent: June 10, 2024 4:37 PM

To: Aaron Haniff <ahaniff@slrconsulting.com>

Cc: Dylan Diebolt <ddiebolt@slrconsulting.com>; Lawrence Nasen <lnasen@capitalpower.com>

Subject: RE: East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

Hello Aaron:

Please normalize all your directivities. The check box in the Directivity library is a manual setting which should be deployed to always normalize your directivities as a good engineering practice except under special circumstances. Directivity is not an attenuator or amplifier of sound power.

Your Table 4-1 does not make sense. Delete the Max Column since it is not relevant. Correct your Table 4-1 Minimums to match the Dillon Table 5 minimum one-hour Leq.

Dillon Table 7, Performance Limit Column Leq of the Dillon AAR states the following sound level limits

Table 7: Acoustic Assessment Summary Table - Regular Operations

| Point of Reception ID | Point of Reception Description | Time of Day | Sound Level at Point of Reception (dBA) (L _{eq}) ^[2] | Verified by Acoustic Audit (Yes / No) | Performance Limit (dBA) (L _{eq}) | Compliance with Performance Limit (Yes / No) |
|-----------------------|--------------------------------|-------------|---|---------------------------------------|--|--|
| R1 | Façade | Daytime | 49.6 | No | 57.5 | Yes |
| | | Evening | 49.6 | No | 57.5 | Yes |
| | | Nighttime | 49.6 | No | 57.5 | Yes |
| R1_O | Outdoor POR | Daytime | 47.9 | No | 57.5 | Yes |
| | | Evening | 47.9 | No | 57.5 | Yes |
| R2 | Façade | Daytime | 49.9 | No | 55.5 | Yes |
| | | Evening | 49.9 | No | 52.5 | Yes |
| | | Nighttime | 49.9 | No | 52.5 | Yes |
| R2_O | Outdoor POR | Daytime | 50.1 | No | 55.5 | Yes |
| | | Evening | 50.1 | No | 52.5 | Yes |
| R3 | Façade | Daytime | 55.8 | No | 59.5 | Yes |
| | | Evening | 55.8 | No | 59 | Yes |
| | | Nighttime | 55.8 | No | 59 | Yes |
| R4 | Façade | Daytime | 46.1 | No | 57.3 | Yes |
| | | Evening | 46.1 | No | 56.4 | Yes |
| | | Nighttime | 46.1 | No | 56.4 | Yes |
| R4_O | Outdoor POR | Daytime | 46.3 | No | 57.3 | Yes |
| | | Evening | 46.3 | No | 56.4 | Yes |

The sound level limits shown in your table 5-1, 5-2, 5-3 are incorrect for
R2 Evening,
R2_O Evening,
R3 Evening & Night,
R4 Evening,
R4_O Evening

The correct sound level limits are:

| Receptor | Time of Day | Correct Sound Level Limit |
|----------|-------------|---------------------------|
| R1 | Day | 58 |
| | Evening | 58 |
| | Night | 58 |
| R1_O | Day | 58 |
| | Evening | 58 |
| R2 | Day | 56 |
| | Evening | 53 |
| | Night | 53 |
| R2_O | Day | 56 |
| | Evening | 53 |
| R3 | Day | 60 |
| | Evening | 59 |
| | Night | 59 |
| R4 | Day | 57 |
| | Evening | 56 |

| | | |
|------|---------|-----------|
| R4_O | Night | 56 |
| | Day | 57 |
| | Evening | 56 |

Please use good engineering practice for estimating the GSU transformer, i.e., use method recommended by Noise Control Engineering 6th edition, page 646

| Length (m) | Width (m) | Height (m) |
|------------|-----------|------------|
| 5.9 | 6.71 | 4.12 |

| NR (dBA) table 10.28 | $S_a = 1.25 * h * l_m$ | $l_m = 2 * L + 2 * W + 2.4$ |
|----------------------|------------------------|-----------------------------|
| 79 | 142.2 | 27.6 |

| $NR = 12 * \log_{10}(MVA) + 55$ (dBA) |
|---------------------------------------|
| 79 |

| Hz | Cf (dB) | $L_w = NR + 10 * \log_{10}(S_a) + C_f$ | |
|------|---------|--|-----|
| 31 | -3.00 | 97.5 | dBZ |
| 63 | 3.00 | 103.5 | dBZ |
| 125 | 5.00 | 105.5 | dBZ |
| 250 | 0.00 | 100.5 | dBZ |
| 500 | 0.00 | 100.5 | dBZ |
| 1000 | -6.00 | 94.5 | dBZ |
| 2000 | -11.00 | 89.5 | dBZ |
| 4000 | -16.00 | 84.5 | dBZ |
| 8000 | -23.00 | 77.5 | dBZ |

Thanks

Kevin Smith, P.Eng.
Senior Noise Engineer
Approval Services Section – Noise
Ministry of the Environment, Conservation & Parks
135 St. Clair Avenue West, 1st Floor
Toronto ON M4V 1P5
Tel: (416)312-9250 Fax: (416)314-8452
E-mail: kevin.a.smith@ontario.ca

From: Macki, Monika (MECP) <Monika.Macki@ontario.ca>

Sent: Wednesday, June 12, 2024 1:31 PM

To: Lawrence Nasen <lnasen@capitalpower.com>

Cc: Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Mazzuca, Marco (MECP) <Marco.Mazzuca@ontario.ca>; Colella, Nick (MECP) <Nick.Colella@ontario.ca>

Subject: RE: East Windsor Generation Expansion: EA Groundwater and Indigenous comments

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Hi Lawrence,

Please find below the MECP's Project Review Unit's comments regarding general and Spills/Waste portions of the Environmental Review Report for the East Windsor Generation Expansion Project:

GENERAL:

1. Item 6.3 of the Screening Checklist states that there is potential for the Project to affect the recreational park nearby due to increase in noise, dust and traffic during construction. It is recommended in the additional information box for this item to reference a section in the ERR for the effects, mitigation and impact management measures for this item. This is to be consistent with the other items that have been answered as "Yes" and conform with the requirements of B.2.2 of Guide to EA requirements for Electricity Projects.

SPILLS/WASTE:

2. Section 2.6.3 of the report mentions that the PEMP will describe the management practices and procedures that will be used to prevent and manage spills. It is also noted that the EWCC has a comprehensive emergency response program that already includes spill response, including trained personnel, access to the necessary equipment, and arrangements with a licensed sub-contractor on-call 24-hours a day.
 - a. Is there a separate Spills Prevention and Contingency Plan, based on section 91.1 of the EPA? Or will this Plan be included in the Emergency Response Plan?
 - b. Please include details in the Spills and Contingency Plan based on O. Reg 224/07 Spill Prevention and Contingency Plans
3. Please note that the MECP has revised requirements under O. Reg 406/19 On-Site and Excess Soil Management and there are revised rules for Soil Management and Excess Soil Quality Standards: [Rules for soil management and excess soil quality standards | ontario.ca](https://www.ontario.ca/gov/rules-for-soil-management-and-excess-soil-quality-standards)

Thank you,

Monika Macki

Environmental Resource Planner/Environmental Assessment Coordinator

Environmental Assessment Branch

Ministry of the Environment, Conservation and Parks

monika.macki@ontario.ca

Subject: RE: East Windsor Generation Expansion: EA Groundwater and Indigenous comments
Sent: 6/12/2024, 4:37:55 PM
From: Lawrence Nasen<lnasen@capitalpower.com>
To: Macki, Monika (MECP)
Cc: Kara Hearne; Greg Milne; Mazzuca, Marco (MECP); Colella, Nick (MECP)

Monika,

Acknowledging receipt – thanks for providing these comments.

Regards,
Lawrence

From: Aaron Haniff <ahaniff@slrconsulting.com>

Sent: Thursday, June 13, 2024 2:14 PM

To: Smith, Kevin A. (MECP) <Kevin.A.Smith@ontario.ca>

Cc: Dylan Diebolt <ddiebolt@slrconsulting.com>; Lawrence Nasen <lnasen@capitalpower.com>

Subject: RE: East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello Kevin,

Thank you again for your feedback on the ERR noise report. Kindly find below our responses:

- 1) The model will be updated to normalize the directivity patterns, where applicable.
- 2) Table 4-1 will be updated to remove the maximum column. The original data was provided for informational purposes.
- 3) The sound level limits in the table will be updated, as appropriate.
- 4) The GSU transformer calculations will be updated using the 6th edition of the calculations.

These updates will be incorporated in the final version of the ERR. Also, please note these changes will also be reflected in the AAR that will be prepared in support of the future ECA process.

Can you kindly reply with receipt of this email?

Thank you and feel free to contact us with any further comments or questions.

Have a great day,
Aaron

Aaron Haniff P.Eng.
Principal Acoustics Engineer

O [+1 226 706 8080](tel:+12267068080)

M [519-362-5587](tel:5193625587)

E ahaniff@slrconsulting.com

SLR Consulting (Canada) Ltd.
100 Stone Road West, Suite 201, Guelph, ON, Canada N1G 5L3



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From: Smith, Kevin A. (MECP) <Kevin.A.Smith@ontario.ca>

Sent: Thursday, June 13, 2024 12:52 PM

To: Aaron Haniff <ahaniff@slrconsulting.com>

Cc: Dylan Diebolt <ddiebolt@slrconsulting.com>; Lawrence Nasen <lnasen@capitalpower.com>

Subject: RE: East Windsor Generation Facility Expansion, Capital Power Corp, SLR ref# 241.030524.00024, MECP ref# EA-0013-24

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Hello Aaron:

Thank you for your response. I look forward to seeing your final AAR for Environmental Assessment purposes.

The AAR for ECA purposes should be based on the transformer noise spec as per IEEE C57.12.90:2021 or IEC 60076-10, when the detailed transformer noise spec becomes available.

Thanks

Kevin Smith, P.Eng.

Senior Noise Engineer

Approval Services Section – Noise

Ministry of the Environment, Conservation & Parks

135 St. Clair Avenue West, 1st Floor

Toronto ON M4V 1P5

Tel: (416)312-9250 Fax: (416)314-8452

E-mail: kevin.a.smith@ontario.ca

From: Macki, Monika (MECP) <Monika.MacKi@ontario.ca>
Sent: Friday, June 14, 2024 2:23 PM
To: Lawrence Nasen <lnasen@capitalpower.com>
Cc: Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Mazzuca, Marco (MECP) <Marco.Mazzuca@ontario.ca>; Colella, Nick (MECP) <Nick.Colella@ontario.ca>
Subject: RE: East Windsor Generation Expansion: EA Groundwater and Indigenous comments

WARNING: This email originated from outside your organization.
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If you have ANY reason to doubt the authenticity or content of this message, contact the Service Desk before you open or click on anything.

Hi Lawrence,

Please find below the MECP's Project Review Unit's comments regarding stormwater management / contaminated land portions of the Environmental Review Report for the East Windsor Generation Expansion Project

STORMWATER MANAGEMENT:

Please note that Design Overflow for major wet weather events and pump failure should be considered in the ECA application.

CONTAMINATED LANDS:

It is stated that a Phase I and Preliminary Phase II ESA were completed in 2007 within the area of the proposed EWCC Site (Dillon 2007d). The Phase I and II ESA identified elevated levels of Petroleum Hydrocarbon (PHC) fraction F4 at one borehole location, and elevated metals at a second borehole. At the time of the ESA (Dillon 2007d), the recommendations included further sampling and removal of impacted soil during construction of the EWCC.

Review of the Phase I and Preliminary Phase II ESA report by Dillon dated Feb 2007 recommended the following:

- *PHC analysis of deeper soils collected from BH7 is recommended to determine the extent of impacts to the subsurface. Additional soil sampling locations surrounding BH7 are also recommended for PHC analysis to aid in the delineation of impacts.*
- *The source of elevated metals at BH4 is not well understood and additional sampling at this location is recommended to confirm this result, in light of metals concentrations measured from the other sampling locations. Metals analysis of underlying and surrounding soils in the area of BH4 is recommended to determine the lateral and subsurface extent of impacts.*
- *Additional sampling is recommended to delineate the depth and aerial extent of Bunker C and metals impacts in the area of BH7 and BH4, respectively, and to estimate approximate soil removal volumes.*
- *Alternatively, during development of the EWCC Site, where the removal of surficial soils is likely to be undertaken, additional soil samples may be collected in the areas of BH7 and BH4 to confirm that soil impacts have been removed. A Toxic Characteristic Leachable Procedures Test (TCLP) is recommended to determine the appropriate disposal facilities for the impacted soils.*
- *During development of the EWCC Site, additional evidence of impacts may be observed in areas undergoing excavation; namely areas where subsurface investigations could not be performed due to accessibility restrictions. Upon removal of the Pumphouse and temporary construction trailer, or excavation of soils located outside of the containment dyke area, additional soil sampling is recommended to assess the quality of soils in these areas.*

These recommendations need to be implemented, and results to be compared with new applicable Standards

Thank you,

Monika Macki

Environmental Resource Planner/Environmental Assessment Coordinator

Environmental Assessment Branch

Ministry of the Environment, Conservation and Parks

monika.macki@ontario.ca

From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Monday, June 17, 2024 3:52 PM

To: Macki, Monika (MECP) <Monika.Macki@ontario.ca>

Cc: Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Mazzuca, Marco (MECP) <Marco.Mazzuca@ontario.ca>; Colella, Nick (MECP) <Nick.Colella@ontario.ca>

Subject: RE: East Windsor Generation Expansion: EA Groundwater and Indigenous comments

Monika,

Acknowledging receipt – thanks for providing these comments.

We will be in touch regarding the MECP's contaminated lands comment later this week.

Regards,
Lawrence

From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Friday, June 21, 2024 5:57 PM

To: Macki, Monika (MECP) <Monika.MacKi@ontario.ca>

Cc: Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Mazzuca, Marco (MECP) <Marco.Mazzuca@ontario.ca>; Colella, Nick (MECP) <Nick.Colella@ontario.ca>

Subject: RE: East Windsor Generation Expansion: EA Groundwater and Indigenous comments

Hi Monika,

See the response to your question below.

- a) Is there a separate Spills Prevention and Contingency Plan, based on section 91.1 of the EPA? Or will this Plan be included in the Emergency Response Plan?

For the East Windsor Generation Expansion project a new comprehensive ERP will be developed prior to the commencement of commercial operations; this ERP will encompass the existing EWCC and the East Windsor Generation Expansion project. The ERP will make reference to the standalone Spill Prevention and Contingency Plan (SPCP) for the East Windsor Generation Expansion project that will also be developed prior to operation and will contain all required information as outlined in section 91.1 of the EPA and O. Reg. 224/07.

Thanks,
Lawrence

From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Friday, June 21, 2024 5:53 PM

To: Macki, Monika (MECP) <Monika.MacKi@ontario.ca>

Cc: Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Mazzuca, Marco (MECP) <Marco.Mazzuca@ontario.ca>; Colella, Nick (MECP) <Nick.Colella@ontario.ca>

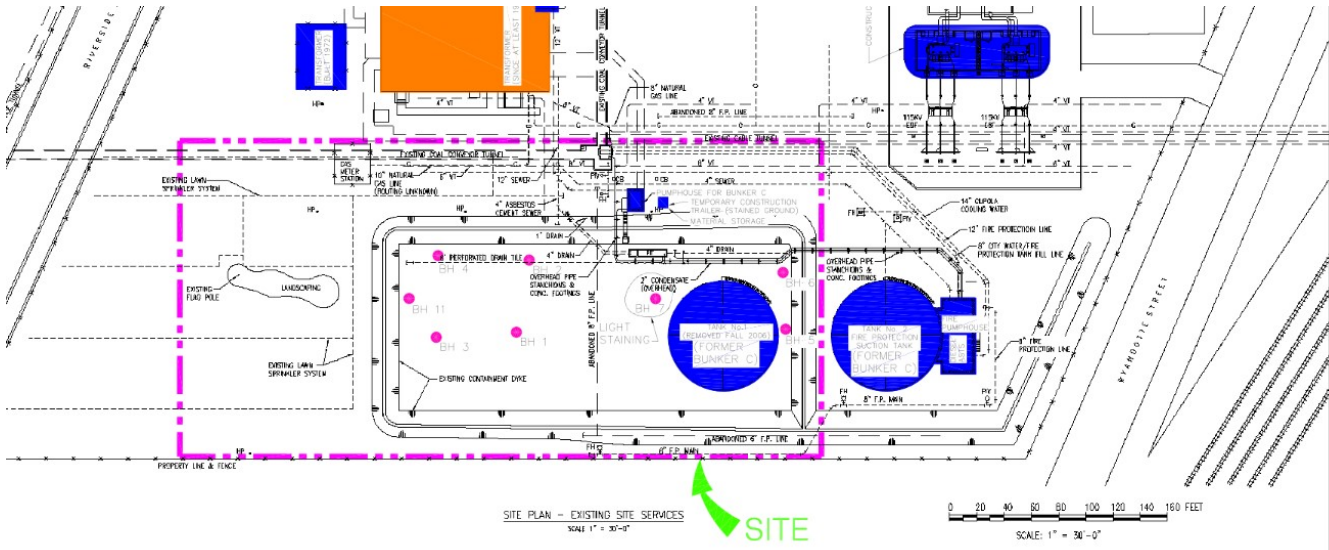
Subject: RE: East Windsor Generation Expansion: EA Groundwater and Indigenous comments

Hi Monika,

See the response to the statement around Contaminated Lands:

The Phase I and II ESA report (Dillon, 2007) was prepared in support of the original development of the EWCC facility and does not relate to the lands proposed for development of the current Project. Figure 2 of the 2007 report shows the location of boreholes BH7 and BH4, where historic contamination was identified prior to construction of the EWCC. These borehole locations are within the existing facility footprint, in areas that were excavated to install the existing EWCC facility infrastructure (see marked up imagery).

The summary of information from the 2007 report was included in the Draft ERR to provide context on the historical use of the lands adjacent to the Project footprint, in support of the acknowledgement of the potential for contamination to exist within the Project Site and adjacent lands as documented in Section 5.3.4. The current Project is sited on former residential properties that have since been developed as manicured lawn and parking. The Draft ERR acknowledges that given the historical and current industrial use, there is potential for encountering previously undocumented contamination during Project construction. As identified in Section 2.6.7, the PEMP to be prepared prior to construction will include appropriate protocols and procedures to be undertaken in the event that contamination is encountered within the Project footprint.



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| APPROVED | DRAWN BY | EAST WINDSOR COGENERATION LP | DATE | CHECKED |
|----------|----------|---|--|---------|
| | | EAST WINDSOR COGENERATION CENTRE PROJECT | DATE: DEC 2008 | |
| | | EAST WINDSOR COGENERATION CENTRE EXISTING SITE SERVICES | SCALE: 1"=30'-0" A REFERENCE TO THE DWG. OR SET | |
| | | | DATE: 1 07 1 | |
| | | GRYPHON ENGINEERING SERVICES INC. 1000 SHEPPARD AVENUE EAST SUITE 1000, SCARBOROUGH, ONTARIO M1S 1T7 | DRAWING NO.: 1540GA02 | REV.: |
| | | | | PA |

Drawing: P:\1540\1540GA02\1540GA02.DWG Plot Date: 2008/12/11 - 11:39



Thanks,
Lawrence

From: Macki, Monika (MECP)

Sent: Friday, June 21, 2024 1:30 PM

To: Lawrence Nasen <lnasen@capitalpower.com>

Cc: Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Mazzuca, Marco (MECP) <Marco.Mazzuca@ontario.ca>; Colella, Nick (MECP) <Nick.Colella@ontario.ca>

Subject: RE: East Windsor Generation Expansion: EA Groundwater and Indigenous comments

Hi Lawrence,

Please find below the MECP's Project Review Unit's comments regarding the Screening Level Human Health Risk Assessment (SLHHRA) of the Environmental Review Report for the East Windsor Generation Expansion Project:

Project phases

1. Air emissions from the construction and decommissioning phases of the Project were not considered in the SLHHRA. In order to demonstrate that emissions will not result in human health impacts, chemical exposure from emissions related to the construction, operation and decommissioning of the facility should be included and assessed, in accordance with section 3.3 of the Environment Assessment Process, submission and evaluation report (published January 2016). This should include but is not limited to fugitive emissions, process chemicals from the generator, transformers, underground infrastructure (pipelines), and construction equipment. The operational phases could include potential emissions from start-ups, shutdowns and upset conditions, especially given that it is a peaking facility that is expected to run infrequently. The lifespan of the project should be stated in this section as well.

Facility operation

2. It is stated that the facility must run less than 1500 hrs annually and may run less than 150 hrs with an average run time of between 2 to 4 hrs. Emission predictions from potential operational scenarios should be presented and discussed in the SLHHRA, and predicted frequencies and durations of the facility's operation should be clearly stated.
3. It is stated that the existing and proposed facilities could be operating simultaneously, but that this scenario would be unlikely, and that peak firing events could occur. The combined effects of these scenarios (It is not clear whether they were captured and summarized under 'cumulative' scenarios in Tables 5-1 and 5-2) should be presented in the SLHHRA in the form of emission prediction tables.

Problem Formulation

Sensitive receptor locations

4. Details from the air quality assessment report should be summarized in the SLHHRA to better understand predicted locations (e.g., worse-case location R4 for apartment at elevated height) and types of sensitive receptors (homes, apartments, schools, daycares, etc.) in the zone of impact. An explanation should be provided for the selection of the 16km receptor grid, with an accompanying figure highlighting receptor locations.

Selection of Contaminants of Concern (COCs)

5. It is stated throughout the SLHHRA that in addition to the two COCs evaluated, other potential COCs were evaluated and not carried forward to the SLHHRA since cumulative concentrations

and emissions were negligible. The chemicals that were carried forward for evaluation in this SLHHRA were selected from potential COCs evaluated in the air quality assessment (SLR, 2024). The COCs evaluated in the air quality assessment should be summarized in the SLHHRA so that COC selection can be validated within the SLHHRA report itself.

6. Furthermore, the list of predicted air contaminants from the facility's operations exclude some pollutants from natural gas fired stationary gas turbines generally described in the US EPA Compilation of Air Pollutant Emission Factors (AP 42) documents (such as ethylbenzene, toluene, xylenes (BTEX), methane, and perhaps metals). A discussion should be provided to support the exclusion of these chemicals, and the process used for the selection of chemicals of potential concern to illustrate that all emission sources and resulting COCs were considered.
7. If COCs from the construction or the operation of the facility have the potential to impact media (surface water or soil conditions) in the facility's zone of impact, existing soil and surface water conditions from current and future land use in the facility's zone of impact should be included in the SLHHRA.
8. Any fuels, lubricants, chemical wastes that are used, stored or disposed of during the construction or operation of the facility (as mentioned in the Draft Environmental Review Report) should be mentioned in the SLHHRA to support any statements regarding the selection of contaminants of potential concern.

Exposure Assessment

Background/Baseline conditions

9. It is stated that the Windsor downtown monitoring station is northeast of the facility when it is slightly southwest of the facility. Any meteorological impacts (e.g., wind direction) to resulting monitored COC concentrations should be discussed.

Deposition and discharge of COCs

10. It is stated that identified COCs are volatile chemicals. To support the exclusion of the multimedia pathway for PM_{2.5} (or other COCs which might contribute to the multimedia pathway), additional discussion in the SLHHRA is needed. The proponent should discuss:
 - a. Whether the expansion of the facility is projected to emit environmentally persistent chemicals which may result in soil and surface water deposition and/or bio-accumulate within the impact zone of the facility.
 - b. If the ingestion of produce or products produced within the facility's impact zone (farms, community/personal gardens) is a relevant exposure pathway.
 - c. If the combined future soil and water conditions resulting from the facility's expansion could result in adverse human health effects.

PM_{2.5}

11. PM_{2.5} can result in deposition to soil and re-entrainment from vehicle/construction traffic. It can also be a component of dust/road dirt, and other COCs may adhere to it. While it may be appropriate to rule out these potential exposure routes, they should be discussed in the SLHHRA.
12. The text should define which PM is associated with fine and ultrafine particles, might be best to refer to particles as simply PM_{0.1}, PM_{2.5} and PM₁₀ for clarity.

Estimation of Ground Level Concentrations

13. A description of the methodology and parameters (similar to what would be prepared for an Emission Summary and Dispersion Modelling Report) used in the prediction of emission concentrations was not provided in the SLHHRA report. It is therefore not possible to confirm the conclusions drawn on the reliability of the predicted 1-hour, 24-hour and annual air concentrations presented for PM_{2.5} and NO_x.
14. The predicted emission rates have not been presented or validated with performance data from comparable existing natural gas power generating plants.
15. Emissions from the construction phase should be included in the estimation of ambient air concentrations. It is assumed that the construction phase will result in increases in total particulate matter (TSP), PM₁₀ and PM_{2.5}.
16. Exposures to emissions from the Project, were based on current land use assumptions. However, as the purpose of the SLHHRA is to identify potential risks for adverse human health effects from future operation of the proposed facility, exposure scenarios should be discussed for possible future land uses as well.

Hazard Assessment

Inhalation TRVs

17. This section of the report should include an analysis of other available TRVs and a rationale for the selection of the TRVs selected for each averaging time. This rationale should include a discussion on whether sensitive individuals are captured by the selected TRV.

Risk Characterization

Inhalation assessment

18. Projected 1-hr contributions of the project to the cumulative concentrations of NO_x are not negligible (as per Table 5-1). This statement should be revised.
19. Concentration ratios based on data from Tables 5-1 and 6-1 would result in risks for 24-hr and annual exposures given that background concentrations alone are above WHO guideline values for NO_x.
20. Given that PM_{2.5} is a carcinogen, and that there are no “safe” exposure concentrations, the fact that background concentrations, without facility contributions, are above the WHO guideline long-term exposure values for PM_{2.5} should be highlighted and discussed in the SLHHRA.
21. A discussion on cumulative effects from NO_x, PM_{2.5} (and other potential COCs) exposure could be added to the risk characterization section, as these and other potential COCs impact the respiratory system.

Thank you,

Monika Macki

Environmental Resource Planner/Environmental Assessment Coordinator
Environmental Assessment Branch
Ministry of the Environment, Conservation and Parks
monika.macki@ontario.ca

From: Macki, Monika (MECP) <Monika.Macki@ontario.ca>
Sent: Friday, June 21, 2024 2:30 PM
To: Lawrence Nasen <lnasen@capitalpower.com>
Cc: Kara Hearne <khearne@slrconsulting.com>; Greg Milne <GDMilne@capitalpower.com>; Mazzuca, Marco (MECP) <Marco.Mazzuca@ontario.ca>; Colella, Nick (MECP) <Nick.Colella@ontario.ca>
Subject: RE: East Windsor Generation Expansion: EA Groundwater and Indigenous comments

Hi Lawrence,

The MECP has completed the review of the air quality component of the Environmental Review Report for the East Windsor Generation Expansion Project and does not have any questions or comments.

It is noted that MECP's noise reviewer has already provided feedback directly to you and SLR consulting.

Thank you for the opportunity to comment on the Environmental Review Report for this project. We appreciate your collaboration throughout the process.

Monika Macki

Environmental Resource Planner/Environmental Assessment Coordinator

Environmental Assessment Branch

Ministry of the Environment, Conservation and Parks

monika.macki@ontario.ca

Ministry of Citizenship and Multiculturalism (MCM)

From: Jay Shukin <jshukin@capitalpower.com>

Sent: June 12, 2023 5:25 PM

To: Barboza, Karla (MCM) <Karla.Barboza@ontario.ca>; Romeo, Laura (MCM) <Laura.Romeo@ontario.ca>; Harvey, Joseph (MCM) <Joseph.Harvey@ontario.ca>

Cc: Lawrence Nasen <lnasen@capitalpower.com>; Kara Hearne <khearne@slrconsulting.com>; Jennifer Whittard <jwhittard@slrconsulting.com>

Subject: Notice of Commencement: East Windsor Generation Facility Expansion Project

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello:

Please find attached the Notice of Commencement for the Environmental Review of the East Windsor Generation Facility Expansion Project, per Ontario *Environmental Assessment Act*. This notice appeared in the *Windsor Star* on June 10, 2023.

You may also find more information about the Project on our website at:

<https://www.capitalpower.com/operations/east-windsor-generation-facility-expansion/>

Please let me know if you have any questions, comments or would like to arrange a meeting to discuss our proposed Project further.

Kind regards,

Jay

Jay Shukin

Manager, Indigenous and Stakeholder Engagement

Capital Power

1-855-703-5005

Notice of Commencement of an Environmental Review

East Windsor Generation Facility Expansion

East Windsor (Expansion) L.P., a wholly owned subsidiary of Capital Power Corporation (Capital Power), is proposing an expansion of the East Windsor Cogeneration Centre (EWCC) located at 224 Cadillac Street, City of Windsor.

The purpose of this notice is to inform any interested parties that Capital Power is beginning an environmental study to assess the potential environmental effects of the expansion project (the Project).

Ontario's Independent Electricity System Operator (IESO) has identified a significant need for new power supply in the province. The Project would help meet increasing local and provincial demands by providing up to 100 megawatts (MW) of additional power to the Windsor area and the provincial power grid.

The Project will consist of a new 100 MW simple cycle natural gas power plant. While the Project will be located within the existing EWCC property, it will be contracted (with the IESO) and dispatched separately from the EWCC.

The Project will support 'peaking' power generation needs to better enable both a reliable supply of electricity and provide flexibility in support of intermittent renewable energy sources, like wind and solar energy.

Planning Process

According to Ontario Regulation 116/01 (the Electricity Projects Regulation) under the Environmental Assessment Act a natural gas-fired generating facility with a nameplate capacity of 5 MW or more is classified as a Category B project and is subject to review under the Environmental Screening Process (ESP).

The ESP has two tiers of assessment: Screening Stage and Environmental Review Stage. Capital Power intends to voluntarily complete an Environmental Review.

The Environmental Review will assess potential environmental impacts of the Project, which are expected to include air and noise

emissions that would be mitigated to meet provincial limits. The results of the assessment will be documented in an Environmental Review Report that will be made available for public review. The Environmental Review will assess the potential effects of the Project but will not re-evaluate the previously approved and operating EWCC.

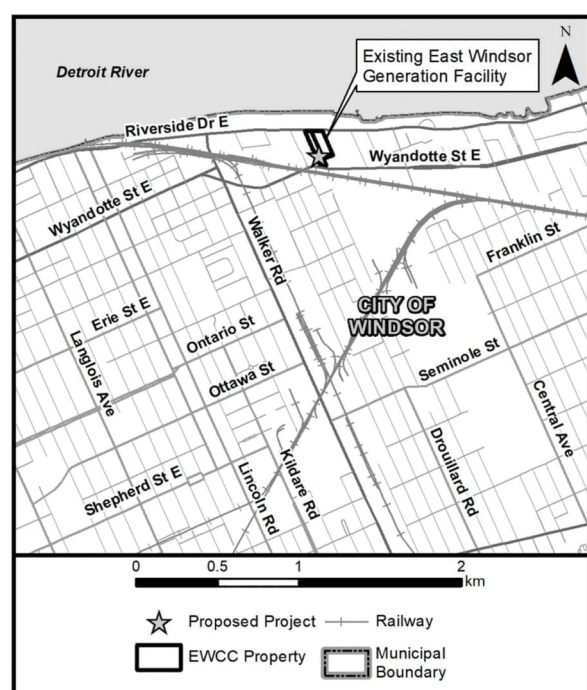
Invitation to Provide Comments

Your input is important to us. We are interested in hearing any questions or feedback you may have with respect to this Project. Comments received throughout the course of this study will inform the Environmental Review process.

If you have any comments or questions, or to be added to the Project mailing list, please contact:

Jay Shukin
Manager, Indigenous and Stakeholder Engagement, Capital Power
224 Cadillac Street, Windsor, ON N8Y 2S7
Phone: 1-855-703-5005 | Fax: 780-392-5927
Email: info@capitalpower.com

For more information, please visit our project webpage at: www.capitalpower.com/operations/east-windsor-generation-facility-expansion



From: Harvey, Joseph (MCM) <Joseph.Harvey@ontario.ca>
Sent: Tuesday, July 11, 2023 11:48 AM
To: Jay Shukin <jshukin@capitalpower.com>
Cc: Lawrence Nasen <lnasen@capitalpower.com>; Kara Hearne <khearne@slrconsulting.com>; Jennifer Whittard <jwhittard@slrconsulting.com>
Subject: FW: Notice of Commencement: East Windsor Generation Facility Expansion Project

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Jay Shukin,

Please find attached our initial advice on the above referenced undertaking.

Please note that the responsibility for administration of the *Ontario Heritage Act* and matters related to cultural heritage have been transferred from the Ministry of Tourism, Culture and Sport (MTCS) to the Ministry of Citizenship and Multiculturalism (MCM). Individual staff roles and contact information remain unchanged. Please continue to send any notices, report and/or documentation to both Karla Barboza and myself.

Please do not hesitate to contact me with any questions or concerns.

Regards,

Joseph Harvey | Heritage Planner

Citizenship, Inclusion and Heritage Division | Heritage Branch | Heritage Planning Unit

Ministry of Citizenship and Multiculturalism

613.242.3743

Joseph.Harvey@ontario.ca

**Ministry of Citizenship
and Multiculturalism**

Heritage Planning Unit
Heritage Branch
Citizenship, Inclusion and
Heritage Division
5th Flr, 400 University Ave
Tel.: 613.242.3743

**Ministère des Affaires civiques
et du Multiculturalisme**

Unité de la planification relative au
patrimoine
Direction du patrimoine
Division des affaires civiques, de
l'inclusion et du patrimoine
Tél.: 613.242.3743



July 11, 2023

EMAIL ONLY

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
18781 Dufferin Street
Newmarket, ON L3Y 4V9
jshukin@capitalpower.com

MCM File : **0019409**
Proponent : **Capital Power Corporation**
Subject : **O.Reg.116/01 Electricity Projects Regulation – Notice of Commencement**
Project : **East Windsor Generation Facility Expansion**
Location : **224 Cadillac Street, City of Windsor**

Dear Jay Shukin

Thank you for providing the Ministry of Citizenship and Multiculturalism (MCM) with the Notice of Commencement for the above-referenced project.

MCM's interest in this project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- archaeological resources, including land and marine);
- built heritage resources, including bridges and monuments; and
- cultural heritage landscapes.

Under the EA process, the proponent is required to determine a project's potential impact on known (previously recognized) and potential cultural heritage resources.

Project Summary

Capital Power is beginning an environmental study to assess the potential environmental effects of the expansion project. The Project would help meet increasing local and provincial demands by providing up to 100 megawatts (MW) of additional power to the Windsor area and the provincial power grid. The Project will consist of a new 100 MW simple cycle natural gas power plant. While the Project will be located within the existing EWCC property, it will be contracted (with the IESO) and dispatched separately from the EWCC. The Project will support 'peaking' power generation needs to better enable both a reliable supply of electricity and provide flexibility in support of

intermittent renewable energy sources, like wind and solar energy. Planning Process According to *Ontario Regulation 116/01* (the Electricity Projects Regulation) under the *Environmental Assessment Act* a natural gas-fired generating facility with a nameplate capacity of 5 MW or more is classified as a Category B project and is subject to review under the Environmental Screening Process (ESP).

Identifying Cultural Heritage Resources

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation.

Archaeological Resources

The following archaeological assessment has been undertaken for this project area and the report has been entered into the Ontario Public Register of Archaeological Reports:

Cultural Heritage Resource Management Group Limited., The 2007 Stage 1 and 2 Archaeological Assessment of the East Windsor Cogeneration Centre, Concession 1 of Sandwich East Township, City of Windsor, PIF#: P109-015-2007, recommends no further archaeological assessment.

Built Heritage Resources and Cultural Heritage Landscapes

The Ministry's [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) should be completed to help determine whether this EA project may impact known or potential built heritage resources and/or cultural heritage landscapes.

If there is potential for built heritage resources and/or cultural heritage landscapes on the property or within the project area, a Cultural Heritage Evaluation Report (CHER) should be undertaken by a qualified person to determine the cultural heritage value or interest of the property (or project area). If the property (or project area) is determined to be of cultural heritage value or interest and alterations or development is proposed, MCM recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, be completed to assess potential project impacts. Please send the HIA to MCM, the local municipality and Indigenous communities for review and comment and make it available to local organizations or individuals who have expressed interest in review.

Community input should be sought to identify locally recognized and potential cultural heritage resources. Sources include, but are not limited to, municipal heritage committees, historical societies and other local heritage organizations.

Cultural heritage resources are often of critical importance to Indigenous communities. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to them.

Environmental Assessment Reporting

All technical cultural heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please advise MCM whether any technical cultural heritage studies will be completed for this EA project and provide them to MCM before issuing a Notice of Completion and commencing any work on the site. If screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report.

Please note that the responsibility for administration of the *Ontario Heritage Act* and matters related to cultural heritage have been transferred from the Ministry of Tourism, Culture and Sport (MTCS) to the Ministry of Citizenship and Multiculturalism (MCM). Individual staff roles and contact information remain unchanged. Please continue to send any notices, report and/or documentation via email to both Karla Barboza and myself. Note that Laura Romeo is no longer with this ministry and should be removed from this project's contact list.

- Karla Barboza, Team Lead - Heritage | Heritage Planning Unit (Citizenship and Multiculturalism) | 416-660-1027 | karla.barboza@ontario.ca
- Joseph Harvey, Heritage Planner | Heritage Planning Unit (Citizenship and Multiculturalism) | 416-786-7553 | dan.minkin@ontario.ca

Thank you for consulting MCM on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, please do not hesitate to contact me.

Sincerely,

Joseph Harvey
Heritage Planner
Joseph.harvey@ontario.ca

Copied to: Lawrence Nasen, Capital Power
Kara Hearne, SLR Consulting
Jennifer Whittard, SLR Consulting

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. The Ministry of Citizenship and Multiculturalism (MCM) makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MCM be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with *Ontario Regulation 30/11* the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

From: Lawrence Nasen <lnasen@capitalpower.com>
Date: Thursday, July 13, 2023 at 2:49 PM
To: Harvey, Joseph (MCM) <Joseph.Harvey@ontario.ca>
Cc: Jay Shukin <jshukin@capitalpower.com>, Kara Hearne <khearne@slrconsulting.com>, Jennifer Whittard <jwhittard@slrconsulting.com>
Subject: RE: Notice of Commencement: East Windsor Generation Facility Expansion Project

Hi Joseph,

Acknowledging receipt; thanks for this.

We will be in touch with you and Karla later this summer as we progress our assessment of the EWC project.

Talk soon,

Lawrence Nasen M.Sc., P.Biol | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

From: Lindsay Parsons <lparsons@asiheritage.ca>

Sent: July-18-23 3:38 PM

To: Registrar (MCM) <Registrar@ontario.ca>

Cc: Jennifer Whittard <jwhittard@slrconsulting.com>; John Sleath <jsleath@asiheritage.ca>; Joelle Doubrough <jdoubrough@slrconsulting.com>; Lauren McGregor <lmcgregor@slrconsulting.com>

Subject: Cultural Heritage Report for East Windsor Co-Generation Centre

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Karla,

ASI has been retained to complete a Cultural Heritage Report as part of the East Windsor Co-Generation Facility Expansion Project Municipal Class Environmental Assessment. The project study area includes the East Windsor Co-Generation Facility property, as well as a larger area bounded by the Detroit River to the north, Strabane Avenue to the east, Whelpton Street to the south, and Walker Road to the west (see attached image).

After reviewing the City of Windsor Heritage Register, other available online heritage inventories, and reaching out to the municipality I wanted to confirm the following Part IV designated properties are within the study area:

- 2879 Riverside Drive East
- 1950 – 2072 Riverside Drive East

Does the Ministry have any additional heritage concerns regarding the study area that we should be aware of?

Thanks in advance for your time,
Lindsay

Lindsay Parsons, MMSt MPL (she/her)
Technical Writer and Researcher • Cultural Heritage Division

ASI • Providing Archaeological & Cultural Heritage Services

LParsons@asiheritage.ca • 416 966 1069 x228 • Fax: 416 966 9723

 528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

From: Barboza, Karla (MCM) <Karla.Barboza@ontario.ca> **On Behalf Of** Registrar (MCM)
Sent: Wednesday, July 19, 2023 8:49 AM
To: Lindsay Parsons <lparsons@asiheritage.ca>
Cc: Registrar (MCM) <Registrar@ontario.ca>; Jennifer Whittard <jwhittard@slrconsulting.com>; John Sleath <jsleath@asiheritage.ca>; Joelle Doubrough <jdoubrough@slrconsulting.com>; Lauren McGregor <lmcgregor@slrconsulting.com>; Harvey, Joseph (MCM) <Joseph.Harvey@ontario.ca>
Subject: MCM Response: Cultural Heritage Report for East Windsor Co-Generation Centre

MCM File 0019409 - East Windsor Generation Facility Expansion

Hi Lindsay,

Hope this email finds you well.

As you may know, the Ministry developed screening checklists to assist property owners, developers, consultants and others to identify known and potential cultural heritage resources:

- [Criteria for Evaluating Archaeological Potential](#)
- [Criteria for Evaluating Marine Archaeological Potential](#)
- [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#)

I have used the document above (Built Heritage and Cultural Heritage Landscapes) in order to respond to your question:

- Question 3a. i. Is the property (or project area) identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value e.g. a property that is designated by order of the Minister of Citizenship and Multiculturalism as being of cultural heritage value or interest of provincial significance [s.34.5]?

MCM Response: To date, no properties have been designated by the Minister.

- Question 3a.v. Is the property (or project area) identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value included in the Ministry of Citizenship and Multiculturalism's list of provincial heritage properties?

MCM Response: At this time, we are not aware of any provincial heritage properties within or adjacent to the study area.

Please note that if the subject lands or parts of the subject lands are owned or controlled by an Ontario Ministry or Prescribed Public Body (PPB) on behalf of the Crown (the list of PPBs is available as O. Reg. 157/10), a Ministry or PPB may have responsibilities under the [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

Regarding other protected heritage properties (e.g., designated under Part IV or V of the OHA) within or adjacent to the study area, you should contact the Ontario Heritage Trust, Provincial Heritage Registrar at registrar@heritagetrust.on.ca or 416-212-7104 and the municipal clerk and/or planner.

MCM would appreciate if any technical cultural heritage studies (e.g., Cultural Heritage Assessment Report, Cultural Heritage Evaluation Report, Heritage Impact Assessment) be sent for our review as part of the regulatory process.

I hope this helps. Let me know if you have any questions.

Regards,
Karla

From: John Sleath <jsleath@asiheritage.ca>
Sent: April 29, 2024 4:56 PM
To: Registrar (MCM)
Cc: Harvey, Joseph (MCM); Lawrence Nasen
Subject: RE: MCM Response: Cultural Heritage Report for East Windsor Co-Generation Centre
Attachments: 23CH-190 2879 Riverside Dr E BHIS_FINAL_28March2024v2.pdf; 23CH-102 Capital Power EWCC CH Report EC IA_final_28March2024v2.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Karla,
Please find attached a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment for the East Windsor Generation Facility Expansion Project that ASI consulted with you about in July 2023 (see email chain below). ASI is submitting on behalf of the proponent, Capital Power Corporation (copied).


Also attached for your review is the Built Heritage Impact Study (City of Windsor's naming convention for an HIA) for Our Lady of the Rosary Church at 2879 Riverside Drive East, completed as part of the same project. As the church property is adjacent to the proposed Project site, a BHIS was completed in fulfillment of Windsor's Official Plan clause 9.3.7.1 c (i). No direct impacts are anticipated.

Please also note that the Ford Powerhouse at 3001 Riverside Drive East/3150 Wyandotte Street East (BHR 5 in our report) is adjacent to the Project site. The Preliminary Impact Assessment in our CH Report determined that no direct or indirect adverse impacts are anticipated. We understand that the property is Listed in the Municipal Heritage Register (not designated Part IV of the OHA), and so the City of Windsor's Official Plan clause 9.3.7.1 c (i) does not strictly apply. As the Ford Powerhouse was constructed as a generating facility, and it remains in an overall similar context with the existing East Windsor Co-generation Centre (EWCC) adjacent, no impacts to the broader historical context are anticipated in the proposed Project works.

The attached reports have also been circulated to interested Indigenous communities and the City of Windsor for review. Please let me know if you have any comments or questions following your review, or if you would like the files transmitted in another way.

Regards,
John

John Sleath, MA (he/him)
Cultural Heritage Specialist | Project Manager • Cultural Heritage Division

ASI • Providing Archaeological & Cultural Heritage Services
JSleath@asiheritage.ca • 416 966 1069 x243 • Fax: 416 966 9723
 528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

From: Harvey, Joseph (MCM) <Joseph.Harvey@ontario.ca>
Sent: Wednesday, May 29, 2024 4:13 PM
To: John Sleath <jsleath@asiheritage.ca>
Cc: Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>
Subject: FW: File 0019409: MCM Response: Cultural Heritage Report for East Windsor Co-Generation Centre

John Sleath,

Please find attached our comments on the Cultural Heritage Report and Built Heritage Impact Study prepared in support of the above referenced undertaking.

Please do not hesitate to contact me with any questions or concerns.

Regards,

Joseph Harvey

Heritage Planner | Heritage Branch | Citizenship Inclusion and Heritage Division
Ministry of Citizenship and Multiculturalism | Ontario Public Service
613.242.3743 | Joseph.Harvey@ontario.ca



**Ministry of Citizenship
and Multiculturalism**

Heritage Planning Unit
Heritage Branch
Citizenship, Inclusion and
Heritage Division
5th Flr, 400 University Ave
Tel.: 613.242.3743

**Ministère des Affaires civiques
et du Multiculturalisme**

Unité de la planification relative au
patrimoine
Direction du patrimoine
Division des affaires civiques, de
l'inclusion et du patrimoine
Tél.: 613.242.3743



May 29, 2024

EMAIL ONLY

John Sleath
Cultural Heritage Specialist | Project Manager
ASI
528 Bathurst Street
Toronto, ON, M5S 2P9
jsleath@asiheritage.ca

MCM File : 0019409
Proponent : Capital Power Corporation
Subject : O.Reg.116/01 Electricity Projects Regulation – Cultural Heritage
Report and Heritage Impact Assessment
Project : East Windsor Generation Facility Expansion
Location : 224 Cadillac Street, City of Windsor

Dear John Sleath

Thank you for sending the *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment East Windsor Generation Facility Expansion Project* (dated October 2023 (revised December 2023 and March 2024) by ASI) and the *Built Heritage Impact Study* (Heritage Impact Assessment) *2879 Riverside Drive East* (dated March 2024 by ASI) to the Ministry of Citizenship and Multiculturalism (MCM) for review and comment on April 29, 2024.

MCM's interest in this project relates to its mandate of conserving Ontario's cultural heritage.

Project Summary

Capital Power is beginning an environmental study to assess the potential environmental effects of the expansion project. The Project would help meet increasing local and provincial demands by providing up to 100 megawatts (MW) of additional power to the Windsor area and the provincial power grid. The Project will consist of a new 100 MW simple cycle natural gas power plant. While the Project will be located within the existing EWCC property, it will be contracted (with the IESO) and dispatched separately from the EWCC. The Project will support 'peaking' power generation needs to better enable both a reliable supply of electricity and provide flexibility in support of intermittent renewable energy sources, like wind and solar energy. Planning Process According to *Ontario Regulation 116/01* (the Electricity Projects Regulation) under the *Environmental Assessment Act* a natural gas-fired generating facility with a nameplate capacity of 5 MW or more is classified as a Category B project and is subject to review under the Environmental Screening Process (ESP).

Comments

We have reviewed the above referenced Cultural Heritage Report and Built Heritage Impact Study (aka. Heritage Impact Assessment) and find these documents to be overall consistent with the requirements, guidance and standards of the Municipal Class EA and with best practice guidance prepared by the Ministry. However, we have the following comments and observations to assist with the documentation of due diligence related to cultural heritage:

Cultural Heritage Report

- Section 2.4.3 (Community Information Gathering) – The entry for MCM does not fully reflect our response, dated July 19, 2023, and should be updated to indicate that we are not aware of any provincial heritage properties within or adjacent to the study area.
- Section 2.4.4 (Community Engagement) – We recommend that the Cultural Heritage Report be submitted to the City of Windsor heritage planning staff for review and comment, if you haven't done already.
- Section 5.2 – Table 2 (Preliminary Impact Assessment and Recommended Mitigation Measures) - We recommend that the description of potential (temporary) impact(s) be further described to support the recommendation to not undertake a Built Heritage Impact Study (BHIS) (i.e., Heritage Impact Assessment) for listed and designated properties. It is not clear whether vibration would be the only type of temporary impact. Furthermore, the row BHR7 (2879 Riverside Drive East) needs to be updated to reflect that a BHIS has been undertaken.

MCM may have additional comments on the Report pending the municipal heritage planner's review. In addition, should there be any changes to the Cultural Heritage Report based on the feedback from Indigenous communities and/or other interested parties, a final copy of the report should be provided to MCM.

Built Heritage Impact Study

- Section 8.1 (Relevant Agencies/ Stakeholders Contacted) – The entry for MCM does not fully reflect our response, dated July 19, 2023, and should be updated to indicate that we are not aware of any provincial heritage properties within or adjacent to the study area.
- Section 8.2 (Community Engagement) - Should there be any changes to the Built Heritage Impact Study based on the feedback from Indigenous communities and/or other interested parties, a final copy of the report should be provided to MCM.

Thank you for consulting MCM on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, please do not hesitate to contact me.

Sincerely,

Joseph Harvey
Heritage Planner
Joseph.harvey@ontario.ca

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Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with *Ontario Regulation 30/11* the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

From: John Sleath <jsleath@asiheritage.ca>

Date: Tuesday, June 11, 2024 at 11:28 AM

To: Harvey, Joseph (MCM) <Joseph.Harvey@ontario.ca>

Cc: Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>, Jennifer Whittard <jwhittard@slrconsulting.com>, Lawrence Nasen <lnasen@capitalpower.com>

Subject: RE: File 0019409: MCM Response: Cultural Heritage Report for East Windsor Co-Generation Centre

Hi Joseph,

Thanks for your review and comments on the BHIS and CH Report for the East Windsor Co-Generation Centre, we've incorporated the minor edits you suggested in both documents. We're still waiting to hear back from Indigenous communities and from the City, and we'll re-circulate the revised final version with all edits incorporated when we hear back, as requested.

Regards,
John

John Sleath, MA (he/him)
Cultural Heritage Specialist | Project Manager • Cultural Heritage Division

ASI • Providing Archaeological & Cultural Heritage Services

JSleath@asiheritage.ca • 416 966 1069 x243 • Fax: 416 966 9723

 528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

From: John Sleath <jsleath@asiheritage.ca>
Sent: June 28, 2024 11:05 AM
To: Harvey, Joseph (MCM) <Joseph.Harvey@ontario.ca>
Cc: Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>; Lauren McGregor <lmcgregor@slrconsulting.com>; Jennifer Whittard <jwhittard@slrconsulting.com>
Subject: RE: File 0019409: MCM Response: Cultural Heritage Report for East Windsor Co-Generation Centre

Hi Joseph,

Please find attached our revised BHIS and CH Reports for the East Windsor Co-Generation Centre. Thanks for your time reviewing them.

We incorporated all the suggested revisions, as well as a few minor ones from heritage planning staff at the City of Windsor following their review. They concurred with the recommendations and mitigation measures proposed in the report.

Hope you have a great weekend,
John

John Sleath, MA (he/him)
Cultural Heritage Specialist | Project Manager • Cultural Heritage Division

City of Windsor



Subject: RE: East Windsor Pre-Consultation Package
Date: Thursday, April 6, 2023 at 9:28:18 AM Central Standard Time
From: Lawrence Nasen
To: Velocci, Brian
CC: Wilhelm Danek, Vujanovic, Milan, Jared Alexander
Attachments: East Windsor Expansion_Project Overview_2023-04-05.pdf, image001.jpg

Hi Brian,

As per previous discussions between the City of Windsor and Wil Danek, Capital Power have prepared an updated Project Overview for planned developments at our East Windsor Facility and are looking to provide this to the city as a means of initiating the pre-consultation process with you.

Looking at the City of Windsor's Site Plan Control site, it looks like there is a cloudpermit portal for submissions – but is that for actual Site Plan Approval applications and not pre-consultation information? I have included the updated Project Overview here but if you need me to upload to the portal, please let me know and I can do so.

Do you need the [Pre-Application Consultation Request Form](#) completed to support this process?

Is it correct in assuming that as part of a pre-consultation meeting with the CoW, the CA (Essex Region) would also be in attendance?

Thanks!

Lawrence Nasen | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

East Windsor Generation Facility Expansion

Project Summary

Capital Power is proposing an expansion to the existing East Windsor Cogeneration Centre (EWCC) that would provide up to 100 megawatts (MW) of additional generation capacity to the provincial electricity grid.

Project Context

The Ontario Independent Electricity System Operator (IESO) has identified a significant need for new power supply in the province. At the system level, the IESO is projecting a generation capacity deficit starting in 2025. After many years of strong supply the shortfall is being driven by 1) increasing demand, 2) retirement and refurbishment of Ontario's nuclear fleet, and 3) expiring contracts at existing facilities.

While the need for new capacity is clear at the system wide level, the IESO has also identified several regions of the province with particularly pressing needs for new power supply. One such region, and therefore a high priority area for the IESO, includes the Windsor area.

In response to the regional and system wide shortfalls, the IESO launched the Expedited Long-Term Request for Proposals (E-LT1 RFP) in 2022. This process aims to procure 1,500 MW of capacity from both existing and new facilities across Ontario and encourages proponents to develop projects in high need areas like Windsor. Under the E-LT1 RFP process, projects awarded an IESO contract must achieve commercial operations in the May 2025-May 2026 period. The IESO is planning to award contracts under this procurement in May or June of 2023.

The IESO's Resource Eligibility Interim Report stated that without a limited amount of new natural gas in the near term, the IESO would be reliant on emergency actions, such as load curtailments or blackouts. The IESO has recommended procurement of a limited amount of natural gas-fired generation to help fuel the energy transition and maintain reliability. Continuing to use natural gas in a limited way will allow businesses and consumers to continue with their electrification plans and decarbonize the electricity system without risking reliability or impacts to economic growth.

Project Overview

Capital Power is proposing the East Windsor Generation Facility Expansion (the “Project”) that would provide up to 100 MW of additional generation capacity to the Windsor area and provincial electricity grid until 2040. The proposed Project is being designed to provide dependable capacity at peak times when Ontario’s other generation sources are not capable of meeting demand. Decisions on when the Project generates power will be made by the IESO, which is the case for the EWCC. The Project will also be partially hydrogen capable when commissioned and could be 100% hydrogen capable by 2030. The use of hydrogen would allow the Project to reduce or nearly eliminate its emissions in the future.

Project Location

The Project is proposed immediately west of the existing EWCC facility, within the property owned by Capital Power, municipally referred to as 224 Cadillac Street (42.3257, -83.0014), City of Windsor (**Figure 1**).

Project Description

Simple cycle power plants use the combustion of natural gas to power the turbines which are directly connected to the electricity producing generators. The advantage of a simple cycle facility is that it can become operational within minutes, thereby better enabling a reliable supply of electricity.

While the Project is currently in the preliminary design stage, the conceptual design consists of a simple cycle facility, with key electricity generating components (e.g., simple cycle natural gas turbine) anticipated to be enclosed within a new building for noise mitigation purposes. The development footprint will be approximately 0.31 hectares (0.76 acres) in size and is proposed within the fence line of the existing EWCC facility. The Project would be owned and operated independently of the EWCC, but some shared infrastructure and servicing is anticipated, such as use of the existing EWCC driveway access to Cadillac St. A conceptual layout of the Project is provided in **Figure 2** and described further below.

Other key Project components will include:

- A new high-voltage transformer with the output power connecting to the power grid via the existing EWCC substation yard.








- Other electrical components including medium voltage transformers, switchgears, cabling (low and high voltage), fuel gas compressor(s), instrumentation and control systems, and other electrical protection equipment.
- Stormwater management (SWM), which is currently expected to integrate with the existing EWCC SWM system.
- Landscaping or tree plantings for visual aesthetic purposes.

The Project site will be accessed via Cadillac Street during construction and operation. The construction phase is currently expected to be approximately 12 to 18 months in duration and will include site preparation, foundation installation and construction, building construction (if required), component delivery, installation, and commissioning, and post-construction site restoration.

Temporary construction storage and equipment laydown areas will be required, with various options currently under consideration. This includes temporary use of adjacent and/or nearby locations that are fully developed such as an existing parking lot. No offsite ground disturbance is anticipated. Temporary or permanent closure of Cadillac Street is one option under consideration and if Capital Power elects to pursue this option, the approach to be undertaken will be determined in consultation with the City of Windsor.

Various permitting and approval processes will need to be completed before the Project can proceed. In addition to municipal requirements, these will include the Environmental Screening Process for Electricity Projects under the *Environmental Assessment Act* and provincial approvals related to air quality, noise, and stormwater management. Ongoing engagement with the municipality, the public, and Indigenous communities will be a key part of these regulatory processes.



- LEGEND**
-  Capital Power Lands - Owned
 -  Capital Power Lands - Leased
 -  Proposed Project Site
 -  Parcel Fabric (City of Windsor)
 -  Arterial
 -  Local Street
 -  Railway

NOTES:
 PARCEL FABRIC, CITY OF WINDSOR OPEN DATA CATALOGUE, ACCESSED NOV 2022



SCALE 1:1,500
 PAGE SIZE 11 x 17
 NAD 1983 UTM Zone 17N
 THIS MAP IS FOR CONCEPTUAL PURPOSES ONLY
 AND SHOULD NOT BE USED FOR NAVIGATION

224 CADILLAC STREET
 CITY OF WINDSOR

**EAST WINDSOR GENERATION
 FACILITY EXPANSION**

SITE LOCATION



FIGURE NO:
1

From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: April 21, 2023 4:14 PM

To: Velocci, Brian <bvelocci@citywindsor.ca>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Vujanovic, Milan <mvujanovic@citywindsor.ca>; Jared Alexander <jalexand@capitalpower.com>

Subject: RE: East Windsor Pre-Consultation Package

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brian,

Curious if you have had a chance to review this information yet and if you need anything additional from Capital Power on this request for pre-consultation.

Thanks and talk soon,

Lawrence Nasen | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

From: Velocci, Brian <bvelocci@citywindsor.ca>

Sent: Wednesday, May 3, 2023 1:19 PM

To: Lawrence Nasen <lnasen@capitalpower.com>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Vujanovic, Milan <mvujanovic@citywindsor.ca>; Jared Alexander <jalexand@capitalpower.com>; Richters, Karina <krichters@citywindsor.ca>; Moxleypeltier, Michelle (She/Her) <MMoxleypeltier@citywindsor.ca>

Subject: RE: East Windsor Pre-Consultation Package

Notice: External Email. Please do not click links, open attachments, or take any other action on this email unless you recognize the source of this email and know the content is safe.

Good afternoon Lawrence,

The response to the latest version of your proposal was largely the same as the preliminary one. However the proposed building would put this application into the category of 'Standard Development'. Going forward, please make your application through the Cloud Permit System. I can push the application through the Pre-Con stage if needed, but we need to have application running through Cloud Permit system. Let me know if you have any questions.

Note, review comments have been provided in a cursory capacity; the development proposal will be subject to a complete administrative review upon receipt of a formal SPC application, through which additional requirements may be identified.

1. The proposed development is currently defined as 'Standard Development' through By-law 1-2004. A Site Plan Control can be made through Cloudpermit (<https://ca.cloudpermit.com/login>) at your convenience. When making your application for SPC it will first go through a pre-consultation process. As this email response is your pre-consultation, I will push the application through that part of the Cloud Permit Process. Let me know if you have any questions or require assistance with the Cloud Permit procedures.
2. The generation facility at 3150 Wyandotte St E is owned by the Ford Motor Company and has an existing approved site plan (city file SPC-046/07). Please clarify the relationship between the property owners at 230-274 Cadillac St and 3150 Wyandotte St E, and if any improvements are being proposed to the existing facilities.
3. Requirements of this submission for SPC are:
 1. A completed Application
 2. Payment of the appropriate fees
 3. Topographic survey - that includes the site plan drawing and incorporates information from a topographic survey as an underlay and include conditions within the adjacent right-of-way (up to centreline of road) as well as all surrounding adjacent buildings, alleys, parking areas, adjacent site vehicular access points, utility poles, overhead conductors, curbs, sidewalks,

ground surface materials, signage, light standards, street furniture, existing trees, etc...

4. Site Plan
 5. Elevations of any buildings, screening fences or walls proposed.
 6. Noise and Vibration Study
-
4. 230-274 Cadillac Street is zoned CD4.5, refer to Zoning By-law 8600, Section 17.5 for a list of permitted uses and regulatory provisions. A public utility is a permitted use. The Zoning By-law and other development related By-laws can be found online: <https://www.citywindsor.ca/cityhall/By-laws-Online/Pages/Building-By-laws.aspx>
 5. Refer to Zoning By-law 8600, Sections 24 & 25 for Parking Requirements and Parking Area Regulations.
 6. Refer to Ford City Community Improvement Plan (CIP) for available incentive programs and applicable policies. More information can be found here: <https://www.citywindsor.ca/residents/planning/development-incentives/Pages/Ford-City-CIP.aspx>
 7. Comments in response to the drawings provided:
 1. Provide information regarding surface treatments on site plan. Any parking areas or access locations shall be hard surfaced (B/L 8600, Section 25).
 2. Include the location of any existing landscape features, including those to be removed.
 3. Riverside Drive is a Civic Way / Scenic Drive in the Official Plan. We suggest that the improvements are screened from the public right of way with a combination of low wall masonry wall (matching the surrounding heritage resources), decorative fencing and landscaping. Add any walls, fences, or landscape features designed for screening the battery storage to the site plan.
 4. Provide a noise and vibration study to demonstrate the effectiveness of the mitigation measures proposed (landscaping/screening wall) so as not to jeopardize the neighbouring properties.
 5. Any easements should be included on site plan.
 6. Provide the location of any exterior lighting features. Full cut-off lighting is required.

If you have specific questions or would like to discuss the process in general, feel free to reach out to me at my contact below.

Thanks,

Brian Velocci

Site Plan Approval Officer

*City of Windsor
Planning & Building Department – Planning Division
350 City Hall Square | Suite 210 | Windsor, ON | N9A 6S1
Phone: 519-255-6543 ext. 6457
Fax: 519-255-6544
email: bvelocci@citywindsor.ca*



From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: May 29, 2023 9:00 AM

To: Velocci, Brian <bvelocci@citywindsor.ca>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Vujanovic, Milan <mvujanovic@citywindsor.ca>; Richters, Karina <krichters@citywindsor.ca>; Moxleypeltier, Michelle (She/Her) <MMoxleypeltier@citywindsor.ca>; Greg Milne <GDMilne@capitalpower.com>; Kara Hearne <khearne@slrconsulting.com>; Jena Tufts <jtufts@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>

Subject: RE: East Windsor Pre-Consultation Package

Hello Brian,

Thank you for providing this email and sorry for the delayed response.

I felt the best way to respond was to provide direct feedback to your listed requirements which would support the Site Plan Approval process. I have also provided some additional questions as they relate to Stormwater Design and the removal of trees that are located within the proposed project area.

It may be beneficial to setup a meeting to discuss some of these items, particularly: Storm Water Design and Landscaping Plan(s). If you want to let me know a range of dates and times that work for you and your staff members we will work to accommodate your schedule.

Thanks again and talk soon,

Lawrence Nasen | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

From: Jay Shukin
Sent: June 09, 2023 3:52 PM
To: mmoxleypeltier@citywindsor.ca; krichters@citywindsor.ca
Cc: Lawrence Nasen
Subject: Notice of Commencement: East Windsor Generation Facility Expansion Project
Attachments: East Windsor Expansion_NOC Final (June 2023).pdf

Pardon, Michelle and Karina: I missed you on the first send out.

Regards,

Jay

Jay Shukin

Manager, Indigenous and Stakeholder Engagement
Capital Power
250-882-5188

From: Jay Shukin
Sent: Friday, June 9, 2023 12:47 PM
To: caodept@citywindsor.ca; jpayne@citywindsor.ca; planningdept@citywindsor.ca; bvelocci@citywindsor.ca; mcooke@citywindsor.ca; mvujanovic@citywindsor.ca; thunt@citywindsor.ca; nrobertson@citywindsor.ca; jcampigotto@citywindsor.ca; jcabral@citywindsor.ca; mcooke@citywindsor.ca
Cc: Wilhelm Danek <wdanek@capitalpower.com>; Lawrence Nasen <lnasen@capitalpower.com>
Subject: Notice of Commencement: East Windsor Generation Facility Expansion Project

Hello Mr. Mancina, Commissioner Payne and City staff:

Please find attached the Notice of Commencement for the Environmental Review of the proposed East Windsor Generation Facility Expansion Project. **This notice will appear tomorrow (June 10, 2023) in the Windsor Star**, and will be mailed to residents living in the area around the proposed facility.

You may also find more information about the Project on our website at:
<https://www.capitalpower.com/operations/east-windsor-generation-facility-expansion/>

Please let me know if you have any questions, comments or would like to arrange a meeting to discuss our proposed Project further.

Kind regards,

Jay

Jay Shukin

Manager, Indigenous and Stakeholder Engagement
Capital Power
250-882-5188

From: Lawrence Nasen <lnasen@capitalpower.com>
Sent: July 7, 2023 2:11 PM
To: Velocci, Brian <bvelocci@citywindsor.ca>
Cc: Wilhelm Danek <wdanek@capitalpower.com>; Vujanovic, Milan <mvujanovic@citywindsor.ca>; Richters, Karina <krichters@citywindsor.ca>; Moxleypellier, Michelle (She/Her) <MMoxleypellier@citywindsor.ca>; Greg Milne <GDMilne@capitalpower.com>; Kara Hearne <khearne@slrconsulting.com>; Joelle Doubrough <jdoubrough@slrconsulting.com>; Jena Tufts <jt tufts@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>; Shawna Merry <smerry@capitalpower.com>
Subject: RE: East Windsor Pre-Consultation Package

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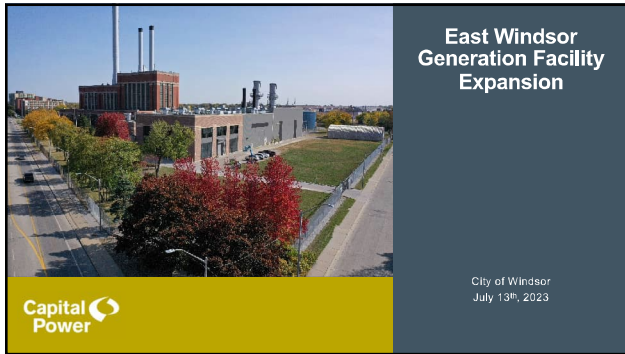
Hi Brian,

I wanted to let you know that we have an update to the pre-consultation package for site plan. As per the screen capture below, I have uploaded a new *Preliminary Proposed Site Layout* which now shows the inclusion of a sound wall. Previously we had proposed placing the generating unit in a building, but this has now changed. The sound wall proposed is for noise abatement purposes.

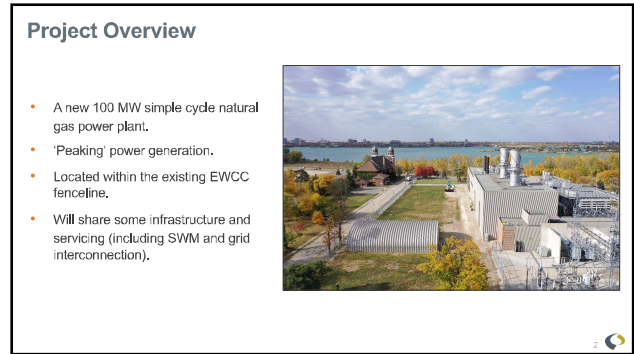
If possible we would like to connect with you and the appropriate staff from your office to discuss the potential requirements for site plan approval regarding this proposed sound wall.

| | | | | |
|--|---|--------------------|--|---|
| <input type="checkbox"/> <input type="checkbox"/> Site Plan Preliminary Proposed Site Layout | SK-GA-EW-001_Rev D.pdf Version 1 | New version | 2023-07-07, 10:53 a.m. Shawna Merry | ⋮ |
|--|---|--------------------|--|---|

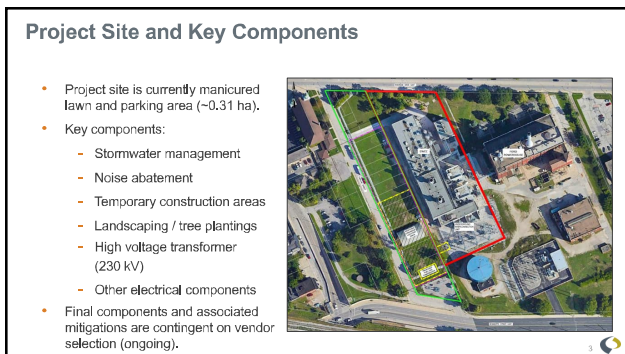
Thanks and talk soon,
Lawrence Nasen | Senior Specialist, Environment
Capital Power Corporation
Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5
Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com



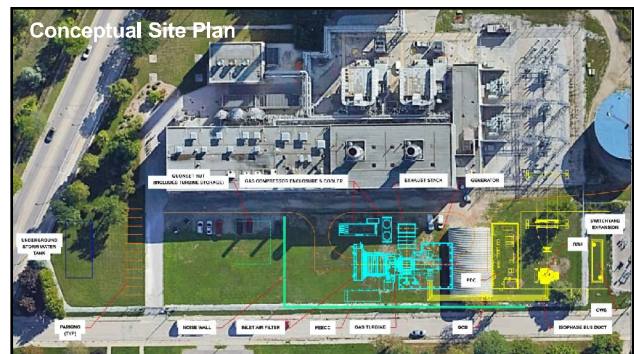
1



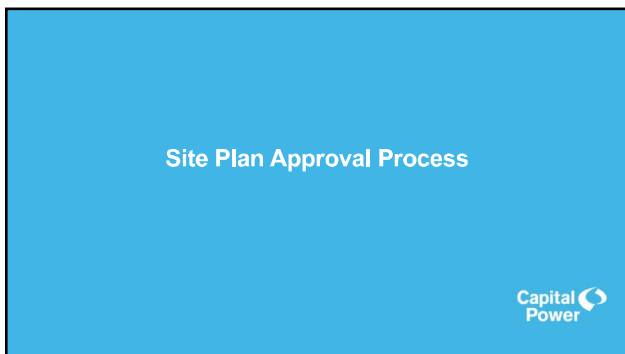
2



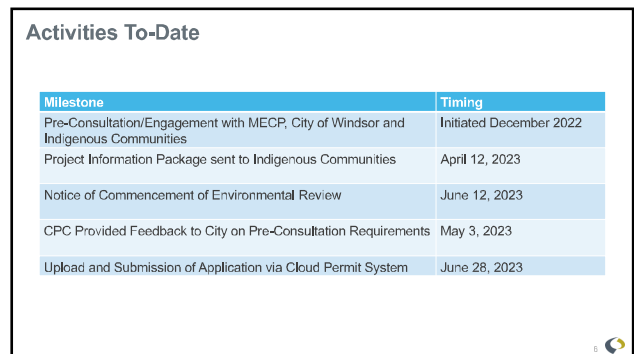
3



4



5



6

Overall Project Timeline

| Key Milestone | 2023 | | 2024 | | | | 2025 | | | |
|---|------|----|------|----|----|----|------|----|----|----|
| | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| <i>Studies and discussions with City of Windsor</i> | ■ | | | | | | | | | |
| Public Open House | | | | | | | | | | |
| Notice of Completion | | ■ | | | | | | | | |
| Applications for ECAs | | | ■ | ■ | | | | | | |
| <i>Site Plan Prep and Application (April, 2024)</i> | | | | | | | | | | |
| Construction mobilization | | | | | | | | | | |
| Delivery, installation of project components | | | | | | ■ | ■ | ■ | ■ | |
| Technical commissioning activities | | | | | | | | | ■ | ■ |
| IESO commercial operation target | | | | | | | | | | ■ |

7

SPA Pre-Consultation Questions

- **Proposed Sound Wall Design Requirements:**
 - Barrier wall to match existing EWC turbine housing/building
 - Accompanied by landscape design and tree planting program
 - Street side: metal with colour to match existing building
 - Facility side: with finished with perforated liner



8

Site Plan Approval Pre-Consultation Questions

- **Stormwater Design:**
 - Acceptable to maintain one point of release to city infrastructure – same for existing EWC
 - Acceptable release rate to per city/permit requirements.
 - Schematics of former Cadillac Street drainage system.
 - Drawings of stormwater system for Cadillac St., Riverside Dr. E, and Wyandotte St. E
- **Tree Cutting:**
 - Two trees to be removed – need for permit/approval to remove? City trees?
- **Noise and Vibration Study:**
 - Is the Acoustic Assessment Report (AAR) for MECP sufficient for SPA?

9



10

From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: July 13, 2023 6:10 PM

To: Velocci, Brian <bvelocci@citywindsor.ca>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Jena Tufts <tufts@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>; Joelle Doubrough <doubrough@slrconsulting.com>; Kara Hearne <khearne@slrconsulting.com>; Jennifer Whittard <jwhittard@slrconsulting.com>

Subject: RE: East Windsor Pre-Consultation Package

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Brian,

Thanks for taking the time today to review the 100MW EWC project with us. I have outlined below some of the takeaway comments and action items from the meeting. Please let me know if I have misrepresented anything here or if you have any additional points of clarification.

As requested during the meeting, are you able to confirm that at this time the City of Windsor has no objections to the proposal to manage sound compliance (from the 100MW addition) with regulated limits through the construction and installation of an acoustic sound barrier. The reason for the determination request at this stage is that we will be progressing all of our detailed design engineering work on the assumption that an acoustic grade barrier will be acceptable as a noise abatement strategy. Given the tight timelines (as discussed) under the IESO RFP process, deviations from this direction at a later date (when we enter the Site Plan Approval application stage) impacts our ability to achieve the COD stipulated by the IESO. As was discussed, we look forward to continuing to work with the City of Windsor planning department(s) on the design of this acoustic grade barrier to ensure it continues to abide by the conditions outlined in the OP (as we understand them) and satisfies visual and landscape aesthetic requirements and requests.

Capital Power Action Items:

- **Regarding Storm Water Management** – As discussed, the 100MW addition to the EWC facility will tie into the sites existing storm water management system. Given that the existing below ground tank associated with managing the storm water released to municipal infrastructure is too small to accommodate the projected flow from the new 100MW addition, a new underground tank will be developed upstream of the existing tank to manage the flow from the facility. Capital Power to provide the City of Windsor with the preliminary modelled flow rate from the EWC facility (at the existing point of release to city infrastructure) so it can be evaluated.
- **Acoustic Grade Barrier Positioning** – During the meeting we reviewed the current conceptual layout for the 100MW addition and the proposed acoustic barrier. Capital Power to update the conceptual layout moving the acoustic barrier and associated generation infrastructure as far away from Cadillac Street as possible. While it was confirmed that Cadillac Street has no setback, efforts will be made to maintain some green space between the barrier and Cadillac Street. Once complete (approx. 2 – 3 weeks) it will be provided to the city for further discussion regarding landscape design and visual aesthetic requirements.
- **Acoustic Grade Barrier Visual Rendering** – To provide additional support to the city for review associated with the Site Plan Approval process, visual renderings (views from Cadillac street of elevations and cross section drawings) will be generated and provided as soon as they are ready. Given the anticipated refinement of the layout during the detailed design stage it is anticipated that this will not be ready until the end of August or early September. Additionally, the final noise model will also have input to these renderings, and time will be needed to complete these before visual renderings can be provided. We will continue to progress all of these as quickly as possible.

Answers to the other questions posed:

- **Noise and Vibration Study:** The AAR will suffice for the Site Plan Approval process.
- **Tree Removal:** City of Windsor forester to go to site to assess and provide feedback to Capital Power on a path forward.

Thanks again and talk soon,

Lawrence Nasen | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

From: Lindsay Parsons <lparsons@asiheritage.ca>

Sent: July 18, 2023 3:19 PM

To: planningdept <planningdept@citywindsor.ca>

Cc: John Sleath <jsleath@asiheritage.ca>; Lauren McGregor <lmcgregor@slrconsulting.com>; Joelle Doubrough <jdoubrough@slrconsulting.com>; Jennifer Whittard <jwhittard@slrconsulting.com>

Subject: Cultural Heritage Report for East Windsor Co-Generation Centre

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you

recognize the sender and know the content is safe.

Hi there,

ASI has been retained to complete a Cultural Heritage Report as part of the East Windsor Co-Generation Facility Expansion Project Municipal Class Environmental Assessment. The project study area includes the East Windsor Co-Generation Facility property, as well as a larger area bounded by the Detroit River to the north, Strabane Avenue to the east, Whelpton Street to the south, and Walker Road to the west (see attached image).

After reviewing the City of Windsor's Heritage Register, I wanted to confirm the following properties within the study area are listed or designated under the Ontario Heritage Act.

Listed properties:

- 3404 Riverside Drive East
- 3368 Riverside Drive East
- 3336 Riverside Drive East
- 530 Walker Road
- 2744 Edna Street/ 2601 Wyandotte Street
- 3001 Riverside Drive East/ 3150 Wyandotte Street East
- 993 Drouillard Road
- 999 Drouillard Road
- 994-998 Drouillard Road
- 953 Drouillard Road
- 243 Pratt Place

Designated properties:


- 1950 – 2072 Riverside Drive East
- 2879 Riverside Drive East

I will also make note of the Ontario Heritage Trust Plaque near the corner of Drouillard Road and Riverside Drive East, as well as the Detroit River being designated as a Canadian Heritage River.

Please note that we will also be in touch with the Ministry of Citizenship and Multiculturalism and the Ontario Heritage Trust regarding the identification of heritage properties and/or concerns in the study area.

Thanks in advance for your time,
Lindsay

Lindsay Parsons, MMSt MPL (she/her)
Technical Writer and Researcher • Cultural Heritage Division

ASI • Providing Archaeological & Cultural Heritage Services
LParsons@asiheritage.ca • 416 966 1069 x228 • Fax: 416 966 9723
 528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

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From: Velocci, Brian <bvelocci@citywindsor.ca>

Sent: Thursday, July 20, 2023 8:56 AM

To: Lawrence Nasen <lnasen@capitalpower.com>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Jena Tufts <jt Tufts@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>; Joelle Doubrough <jdoubrough@slrconsulting.com>; Kara Hearne <khearne@slrconsulting.com>; Jennifer Whittard <jwhittard@slrconsulting.com>; Moxleypeltier, Michelle (She/Her) <MMoxleypeltier@citywindsor.ca>; Atkinson, Greg (He/Him) <gatkinson@citywindsor.ca>; Richters, Karina <krichters@citywindsor.ca>

Subject: RE: East Windsor Pre-Consultation Package

Notice: External Email. Please do not click links, open attachments, or take any other action on this email unless you recognize the source of this email and know the content is safe.

Good morning Lawrence,

We do not support the sound wall proposal. If the generator is the direction you are going, it needs to be within a building. I have attached some documents for your review. They will help inform the design of the building and the site layout. There is the Ford Powerhouse District CIP that has some highlighted sections on several pages direct your attention. As well, there is the Ford City CIP ([\(Ford City CIP.pdf \(citywindsor.ca\)\)](#)) that references the visions and objectives for this area and includes design guidelines. There is also some excerpts from our Official Plan that were compiled by our OP Planner to help guide. We are always open to discussions, and I can arrange meetings with our planners to talk about any of the CIP/OP documents if needed.

Since the original pre-con notes were given based on battery array, I would suggest submitting a new pre-con once you have decided on a new design. Let me know if you have any questions or want to chat more about things.

Thanks,

Brian Velocci

Planner III - *Site Plan Approval Officer*

City of Windsor

Planning & Building Department – Planning Division

350 City Hall Square | Suite 210 | Windsor, ON | N9A 6S1

Phone: 519-255-6543 ext. 6457

Fax: 519-255-6544

email: bvelocci@citywindsor.ca

From: Tang, Tracy <TTang@citywindsor.ca>

Sent: Monday, July 24, 2023 5:18 PM

To: Lindsay Parsons <lparsons@asiheritage.ca>

Cc: Tang, Kristina <ktang@citywindsor.ca>; Alexander, Kevin <kalexander@citywindsor.ca>; Garardo, Frank <FGarardo@citywindsor.ca>; John Sleath <jsleath@asiheritage.ca>; 'Lauren McGregor' <lmcgregor@slrconsulting.com>; 'Joelle Doubrough' <jdoubrough@slrconsulting.com>; 'Jennifer Whittard' <jwhittard@slrconsulting.com>

Subject: RE: Cultural Heritage Report for East Windsor Co-Generation Centre

Hi Lindsay,

Thank you for your email inquiry regarding the area surrounding the Ford Powerhouse. Please see our response below.

Municipal Heritage Register Properties

I have checked our municipal heritage register and can confirm that most of the properties you've noted are correct. However please see the minor edits in red font below.

Listed properties:

3404 Riverside Drive East
3368 Riverside Drive East
3336 Riverside Drive East
530 Walker Road
2744 Edna Street/ 2601 Wyandotte Street
3001 Riverside Drive East/ 3150 Wyandotte Street East
3150 Riverside Drive East (Ford Powerhouse Screen House)
993 Drouillard Road
999 Drouillard Road
994-998 Drouillard Road
953-959 Drouillard Road
243 Pratt Place

Designated properties:

1950 – 2072 Riverside Drive East - **YES however it is a large property that includes different statuses for the different buildings; other buildings are not heritage significant.**
Listed | 1950 Riverside Dr E | Hiram Walker Grain Silos | c1944 | Riverfront Landmark | Walkerville
Designated | 1950-2072 Riverside Dr E Hiram Walker & Sons Office Addition 1904 Arch. Albert Kahn Walkerville
Designated | 2072 Riverside Dr E | Hiram Walker & Sons Office Bldg. | 1892 | Arch. Mason & Rice | Walkerville
Designated | 2072 Riverside Dr E | Wisser's Reception Centre | 1964 | Contemporary; Arch. Smith, Hinchman & Grylls | Walkerville
Listed | 2072 Riverside Dr E | Hiram Walker Bldg. # 26 | 1964 | Arch. Smith, Hinchman & Grylls | Walkerville
2879 Riverside Drive East

Heritage Policies and Resources

With regards to the East Windsor Co-Generation Facility Expansion Project, the EA should address heritage components. Any heritage-related studies or requirements may also be identified through the pre-consultation process of a Planning Act application. However, we would like to make you and the consulting team aware of a few heritage-related policies and resources that will need to be addressed through any proposal.

City of Windsor Official Plan Chapter 6 Land Use:

- Section 6.4.4.4 outlines the evaluation criteria for development within Business Parks, including
 - (e) compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and landscaped areas.
 - (v) adjacent to sensitive land uses and/or heritage resources.

City of Windsor Official Plan Chapter 9 Heritage Conservation:

- Section 9.3.7.1 Heritage Resources and Planning Initiatives

BUILT HERITAGE IMPACT STUDY

(c) To ensure that properties designated under sections IV, V, or VI of the *Ontario Heritage Act* (designated properties) are conserved, development of any adjacent property shall be required to:

(i) Prepare a Built Heritage Impact Study to identify potential adverse impacts on the designated property, and

(ii) In the event any adverse impacts are identified in the Built Heritage Impact Study, then the development shall be subject to the Site Plan Control process to ensure appropriate mitigation measures are implemented;

City of Windsor Official Plan Chapter 10 Procedures:

- Section 10.2.1.7 SUPPORT INFORMATION AND MATERIALS FOR PLANNING ACT APPLICATIONS; can include:
 - Noise and/or Vibration Study;
 - Built Heritage Impact Study;
 - Design Brief
- Section 10.2.20.3 DESIGN CONSIDERATION; Urban Design Brief can address:
 - (x) Heritage considerations (if applicable);

Ford Powerhouse District CIP (PDF attached):

- Pages 6 and 7: 2.3 Heritage Features
- Page 25 and 26: 4.4 Environmental & Design Objectives

Ford City CIP ([Ford City CIP.pdf \(citywindsor.ca\)](#)):

- Pages 42 and 43: 3.2 Vision for Ford City, and Heritage and the Automobile Objective
- Pages 47 and 48: identifies lands as the Former Industrial Lands area and lists some heritage resources under each of the “Districts”.
- Page 70: identifies the intersection of Riverside Drive East and Drouillard Road as a “Gateway” into the area and identifies heritage resources such as former Holy Rosary Church, Ford Power House, and Remnant Buildings from Ford’s Riverside Drive Plant

Frank Garardo, Planner III – Policy & Special Studies, has compiled a fulsome list of applicable policies from the Official Plan in the Word Doc attached. Should you or anyone on your team have any questions on the above, please feel free to contact us.

Heritage Planning: Kristina Tang (ktang@citywindsor.ca) and Tracy Tang (ttang@citywindsor.ca)

Official Plan/policies: Frank Garardo (fgarardo@citywindsor.ca)

Ford City CIP: Kevin Alexander (kalexander@citywindsor.ca)

Thank you!

TRACY TANG MCIP, RPP (She/Her) | Planner II – Revitalization & Policy Initiatives



Planning & Building Services
350 City Hall Square West | Suite 320 | Windsor, ON | N9A 6S1
TTang@citywindsor.ca
519-255-6543 ext. 6449
www.citywindsor.ca

From: Velocci, Brian <bvelocci@citywindsor.ca>

Sent: Tuesday, August 1, 2023 1:15 PM

To: Lawrence Nasen <lnasen@capitalpower.com>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Jena Tufts <jtufs@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>; Joelle Doubrough <jdoubrough@slrconsulting.com>; Kara Hearne <khearne@slrconsulting.com>; Jennifer Whittard <jwhittard@slrconsulting.com>; Moxleypeltier, Michelle (She/Her) <MMoxleypeltier@citywindsor.ca>; Atkinson, Greg (He/Him) <gatkinson@citywindsor.ca>; Richters, Karina <krichters@citywindsor.ca>

Subject: RE: East Windsor Pre-Consultation Package

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Good afternoon Lawrence,

In our meeting tomorrow about the road closure procedures, do you want to also discuss the design requirements for the building? I have some planners that are available to jump in.

Thanks,

Brian Velocci

Planner III - Site Plan Approval Officer

City of Windsor

Planning & Building Department – Planning Division

350 City Hall Square | Suite 210 | Windsor, ON | N9A 6S1

Phone: 519-255-6543 ext. 6457

Fax: 519-255-6544

email: bvelocci@citywindsor.ca



From: Lawrence Nasen

Sent: Tuesday, August 1, 2023 4:03 PM

To: Velocci, Brian <bvelocci@citywindsor.ca>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Jena Tufts <tufts@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>; Joelle Doubrough <doubrough@slrconsulting.com>; Kara Hearne <khearne@slrconsulting.com>; Jennifer Whittard <whittard@slrconsulting.com>; Moxleypeltier, Michelle (She/Her) <MMoxleypeltier@citywindsor.ca>; Atkinson, Greg (He/Him) <gatkinson@citywindsor.ca>; Richters, Karina <krichters@citywindsor.ca>

Subject: RE: East Windsor Pre-Consultation Package

Hi Brian,

Thanks for the note.

Yes, we would really appreciate having a conversation about the project design. We have been working on some visual renderings to share with you and support the discussion so if there is availability during the meeting tomorrow, I think it makes sense to have a larger conversation around Cadillac Street and the proposed development – especially how it relates back to the CIP for the area.

I had been meaning to respond to your comment pertaining to the pre-consultation for the Battery Energy Storage System (BESS) vs. the new natural gas generating unit. Both a BESS and a natural gas unit were contemplated in our original information package, and pre-consultation input was provided by the City on Dec 12, 2022 (see attached email chain). Recognizing the City's input was for both types of projects, we confirmed back in Feb-April that the City's preference was for us to re-submit a new pre-consultation information package for the new natural gas generating unit. We submitted the information on April 6, which only pertained to the new natural gas generating unit, and received new pre-consultation input on May 3. Although planning and design work is continuing, the project fundamentals remain consistent with our April submission.

Thanks,
Lawrence

From: Lawrence Nasen

Sent: Friday, August 4, 2023 3:29 PM

To: Velocci, Brian <bvelocci@citywindsor.ca>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Jena Tufts <jt Tufts@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>; Joelle Doubrough <doubrough@slrconsulting.com>; Kara Hearne <khearne@slrconsulting.com>; Jennifer Whittard <whittard@slrconsulting.com>; Moxleypeltier, Michelle (She/Her) <MMoxleypeltier@citywindsor.ca>; Atkinson, Greg (He/Him) <gatkinson@citywindsor.ca>; Richters, Karina <krichters@citywindsor.ca>

Subject: RE: East Windsor Pre-Consultation Package

Hi Brian,

Thanks to you and the representatives from the planning team for taking the time this week to discuss the EWC project with Wil and myself.

So you know, we have taken the feedback from the city back to the project team and are working on updating the layout and will be providing the noise assessment findings once they are finalized – this should be provided in the coming weeks. We can then look to discuss this again as a group later this month or early in September.

Thanks again and talk soon,

Lawrence Nasen | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

From: Nagata, Brian <bnagata@citywindsor.ca>

Sent: Thursday, September 21, 2023 11:01 AM

To: Wilhelm Danek <wdanek@capitalpower.com>; Lawrence Nasen <lnasen@capitalpower.com>

Cc: Velocci, Brian <bvelocci@citywindsor.ca>

Subject: Cadillac Street Closure for Capital Power Development

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Good afternoon,

The Planning Department met with Capital Power on August 2, 2023 to discuss the potential closure of the section of the Cadillac Street right-of-way located between Wyandotte Street East and the south limit of the Water's Edge Event Centre at 2879 Riverside Drive East.

The Planning Department agreed to circulate a courtesy Liaison to municipal departments and external agencies to confirm if administration will be able to support the requested closure and if so what conditions will be imposed. The Liaison was circulated on August 2, 2023 with final comments being received on September 15, 2023. A high level summary of the comments received is provided below:

1. Windsor Police

- a. Never desirable to close off a through street
- b. Visual observation of Cadillac Street Park and the Seniors Centre parking lot will be reduced
- c. Not a desirable outcome from a policing/public safety perspective

2. Traffic Operations

- a. Existing fire hydrant locations will need to be reviewed by Windsor Fire and Windsor Utilities (relocation may be required)
- b. Parking by-laws will need to be reviewed and amended
- c. Applicant will need to design a proposal that speaks to items such as exact extent of closure, site access, residential snow clearing, etc.

3. Public Works Engineering and Operations

- a. Existing sewer and private drain connections will need to be removed
- b. Existing combined manhole will need to be located in the right-of-way
- c. Existing roadway and sidewalk will need to be removed
- d. Access to the pump station will need to be maintained
- e. Maintenance easement will be required along the north east edge of the Drouillard underpass
- f. Boulevard will need to be restored where Cadillac Street intersects with Wyandotte Street East
- g. Watermain may need to be removed
- h. Street light poles and wiring will need to be removed

4. Planning

- a. Do not support using Cadillac Street as a buffer for the proposed development
- b. Proposed development is within the area that was identified in the past as a buffer area

5. Windsor Fire

a. No objection on the condition that:

- i. No longer any structures requiring access by the fire department along this section of Cadillac Street;
- ii. No current access to a fire route will be allowed along this section of Cadillac Street; and
- iii. Cul-de-sac is constructed to accommodate the turning around of the fire departments largest vehicles

6. Transportation Planning

- a. Cadillac Street does not have sufficient width to accommodate the required cul-de-sac
- b. Capital Power will be required to transfer the additional lands necessary to accommodate the cul-de-sac

7. General

- a. Capital Power will be responsible for all costs associated with the closure (e.g. design and construction of cul-de-sac, new signage, removal of infrastructure from right-of-way, etc.)
- b. Conveyance price is assessed at fair market value on a per square foot rate
 - i. (Real Estate Services determines the rate once an application has been received)

In my opinion, this street closure is NOT VIABLE and I would advise against proceeding with an application.

I have included the information email on the process for the temporary closure of Cadillac Street again for your information, should you wish to investigate this option.

Regards,

BRIAN NAGATA, MCIP, RPP, B.A.A., Dipl.URPI | PLANNER II – DEVELOPMENT REVIEW



Planning & Building Services

350 City Hall Square West | Reception - 2nd Floor | Windsor, ON | N9A 6S1

(519) 255-6543 ext. 6181

From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: September 22, 2023 4:13 PM

To: Velocci, Brian <bvelocci@citywindsor.ca>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Chris Sutherland <csutherland@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>
Moxleypeltier, Michelle (She/Her) <MMoxleypeltier@citywindsor.ca>; Atkinson, Greg (He/Him) <gatkinson@citywindsor.ca>; Richters, Karina <krichters@citywindsor.ca>

Subject: RE: East Windsor Pre-Consultation Package

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Brian,

I wanted to let you know that we have progressed the design of our East Windsor Center expansion project to a point where we would like to present it to yourself and your staff. Are you able to let me know when you would be available for a presentation – we will accommodate your schedule.

When we last spoke I had also indicated that I would be providing the results from our Storm Water Management Plan (SWMP) for the expansion project. This work is now complete and I suggest the best path forward may be for Capital Power to provide the new SWMP to the city which alongside flow volumes from the existing site would show the new total overboard volumes anticipated from the EWC facility to city infrastructure along Riverside Drive. Let me know if you agree and if this should go to the public works staff member to review.

Lastly, I know during our previous call you had asked to see the noise levels at the nearby receptors that were included in the acoustic assessment. We have completed this and realized a compliant design and can present this to you and your staff during the meeting.

Thanks and talk soon,
Lawrence

From: Lawrence Nasen

Sent: Tuesday, October 3, 2023 1:11 PM

To: Velocci, Brian <bvelocci@citywindsor.ca>

Cc: Wilhelm Danek <wdanek@capitalpower.com>; Chris Sutherland <csutherland@capitalpower.com>; Jay Shukin <jshukin@capitalpower.com>; Moxleypeltier, Michelle (She/Her) <MMoxleypeltier@citywindsor.ca>; Atkinson, Greg (He/Him) <gatkinson@citywindsor.ca>; Richters, Karina <krichters@citywindsor.ca>

Subject: RE: East Windsor Pre-Consultation Package

Hi Brian,

Sorry for not getting the attached information to you last week. Given that these are large files I will be sending in two emails. This email contains the noise receptor data you had requested that is an input to the AAR being prepared for the MECP permitting pathway. The second email will contain the visual renderings based on the latest layout and design.

During one of our previous meetings you had requested to see the noise data associated with the expansion of the facility which is being prepared for the AAR. The attached map (layout with receptors overlaying imagery) shows the predicted results at the receptors based on the most current design which includes an acoustic barrier. Also provided are the point of reception sound levels for all receptors in relation to daytime and nighttime levels. This shows the current design in compliance with provincial regulations.

The visual renderings (in a separate email) have been modified based on our previous discussions in the following ways:

- We have moved the acoustic barrier back from Cadillac Street as much as is currently possible. We may be able to realize a greater setback as we advance through the detailed design stage in the coming months.
- We will be making the change at site to have the existing Quonset removed as part of the facility expansion. There may be a storage building associated with the expansion of the facility, but this will not be a Quonset. We looked at integrating this potential building into the sound wall, but it is not feasible from an acoustic barrier design standpoint.
- Efforts were made to design the acoustic barrier to replicate the façade of the existing buildings as closely as possible. We have been in conversations with the acoustic design firm on this design – we will be able to incorporate a pre-cast 6' base around the soundwall that gives the impression of a brick footing. The panels of the acoustic barrier can any color configuration desired and we have worked with them to see how closely we can match the existing building.
- We have retained a landscape architect for this project and while it is still preliminary, we are planning on planting out the two greenspaces located between Riverside Drive and the facility.

Lastly, we had discussed providing the updated storm water data from the expansion project. This is nearly complete and I will provide later this week once it is ready.

Thanks,
Lawrence



CAPITAL POWER CORPORATION

EAST WINDSOR GENERATION FACILITY EXPANSION PROJECT, WINDSOR, ON

PREDICTED RESULTS

True North



Scale: 1: 2,500

METRES

Date: Oct. 2, 2023 Rev 0.0

Figure No.

Project No. 241.30524.00024

A



Table 3a: Acoustic Assessment Summary Table

EWC - Windsor, ON

| Point of Reception ID | Point of Reception Description | Time of Day | Sound Level at POR (Leq dBA) | Performance Limit (Leq dBA) | Compliance with Limit (yes / no) |
|-----------------------|--------------------------------|-------------|------------------------------|-----------------------------|----------------------------------|
| R1 | 245 Drouillard Road | Day | 53 | 58 | yes |
| | | Evening | 53 | 58 | yes |
| | | Night | 53 | 58 | yes |
| R2 | 229 Cadillac Street | Day | 52 | 56 | yes |
| | | Evening | 52 | 56 | yes |
| | | Night | 52 | 53 | yes |
| R3 | 3177 Riverside Drive East | Day | 59 | 60 | yes |
| | | Evening | 59 | 60 | yes |
| | | Night | 59 | 59 | yes |
| R4 | 3336 Riverside Drive East | Day | 47 | 57 | yes |
| | | Evening | 47 | 57 | yes |
| | | Night | 47 | 56 | yes |



Untitled Map
Write a description for your map.

Legend







East Windsor Fire dept discussion

Monday, October 23, 2023 1:52 PM

Meeting Subject: EW Turbine upgrade and ERP discussion

Meeting Date: 10/23/2023 11:30 AM

Location: Microsoft Teams Meeting

Invitation Message

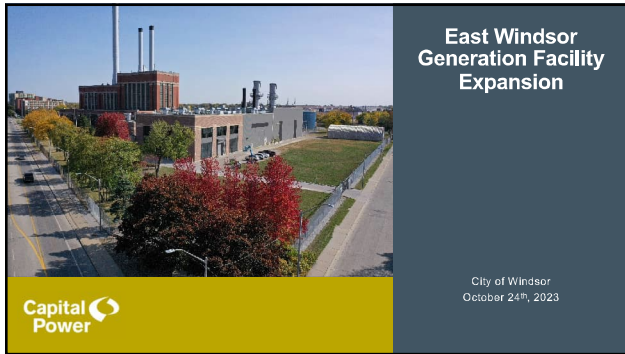
Content

Participants

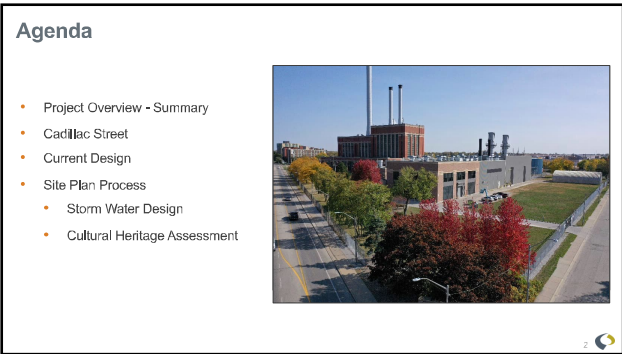
- [Morgan Smith](#) (Meeting Organizer)
- [Waffle, James](#) (Declined in Outlook)
- [Mio, Michael](#) (Accepted in Outlook)
- [Gertsakis, Angelo](#)
- [Bobbie, Brian](#)
- [Matthew Bitzer](#) (Accepted in Outlook)
- [Coste, Michael](#)

Notes

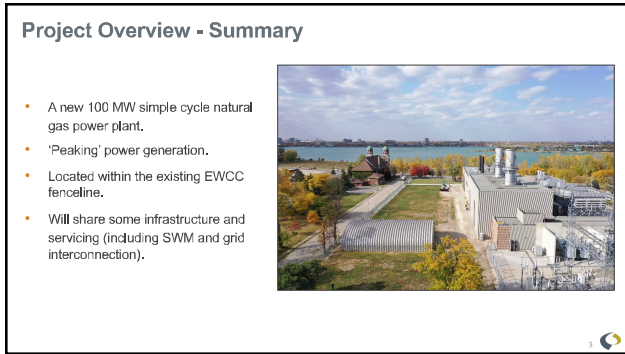
| | | |
|--|--|---|
| Trucks can handle 1500 gallons per minute. | 95' length truck. Need minimum 6M wide laneway. 12.5 m turning radius. | <input type="checkbox"/> Nothing in the fire code that says you need access at certain points along a wall (150' example). There may be something in the building code. <input type="checkbox"/> Check building code. (Follow up with Matt and permitting). |
| | | <input type="checkbox"/> Can there be access along the West wall for access for firefighter personnel to pull their hoses through and access the fire? |
| | | <p>Existing fire route is not code compliant and signage is deficient!!</p> <input type="checkbox"/> Mike will pull records to see if the existing FR was approved. Mike is flummoxed that it is designated as a route. Assumption is signage was installed without proper review by city. <p style="text-align: center;">THE ONTARIO BUILDING CODE ACCESS ROUTE DESIGN</p> <p>3.2.5.6. Access Route design</p> <p>(1) A portion of a roadway or yard provided as a required access route for fire department use shall,</p> <p>(a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,</p> <p>(b) have a centreline radius not less than 12 m,</p> <p>(c) have an overhead clearance not less than 5 m,</p> <p>(d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,</p> <p>(e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,</p> <p>(f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and</p> <p>(g) be connected with a public thoroughfare.</p> <p>(2) A building within the scope of Article 3.2.2.43A. or 3.2.2.50A. shall have no portion of the required access route more than 20 m below the floor level of the uppermost storey or mezzanine that is not a rooftop enclosure provided for elevator machinery, a stairway or a service room used for no purpose other than for service to the building.</p> |
| | | <input type="checkbox"/> Sound wall needs to be at least 6 meters off the existing building (from bollards) to designate the maintenance road a fire route. <input type="checkbox"/> Fire dept will discuss designating west side maintenance roadway as a fire route with the building department. Phil Glos or Dave Dean are contacts. <input type="checkbox"/> No gravel for fire route. Must be asphalt. |
| | | <input type="checkbox"/> Mike to provide confirmation for height of fire truck with ladder down. <input checked="" type="checkbox"/> Mike to provide minimum overhead height clearance requirements - No less than 5 m <input type="checkbox"/> 125 KV lines need a minimum of 3.0m LoA so HV lines have to be minimum 8.0 meters above grade. (to be confirmed). <input type="checkbox"/> Mike to confirm if fire route can go under O/H lines. |
| | | <input type="checkbox"/> Suggestion to move parking 5 meters closer to Riverside Dr. to facilitate fire truck access (if site parking remains as per rendering). Mike says this needs to be confirmed with the building dept. |
| | | <input type="checkbox"/> Capital Power must discuss with building dept the design and acceptance of the fire route. 1. What the fire functionalities are (Fire suppression). 2 Access doors on West side of wall. Could we design in a garage door that would be interlocked with the fire alarm? Panic button on the inside for manual operation and emergency evacuation. <input type="checkbox"/> Building dept will send drawings to FD for review and they will review and provide feedback on FR, functionality and resource deployment. (Mike gets these). |
| Building occupied 24/7 | No fire suppression around transformers | |
| | | <p>Need to discuss several different FD access points to site.</p> <p>Suggestions:</p> <p>Straight through from Wyandotte to Riverside both on the East and West sides. Would require more land from Ford on East side for a fire lane (or decom fin fans and vessels).</p> <p>Would have to fill in any abandoned buried cable troughs and removal of the O/H pipe rack.</p> <p>Would have to reinforce existing U/G cable troughs.</p> |
| | | Building code 3.2.5.6 |



1



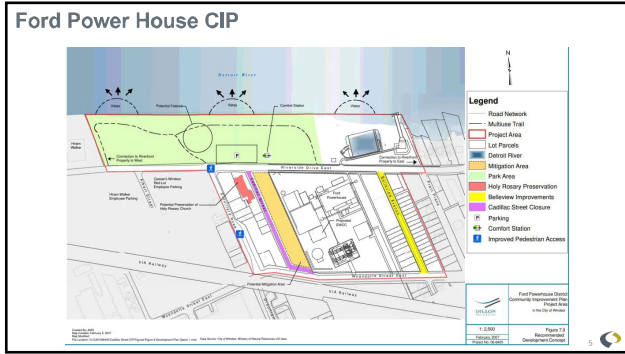
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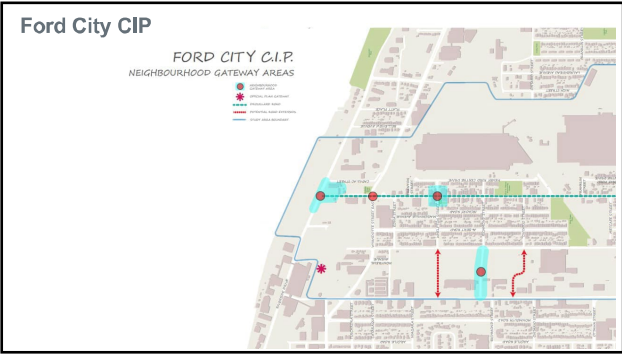
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4




5



6


Site Plan Approval Process



13

Site Plan Approval

| Milestone | Timing |
|---|-----------------|
| Updated Project Information Package to City of Windsor | April 6, 2023 |
| CPC Provided Feedback to City on Pre-Consultation Requirements | May 3, 2023 |
| Upload and Submission of Application via Cloud Permit System | June 28, 2023 |
| EWC Project Meeting with the City of Windsor | July 13, 2023 |
| City informs Capital Power that they do not support the sound wall proposal, that it needs to be within a building, and suggests submitting a new pre-con once the new design is decided upon | July 20, 2023 |
| Layout and visual renderings presentation. Closure of Cadillac Street discussion. | August 1, 2023 |
| Capital Power provides updated visual renderings for discussion | October 3, 2023 |



14

Site Plan Approval

224 CADILLAC ST, Windsor
 SPC PC S2:100 - Vacant residential land not on water

Assigned to Brian Velocci

Show messages | Email notifications: YES


| | | | | |
|-----------------------------------|-------------------------|------------------------------------|--|---------------------------------------|
| Roll number 373891070074000000 | Application number - | Municipal ID 10570 | Property code 100 | Legal description CON 1; PT LOT 99 |
| Zoning CD4.5 | Ward WARD 5 | Requested 2023-09-28, 1:44 p.m. | East Windsor Generation Facility Expansion 224 CADILLAC ST Windsor, Ontario Site plan approval (Planning Approval) Applicants: Capital Power (Lawrence Nelson), Capital Power Corporation, Shaena Merry Assigned to: Brian Velocci Updated 4 months ago by Shaena Merry | |

PRE-CONSULTATION

CURRENT STEP: REQUESTED **2 / 4** NEXT STEP: IN PROGRESS

REQUESTED (PRE-CONSULTATION)



OPEN WORKSPACE



15

Site Plan Approval Inputs

- Cultural Heritage Assessment underway – who to review
- Storm Water Management Plan being developed
 - Water Balance Control Needed?
 - Who to review SWMP

16



17

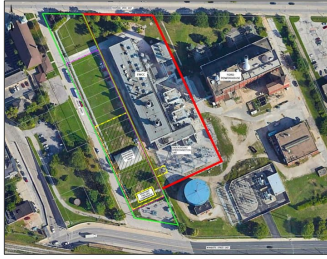
Supplemental Material



18

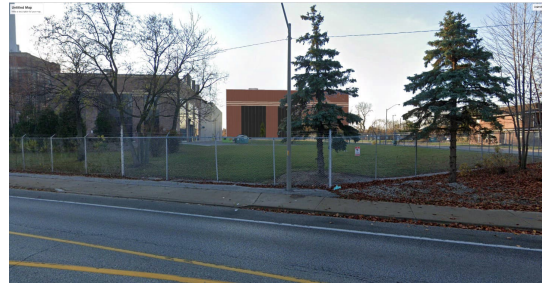
Project Site and Key Components

- Project site is currently manicured lawn and parking area (~0.31 ha).
- Area is zoned Business Park and owned by Capital Power.
- Key components:
 - Stormwater management
 - Noise abatement
 - Temporary construction areas
 - Landscaping / tree plantings
 - High voltage transformer (230 kV)
 - Other electrical components
- Final components and associated mitigations are still in development.



19

Visual Rendering - updated



20

Activities To-Date

- 1) July 13, 2023 – Meeting held with city's SPA Officer regarding noise/vibration study, sound wall, trees, stormwater and general site plan approval processes. During this meeting it was noted to the city that the existing generating units are not inside buildings but rather enclosures (open to the east). Work to address concerns from the city on design: setback as much as possible from Cadillac Street, removal of the Quonset, explore options of a building (storage integrated into the sound wall) or making the sound wall look like a building.
- 2) July 20, 2023 – City informs Capital Power that they do not support the sound wall proposal, that it needs to be within a building, and suggests submitting a new pre-con once the new design is decided upon. Internal discussions follow around the design of a storage building which could be integrated into the sound wall to meet the city's request for a building to be present. A single or two storey storage building needs to be behind the soundwall due to limitations having it tied into the soundwall – confirmed with Parklane.
- 3) August 1, 2023 – Capital Power provides brief summary of city's input to date in preparation for meeting the next day. Meeting held August 2nd to present the visual renderings and discuss the potential permanent closure of Cadillac Street. Capital Power is told that staff do not support the permanent closure of Cadillac Street.
- 4) October 3, 2023 – Capital Power provides updated visual renderings for further discussion.
- 5) October 18, 2023 – City responds re: meeting availability and again notes that the city does not support the sound wall proposal.

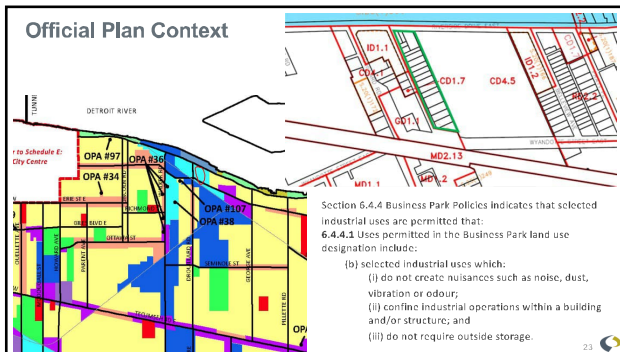
21

Visual Rendering (Preliminary)



22

Official Plan Context



23

Official Plan Context

- 6.4.4.4** At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed business park development is:
- (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:
 - (i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan;
 - (ii) adjacent to sources of nuisance, such as noise, odour, vibration and dust;
 - (iii) within a site of potential or known contamination;
 - (iv) where traffic generation and distribution is a provincial or municipal concern; and
 - (v) adjacent to sensitive land uses and/or heritage resources.
 - (b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area;
 - (c) capable of being provided with full municipal physical services and emergency services;
 - (d) provided with adequate off-street parking; and
 - (e) compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and landscaped areas.

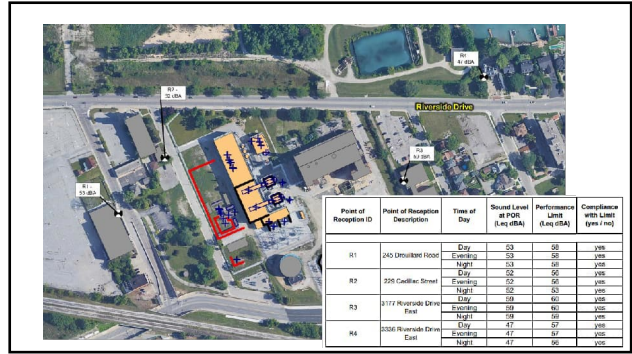
24

Official Plan Context

- 6.4.4.5 The following guidelines shall be considered when evaluating the proposed design of a Business Park development:
- (a) the ability to achieve the associated policies as outlined in the Urban Design chapter of this Plan;
 - (b) the massing and scale of buildings, and the extent to which their orientation, form and siting help to enhance the well landscaped setting of the business park;
 - (c) the provision of functional and attractive signage;
 - (d) the provision of appropriate landscaping or other buffers to enhance:
 - (i) all parking lots, and outdoor loading and service areas; and
 - (ii) the separation between the use and adjacent sensitive uses, where appropriate;
 - (e) motorized vehicle access is oriented in such a manner that business park related traffic will be discouraged from using Local Roads where other options are available;



25



26

From: Morgan Smith

Sent: Tuesday, October 24, 2023 12:54 PM

To: mcoste@citywindsor.ca

Cc: Waffle, James <jwaffle@citywindsor.ca>; Matthew Bitzer <mbitzer@capitalpower.com>; Matthew Crane <mcrane@capitalpower.com>

Subject: Follow up to site meeting

Hi Mike,

Thanks for coming to site yesterday and giving us some insight into our emergency response and fire lane requirements. I've summarized the few items we discussed that need confirmation from you:

1. Review historical documentation to see if the existing fire route was approved.
2. Confirmation of the height of a ladder fire truck with ladder down.
3. Provide information on whether an onsite fire route can go under O/H lines.

Thanks,

Morgan Smith, CRSP, CHSC
Sr. Health and Safety Advisor
Thermal and Renewables - East

Capital Power Corporation

1200 – 10423 101 St. NW | Edmonton, AB | T5H 0E9

P 780-392-5221 / C 587-340-6359 MBSmith@capitalpower.com



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From: Lawrence Nasen

Sent: Thursday, November 2, 2023 1:50 PM

To: Nagata, Brian <bnagata@citywindsor.ca>

Cc: Velocci, Brian <bvelocci@citywindsor.ca>; Chris Sutherland <csutherland@capitalpower.com>; Eric McVeigh <emcveigh@capitalpower.com>; Matthew Crane <mcrane@capitalpower.com>; Wilhelm Danek <wdanek@capitalpower.com>

Subject: RE: Cadillac Street Closure for Capital Power Development

Hi Brian,

Sorry for the delayed response on this topic. Thanks for taking the time to review this with all municipal departments and providing the response, it is greatly appreciated.

Permanent Closure:

As discussed during our latest project meeting with Brian V. and the city planning staff (October 24th, 2023), permanent closure of Cadillac Street is not required for construction or operations of the Project, and as such Capital Power will not be pursuing this concept further.

When the project was initiated, our team reviewed existing and applicable policies and plans which included the Community Improvement Plans (CIP) for Ford City and the Ford Power House. During our review, we noted the proposed permanent closure of Cadillac Street in the Ford Power House CIP (see screen capture below), and the Ford City CIP identified the area around the EWC facility as a Neighborhood Gateway Area.

Capital Power saw this as an opportunity to work with the City to support any desired community improvement project in the area, and the Cadillac Street initiative – to close the street and convert it to greenspace or some other community use – was an idea that we thought aligned with the CIP. Since this is not an initiative the City is interested in pursuing, we would be pleased to explore other possible community initiatives that may better align with the City's current preferences.

Temporary Closure:

We appreciate the information on the application process for temporary closure of Cadillac Street, and we do plan on applying for a Hoarding Permit to accommodate laydown during construction.

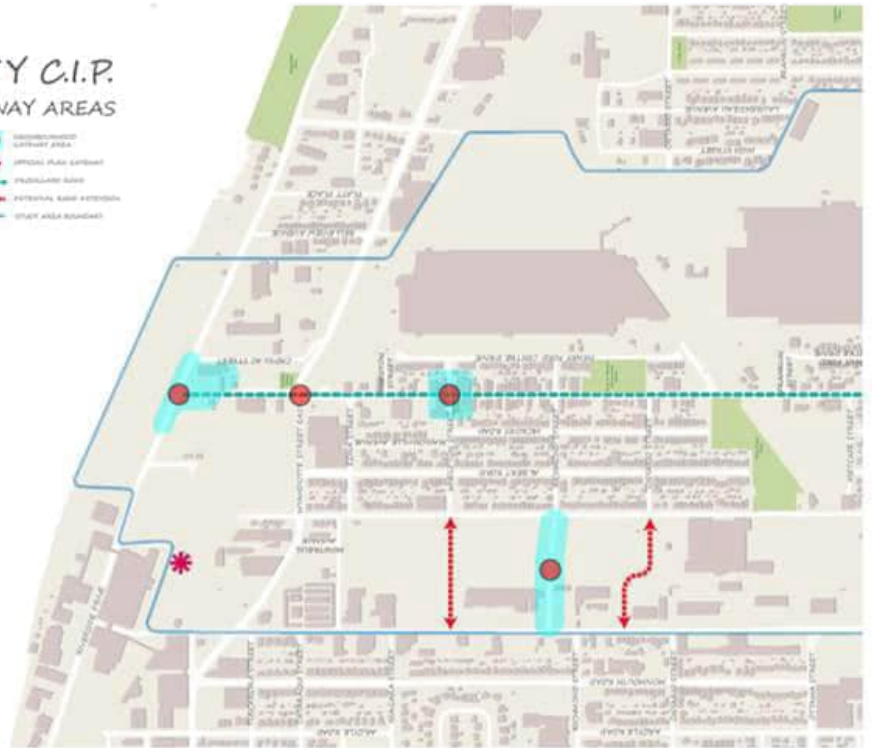
Ford Power House CIP



Ford City CIP

FORD CITY C.I.P. NEIGHBOURHOOD GATEWAY AREAS

- UNDEVELOPED LOTTERY AREA
- APPROX. PLAIN LOTTERY
- PROPOSED ROAD
- POTENTIAL ROAD EXTENSION
- STUDY AREA BOUNDARY



Thanks again,

Lawrence Nasen M.Sc., P.Biol | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

From: Coste, Michael <mcoste@citywindsor.ca>
Sent: Wednesday, November 15, 2023 8:16 AM
To: Morgan Smith <MBSmith@capitalpower.com>
Subject: RE: Follow up to site meeting

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The over power lines are fine as long as they are high enough. The fire route would be in front of the building at the road. Working on finding documentation on the fire route. There is space to hook up to the sprinkler connection on the North side .

From: Velocci, Brian <bvelocci@citywindsor.ca>

Sent: Friday, December 22, 2023 12:20 PM

To: Paul James <PaulJ@glosassociates.com>

Cc: Aaron Ashley <aarona@glosassociates.com>; Shawna Merry <smerry@capitalpower.com>; Lawrence Nasen <lnasen@capitalpower.com>; Kurdi, Kareem <KKurdi@citywindsor.ca>; Campigotto, Jason (He/Him) <jcampigotto@citywindsor.ca>; Cabral, Jacqueline <jcabral@citywindsor.ca>

Subject: PC-2023-58 - 224 Cadillac - Stage 1 Planning Consultation Letter

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Good afternoon Paul,

Please refer to the attached Planning Consultation Stage 1 Letter, also available within the Cloudpermit workspace here - [Cloudpermit - CA-3537039-P-2023-243](#). Planning Consultation Stage 2 requirements are identified therein. Please take note of the General Circulation comments in Section 2 of the letter.

A link to the Planning Consultation Stage 2 workspace will be provided shortly.

Feel free to contact me with any questions.

Thanks,

Brian Velocci

Planner III - *Site Plan Approval Officer*

City of Windsor

Planning & Building Department – Planning Division

350 City Hall Square | Suite 310 | Windsor, ON | N9A 6S1

Phone: 519-255-6543 ext. 6457

Fax: 519-255-6544

email: bvelocci@citywindsor.ca



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SITE PLAN CONTROL PLANNING CONSULTATION STAGE 1

December 22, 2023

GENERAL INFORMATION

Agent/Applicant PAUL JAMES – GLOS ASSOCIATES INC | paulj@glosassociates.com
Owner SHAWNA MERRY - CAPITAL POWER CORPORATION | smerry@capitalpower.com

File No. PC-2023-58_S1
Planner BRIAN VELOCCI | 519-255-6543 x6457 | bvelocci@citywindsor.ca

DEVELOPMENT PROPOSAL

The development proposal consists of the installation of a gas powered electrical generator, storage building and a parking area with 13 parking spaces.

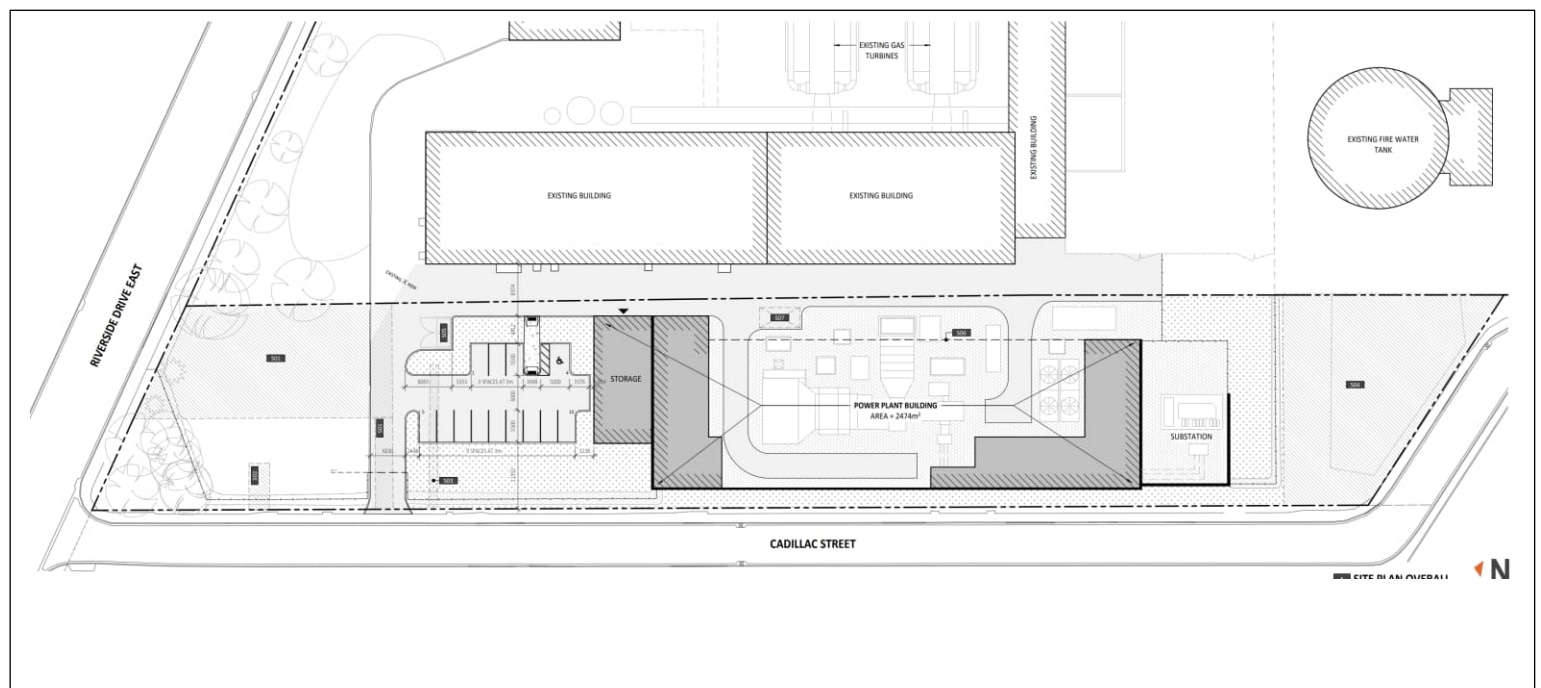
LOCATION OF SUBJECT LANDS

| ADDRESS | ROLL NUMBER | LEGAL DESCRIPTION |
|--------------|--------------------|-------------------|
| 224 CADILLAC | 010-070-07400-0000 | CON 1; PT LOT 99 |

DESCRIPTION OF SUBJECT LANDS

| | |
|---------------------------------|---------------------------------|
| TOTAL SITE AREA | 8111.4 m ² |
| LAND USE DESIGNATION | BUSINESS PARK |
| ZONING DISTRICT | COMMERCIAL DISTRICT 4.5 (CD4.5) |
| ONTARIO LAND TRIBUNAL | - |
| OFFICIAL PLAN AMENDMENT FILE | - |
| ZONING BY-LAW AMENDMENT FILE | - |
| COUNCIL RESOLUTION | - |
| COMMITTEE OF ADJUSTMENT FILE | - |
| PREVIOUS SITE PLAN CONTROL FILE | SPC-046/07 |
| ZONING BY-LAW | 8600 |

REFERENCE SKETCH



SITE PLAN CONTROL PLANNING CONSULTATION STAGE 1

December 22, 2023

PLANNING CONSULTATION STAGE 1

The Site Plan Control Planning Consultation Stage 1 process is now complete for the proposed development, this application represents the first of a two-stage consultation process. The proposed development has been circulated to various departments and agencies to determine documentation, drawings and support studies required to proceed to the Planning Consultation Stage 2 process. A summary of application stages, types, fees and information requirements is identified within this report.

The applicant will be required to provide all identified application requirements outlined in this report to commence the Planning Consultation Stage 2 process.

The Site Plan Control Planning Consultation Stage 2 application will be made available shortly.

CONCLUSION

The Planning Consultation Stage 1 report does not indicate the position of staff or the Corporation of the City of Windsor regarding the proposed development and will expire one year from the date of this review.

Should you contemplate modification to the proposed development, verification is required by the Planning Department to ensure that the modifications do not impact the information provided within this report.

If you have any questions regarding the content of this report, or the development review process in general, please contact the undersigned at your convenience.



Brian Velocci

Planner III / Site Plan Approval Officer

SITE PLAN CONTROL PLANNING CONSULTATION STAGE 1

December 22, 2023

APPLICATION STAGE, TYPE AND FEES

| STAGE | APPLICATION TYPE | FEES | STATUS |
|-------|--|------------|-------------|
| 1 | Site Plan Control - Pre-Consultation Stage 1 | \$500.00 | Complete |
| 2 | Site Plan Control - Pre-Consultation Stage 2 | \$3,330.50 | Outstanding |
| 3 | Site Plan Control Application - Standard Development | \$5,211.90 | Outstanding |
| 4 | Site Plan Control - Conditions Fulfillment | N/A | Outstanding |

1. APPLICATION REQUIREMENTS

Note, application requirements are informed by each preceding stage, i.e.: Stage 1 informs Stage 2, Stage 2 informs Stage 3, etc... Only Stage 2 requirements identified below are to be considered comprehensive, subsequent stage requirements have been identified for reference only and may be amended at the discretion of administration through proceeding stages.

| APPLICATION STAGE | 2 | 3 | 4 |
|-------------------|---|---|---|
|-------------------|---|---|---|

| APPLICATION STAGE | 2 | 3 | 4 |
|---|---|---|---|
| DRAWINGS | | | |
| Topographic Plan of Survey | | | |
| Site Plan | | | |
| Floor Plans | | | |
| Existing Floor Plans | | | |
| Exterior Elevations | | | |
| Building Sections | | | |
| Site Sections | | | |
| Roof Plan | | | |
| Fire Route Plan | | | |
| Lot Grading Plan | | | |
| Site Servicing Plan | | | |
| Landscape Plan | | | |
| Signage & Pavement Markings Plan | | | |
| Public Utilities Plan | | | |
| Photometric Plan | | | |
| Perspective Drawings | | | |
| Right-of-Way Removals & Restoration Plan | | | |
| Reference Plan | | | |
| | | | |
| | | | |
| ANCILLARY APPROVALS | | | |
| Federal Government | | | |
| Provincial Government | | | |
| Conservation Authority | | | |
| Committee of Adjustment – Minor Variance | | | |
| Committee of Adjustment – Consent | | | |
| Zoning By-law Amendment – Amending By-law | | | |
| | | | |
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| APPLICATION STAGE | 2 | 3 | 4 |
|-------------------|---|---|---|
|-------------------|---|---|---|

| APPLICATION STAGE | 2 | 3 | 4 |
|---|---|---|---|
| SUPPORTING STUDIES / INFORMATION | | | |
| Archaeological Assessment | | | |
| Built Heritage Impact Study | | | |
| Energy Strategy | | | |
| Environmental Evaluation Report | | | |
| Environmental Site Assessment | | | |
| Erosion and Sediment Control Plan | | | |
| Excavation and Shoring Details | | | |
| Geotechnical Study | | | |
| Heritage Conservation Plan | | | |
| Hydrological Study | | | |
| Landscape Preservation Plan | | | |
| Micro-Climate Study | | | |
| Noise Study | | | |
| Parking Study | | | |
| Record of Site Condition | | | |
| Sanitary Sewer Study | | | |
| Servicing Study | | | |
| Storm Sewer Study | | | |
| Stormwater Management Plan | | | |
| Structural Load Impact Analysis | | | |
| Sun/Shadow Study | | | |
| Transportation Impact Study | | | |
| Transportation Impact Statement | | | |
| Tree Inventory and Preservation Plan | | | |
| Urban Design Brief | | | |
| Urban Design Study | | | |
| Vehicular Turning Templates | | | |
| Vibration Assessment | | | |
| Wind Tunnel Model Analysis | | | |
| Video Inspection | | | |
| Lighting Product Specifications | | | |
| Open House | | | |
| Deed or Offer to Purchase | | | |
| | | | |

Required
 Not Required
 To Be Determined

SITE PLAN CONTROL PLANNING CONSULTATION STAGE 1

December 22, 2023

2. CIRCULATION COMMENTS

The circulation comments presented here have been provided through the Site Plan Control Planning Consultation Stage 1 review process and are included for reference only. Sections 2 of this report (Application Requirements), identified above, has been informed by these comments.

General Review Comments

Karina Richters – Environmental Sustainability and Climate Change

A municipal support resolution letter was issued by the Office of the Mayor on June 29, 2023 for the East Windsor Expansion of an addition 100MW.

Siddharth Dhiman, Windsor – Transportation Planning

Transportation Planning has no concerns with this SPC application.

Frank Garrardo, Windsor – Planning Policy

Plan Schedules

Schedule 'A' - Planning Districts & Policy Areas - "Walkerville"

Schedule 'A-1' – Special Policy Areas - N/A

Schedule 'B' – Greenway System – greenway linkages located on Riverside Drive

Schedule 'C' – Development Constraint Areas – located within close proximity to a "Railyard"

Schedule 'C-1' – Development Constraint Areas: Archaeological Potential – Designated within "High Archaeological Potential"

Schedule 'D' – Land Use – designated as "Business Park"

Schedule 'E' - City Centre Planning District – N/A

Schedule 'F' - Roads & Bikeways - Riverside Drive is a "scenic drive"

Schedule 'F-1' – Railways/Rail Corridors and Railyards – railyard located in close proximity

Schedule 'G' - Civic Image – Riverside Drive is designated as a "civic way"

Schedule 'H' - Baseplan Development Phasing – N/A

Schedule 'J' - Urban Structure Plan – N/A

Kevin Alexander, Windsor – Planning Policy

The Building/walls are consistent with the earlier building towards the east.

Given Riverside Drives importance as a Scenic Drive provide details for decorative fencing, low grasses, large shade trees, and other landscape elements to screen the parking area. Any fencing along Cadillac Street and Riverside Drive should also be decorative with a similar landscape treatment as the fencing for the parking area.

David Dean, Windsor – Building Department

Please revise the site plan to indicate the following:

- the Building Classification 3.2.2.XX. from OBC(2012).
- whether the building is sprinklered and/or standpiped?
- location of firewall(s)
- location of siamese connection.
- location of fire hydrant.
- distance from siamese connection to fire hydrant.
- location of principal entrances
- the unobstructed distance from fire hydrant(s) to principal entrance as per 3.2.5.6. OBC (2012).
- the distance from the most remote point of the 'face of the building required to face a street' to the fire hydrant as per 3.2.5.7. OBC(2012).
- the distance from principal entrance to edge of fire route.
- the inside, centreline and outside radii of the fire route throughout its entire length.
- fire route width throughout its entire length.

Our review and approvals are limited to the requirements of the fire access to a building(s) and provisions for fire fighting. All other requirements of the Ontario Building Code and applicable municipal bylaws shall be met and will be reviewed in the construction permit issuance process.

A building shall not be located beneath existing above ground electrical conductors.

Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario Building Code.

Shannon Mills, Windsor - Development, Projects & ROW

Stormwater management is required.

SITE PLAN CONTROL PLANNING CONSULTATION STAGE 1

December 22, 2023

Tracy Tang, Windsor – Heritage Planning

Built Heritage

Please be advised that the subject property is located in proximity to three properties that are recognized on the Municipal Heritage Register:

D 08 | 2879 Riverside Dr E | Our Lady of the Rosary Church | 1907-13 |
Arch. Williams Bros. | Ford City

R | 3001 Riverside Dr E / 3150 Wyandotte St E | Ford Powerhouse | 1922 | Arch. Albert Kahn | Ford City

R | ~3150 Wyandotte St E | Ford Powerhouse Screen House | 1923 | Arch. Albert Kahn | Ford City

The materials, colour selections, and design of the proposed development appear to be compatible with and in consideration of the nearby built heritage resources, as they intend to match what is existing on the building to the east.

Archaeology

The subject property is located in an area of high archaeological potential. However, the proposed development will occur on top of lands that have been previously disturbed, and thus an archaeological assessment is not requested at this time. Nevertheless, the Applicant should be notified of the following archaeological precaution.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City's Planning & Building Department, the City's Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.
2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

Contacts:

Windsor Planning & Building Department:

519-255-6543 x6179, ktang@citywindsor.ca, planningdept@citywindsor.ca

Windsor Manager of Culture and Events (A):

Michelle Staaedegaard, (O) 519-253-2300x2726, (C) 519-816-0711, mstaadegaard@citywindsor.ca

Ontario Ministry of Citizenship and Multiculturalism

Archaeology Programs Unit, 1-416-212-8886, Archaeology@ontario.ca

Windsor Police: 911

Ontario Ministry of Government & Consumer Services

A/Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, 1-416-212-7499, Crystal.Forrest@ontario.ca

CN Railway

Thank you for circulating CN the proposed project. CN Rail does not have any comments concerning this application.

Subject: RE: PC-2023-58 - 224 Cadillac - Stage 1 Planning Consultation Letter
Date: Friday, January 5, 2024 at 12:29:10 PM Central Standard Time
From: Velocci, Brian
To: Lawrence Nasen
CC: Eric McVeigh, Matthew Crane, Jena Tufts, Paul James, Kurdi, Kareem
Attachments: image001.jpg

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Good afternoon Lawrence,

I put my responses below in **RED**. Let me know if you have any further questions.

Thanks,

Brian Velocci

Planner III - *Site Plan Approval Officer*

City of Windsor

Planning & Building Department – Planning Division

350 City Hall Square | Suite 310 | Windsor, ON | N9A 6S1

Phone: 519-255-6543 ext. 6457

Fax: 519-255-6544

email: bvelocci@citywindsor.ca



From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: January 5, 2024 12:28 PM

To: Velocci, Brian <bvelocci@citywindsor.ca>

Cc: Eric McVeigh <emcveigh@capitalpower.com>; Matthew Crane <mcrane@capitalpower.com>; Jena Tufts <jtufts@capitalpower.com>; Paul James <PaulJ@glosassociates.com>

Subject: RE: PC-2023-58 - 224 Cadillac - Stage 1 Planning Consultation Letter

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Hi Brian,

Thanks for providing the updated consultation letter. I had a quick review and had a few questions:

- Previously we had discussed the potential for the city forester to assess whether a permit would be required for the removal of the two trees located within the proposed project area. I see now that a *Tree Inventory and Preservation Plan* is not required. Is this correct and as such is no permit required to remove these trees?
Landscape/Forestry are not circulated until Stage 2, but I will send the plans and get an answer to your question.
- Regarding the Noise Study requirement, there is a full Acoustics Assessment Report (AAR) being prepared as part of the MECP Environmental Compliance Approval (ECA) (Air & Noise) permitting process. From previous discussions is it still the case that the AAR can be used for this Site Plan requirement?
Correct, the AAR for MECP is good for our SPC requirement.
- For the Stormwater Management plan is the attached email still relevant and that no Water Balance Calc is required for this project?
Correct, no Water Balance Calcs are required.
- In Q3 and Q4 of 2023 we had a number of discussions with the local fire representative (Mike Coste) and I have some feedback from this discussion on the fire route that we will want to continue with the planning department staff. I can set something up in January if that works for you.
There is a new contact in Windsor Fire that is providing contacts, but we can set up something in January to meet and discuss.

At this time I have no further questions but should be have any as we progress I will be sure to let you know.

Thanks again and talk soon,
Lawrence

From: Jay Shukin
Sent: April 15, 2024 12:09 PM
To: mayoro@citywindsor.ca; esleiman@citywindsor.ca; ataqtaq@citywindsor.ca
Cc: Grant Berry
Subject: East Windsor Generation Facility Expansion – Open House: May 1, 2024
Attachments: East Windsor Open House Notice, May 1, 2024.pdf

Hello:

I'm writing with a further update on the East Windsor Generation Facility Expansion Project.

Per the notice sent in **June 2023** (see below), Capital Power is currently completing the Environmental Screening Process for Electricity Projects (ESP) in accordance with Ontario Regulation 50/24 under the *Environmental Assessment Act* and as outlined in the Guide to Environmental Assessment Requirements for Electricity Projects (2024).

As part of that process, we will be holding a public open house on the Project on **Wednesday, May 1, 2024 at the Giovanni Caboto Club (2175 Parent Avenue) from 5:00pm to 8:00pm.**

The project would consist of a simple-cycle gas turbine generator capable of generating approximately 100 megawatts. The project would be located adjacent to the existing East Windsor Cogeneration Centre, on a parcel of land owned by Capital Power.

Designed to operate as a peaking facility, the project would provide dependable capacity at times when other generation sources (wind, solar, base load generation) are not capable of meeting demand. The facility would operate under contract to Ontario's Independent Electricity System Operator (IESO), which would determine when it would run based on the need for electricity. The facility would help address the projected generation shortfall in the Windsor-Essex area that could occur as early as **2025** and support economic growth objectives in the region. You can find more information about the project on our website at [this link](#).

Please let us know if you have questions about the project. As part of our commitment to information sharing and transparent consultation, we would be happy to facilitate a meeting to provide additional information if you feel it would be of value. Likewise, we invite you to join us at our Open House on May 1st.

Please reach out if there is an interest in such a discussion or if you have questions about the project.

Regards,

Jay

Manager, Indigenous and Stakeholder Engagement
Capital Power

Phone: 1-855-703-5005

Email: jshukin@capitalpower.com

From: Lawrence Nasen <lnasen@capitalpower.com>
Sent: April 26, 2024 4:40 PM
To: Tang, Kristina; Tang, Tracy (She/Her)
Cc: Velocci, Brian; jsleath@asiheritage.ca; lparsons@asiheritage.ca; Jennifer Whittard
Subject: RE: Cultural Heritage Report for East Windsor Co-Generation Centre
Attachments: 23CH-102 Capital Power EWCC CH Report EC IA_final_28March2024v2.pdf; 23CH-190 2879 Riverside Dr E BHIS_FINAL_28March2024v2.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

Please find attached a Cultural Heritage (CH) Report: Existing Conditions and Preliminary Impact Assessment for the East Windsor Generation Facility Expansion Project that ASI consulted with you about in July 2023 (see email chain below).

Also attached for your review is the Built Heritage Impact Study (BHIS) for Our Lady of the Rosary Church at 2879 Riverside Drive East, completed as part of the same project. As the church property is adjacent to the proposed Project site, a BHIS was completed in fulfillment of Windsor's Official Plan clause 9.3.7.1 c (i). No direct impacts are anticipated.

Please also note that the Ford Powerhouse at 3001 Riverside Drive East/3150 Wyandotte Street East (BHR 5 in our report) is adjacent to the Project site. The Preliminary Impact Assessment in our CH Report determined that no direct or indirect adverse impacts are anticipated. We understand that the property is Listed in the Municipal Heritage Register (not designated Part IV of the OHA), and so Official Plan clause 9.3.7.1 c (i) does not strictly apply, but we would appreciate the City's confirmation that our interpretation is correct. As the Ford Powerhouse was constructed as a generating facility, and it remains in an overall similar context with the existing East Windsor Co-generation Centre (EWCC) adjacent, no impacts to the broader historical context are anticipated in the proposed Project works.

So you are aware, both of the attached reports have also been circulated to interested Indigenous communities and the Ministry of Citizenship and Multiculturalism (MCM) for review. Please let me know if you have any comments or questions following your review, or if you would like the files transmitted in another way.

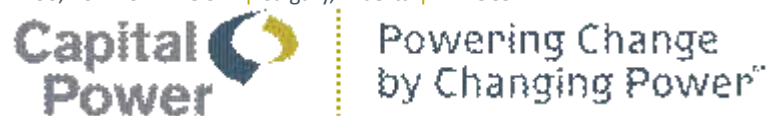
Regards,

Lawrence Nasen

Senior Specialist, Environment | HSSE

P. 403.835.0032 | capitalpower.com

1200, 401 – 9th Ave SW | Calgary, Alberta | T2P 3C5



From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Thursday, May 23, 2024 11:59 AM

To: Tang, Kristina <ktang@citywindsor.ca>; Tang, Tracy (She/Her) <TTang@citywindsor.ca>

Cc: Velocci, Brian <bvelocci@citywindsor.ca>; jsleath@asiheritage.ca; iparsons@asiheritage.ca; Jennifer Whittard <jwhittard@slrconsulting.com>

Subject: RE: Cultural Heritage Report for East Windsor Co-Generation Centre

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Hi Kristina,

Curious if you have had a chance to look at the provided information yet and if you have any questions.

Thanks and talk soon,
Lawrence

From: Tang, Kristina <ktang@citywindsor.ca>
Sent: Thursday, May 23, 2024 3:37 PM
To: Lawrence Nasen <lnasen@capitalpower.com>; Tang, Tracy (She/Her) <TTang@citywindsor.ca>
Cc: Velocci, Brian <bvelocci@citywindsor.ca>; jsleath@asiheritage.ca; lparsons@asiheritage.ca; Jennifer Whittard <jwhittard@slrconsulting.com>
Subject: RE: Cultural Heritage Report for East Windsor Co-Generation Centre

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Hi Lawrence,

Apologies for the delay, thank you for passing information to us. Good to know it's been circulated too.

Re comments about Ford Powerhouse, I do note the following and that the City is interested in pursuing designation with the owner on that property:

OP policies under Section 10.2.15.1 state that the purpose of a Built Heritage Impact Study is to determine if any listed or designated heritage resources are impacted by development proposals and the potential need for mitigation measures. Section 10.2.15.2 elaborates on the study components to be:

- a. An analysis of the proposed development or site alteration that affects listed or designated heritage resources on adjacent lands;
- b. A demonstration that the heritage attributes of the listed or designated heritage resource will be conserved as part of the proposed development and site alteration; and,
- c. A commitment to mitigation measures and/or alternative development approaches in order to conserve the attributes of the listed or designated heritage resource affected by the adjacent development or site alteration.

However, understanding the impacts to 2879 Riverside Drive East would be more significant than to 3001 Riverside Drive East/3150 Wyandotte Street East, I would agree to waive the Built Heritage Impact Study for Ford Powerhouse properties but request that the Vibration Engineer consultant consider that and evaluate if the Ford Powerhouse facility would be necessarily impacted and if not then also to outline it in the report, as per recommendations of both reports.

I am in agreement with the Built Heritage Impact Study, 2879 Riverside Drive East prepared dated March 2024, and the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment East Windsor Generation Facility Expansion

Project, dated October 2023 (Revised December 2023 and March 2024) by ASI. The Recommendations and Mitigation measures in both reports will be requested as part of SPC, though can also be part of the SPC pre-permit conditions.

KRISTINA TANG, MCIP, RPP

Heritage Planner

City of Windsor Planning & Building Services

Email: ktang@citywindsor.ca

Phone: 519-255-6543 X 6179

From: Lawrence Nasen <lnasen@capitalpower.com>

Date: Thursday, May 30, 2024 at 1:53 PM

To: Tang, Kristina <ktang@citywindsor.ca>, Tang, Tracy (She/Her) <TTang@citywindsor.ca>

Cc: Velocci, Brian <bvelocci@citywindsor.ca>, jsleath@asiheritage.ca <jsleath@asiheritage.ca>, iparsons@asiheritage.ca <iparsons@asiheritage.ca>, Jennifer Whittard <jwhittard@slrconsulting.com>

Subject: RE: Cultural Heritage Report for East Windsor Co-Generation Centre

Hi Kristina,

Thanks very much for the response and this clarification.

Your comment regarding the development of the vibration evaluation scope is noted and we will be sure to keep this in mind. We will also ensure that the Recommendations and Mitigation measures in both the Heritage Reports be included as part of our Final SPC submission. We will include the email below for reference as well as part of the submission.

Should we have any additional questions on this in the meantime, we will be in touch.

Thanks again,
Lawrence

From: John Sleath <jsleath@asiheritage.ca>

Sent: June 28, 2024 11:23 AM

To: Tang, Kristina <ktang@citywindsor.ca>; Lawrence Nasen <lnasen@capitalpower.com>; Tang, Tracy (She/Her) <TTang@citywindsor.ca>

Cc: Velocci, Brian <bvelocci@citywindsor.ca>; Jennifer Whittard <jwhittard@slrconsulting.com>; Lauren McGregor <lmcgregor@slrconsulting.com>

Subject: RE: Cultural Heritage Report for East Windsor Co-Generation Centre

Hi Kristina,

Thanks for taking the time to review the BHIS and CH Report prepared by ASI for the East Windsor Co-Generation project.

We've revised both reports to reflect your review comments and to incorporate minor revisions received from the Ministry of Citizenship and Multiculturalism following their review.

Please find both final reports attached here for your records.

Hope you have a great long weekend,
John

John Sleath, MA (he/him)

Cultural Heritage Specialist | Project Manager • Cultural Heritage Division

**Essex Region Conservation
Authority (ERCA)**



From: Lawrence Nasen

Sent: Friday, February 23, 2024 4:55 PM

To: riskmanagement@erca.org

Cc: Jay Shukin <jshukin@capitalpower.com>

Subject: Source Water Protection Confirmation re: No Impacts on Drinking Water

Good afternoon,

I am writing regarding Capital Power's proposed [East Windsor Generation Facility Expansion](#) project located in the City of Windsor adjacent to Capital Power's existing East Windsor Co-Generation Centre. We have been working with the City of Windsor since early 2023 in preparation for submission of our forthcoming Site Plan Approval application. Attached for your information is a copy of the Notice of Commencement that was issued last year.

We've received a letter from the MECP which lists their "areas of interest", specifically what they'll be looking for as part of our Environmental Review Report (ERR). There is a section entitled "Source Water Protection" which instructs us to "*consult with the local source protection authority to discuss potential impacts on drinking water. Please document the results of that consultation within the report and include all communication documents/correspondence.*"

The Project site, located at 228 to 276 Cadillac Street, is located within the Essex Region Source Protection Area. Based on MECP's Source Protection Information Atlas, we understand that the Project site is located within an EBA and IPZ-2. However, we do not anticipate any potential impacts to groundwater or surface water quality or quantity, nor impacts to drinking water sources.

We would appreciate ERCA's confirmation of the above and/or comments for use as part of our EA documentation.

Regards,

Lawrence Nasen M.Sc., P.Biol | Senior Specialist, Environment

Capital Power Corporation

Gulf Canada Square 1200 | 1200, 401 -9th Ave SW | Calgary, AB | T2P 3C5

Mobile: (403) 835-0032 | Email: lnasen@capitalpower.com

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From: Lawrence Nasen <lnasen@capitalpower.com>

Sent: Friday, March 22, 2024 5:01 PM

To: Risk Management <RiskManagement@erca.org>

Cc: Jay Shukin <jshukin@capitalpower.com>

Subject: RE: Source Water Protection Confirmation re: No Impacts on Drinking Water

You don't often get email from lnasen@capitalpower.com. [Learn why this is important](#)

Hello,

I am just following up to see if you have had a chance to review this request yet or if you need any additional information to support the review.

Thanks very much,
Lawrence

From: Risk Management <RiskManagement@erca.org>

Sent: Wednesday, April 3, 2024 9:50 AM

To: Lawrence Nasen <lnasen@capitalpower.com>

Cc: Jay Shukin <jshukin@capitalpower.com>; fgarardo@citywindsor.ca

Subject: RE: Source Water Protection Confirmation re: No Impacts on Drinking Water

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Hi Lawrence,

Apologies for the delay. I've attached two maps showing the property in question (in red) overlaid on the Event Based Area and the Intake Protection Zone. You are correct that the properties are in the EBA and the IPZ-2 for the AH Weeks (Windsor) drinking water intake. At the time of your Site Plan Approval, the project would be screened by the City of Windsor Planners (cc'd) to determine if you need a Notice to Proceed from this office. If any of the activities listed below will occur on this site either during construction or as a result of the nature of the facility, you will need to submit a s.59 Application (attached) which will be reviewed by a Risk Management Official to determine next steps. If you know any of these activities will occur, we can begin the s.59 Application process.

Within the Event Based Area (EBA):

- Handling and Storage of Above Ground Fuel (Policy No. 31)

And/or within Windsor Intake Protection Zone 2 (IPZ-2):

- Handling and Storage of Fuel (Policy No. 31)
- Application of Agricultural Source Material (Policy No. 32)
- Storage of Agricultural Source Material (Policy No. 32)
- Application of Non-Agricultural Source Material (Policy No. 32)
- Storage of Non-Agricultural Source Material (Policy No. 32)
- Application of Pesticide (Policy No. 32)

Further, there are additional Significant Drinking Water Threats that are managed in the IPZ-2 using Provincial tools that you should be aware of and acknowledge in communication with the MECP. I have attached a letter signed in my capacity as the Source Water Protection Project Manager for the Essex Region. This letter is informational only. I would be happy to discuss any of this with you.

Thank you for reaching out,

Katie

KATIE STAMMLER, PHD

Risk Management Official/Inspector
Essex Region Conservation Authority

360 Fairview Avenue West, Suite 311 Essex, Ontario N8M 1Y6

*Please note that I often work remotely and can be reached at (519) 981 - 4184

riskmanagement@erca.org www.essexregionconservation.ca

Follow us on Twitter: [@essexregionca](https://twitter.com/essexregionca)

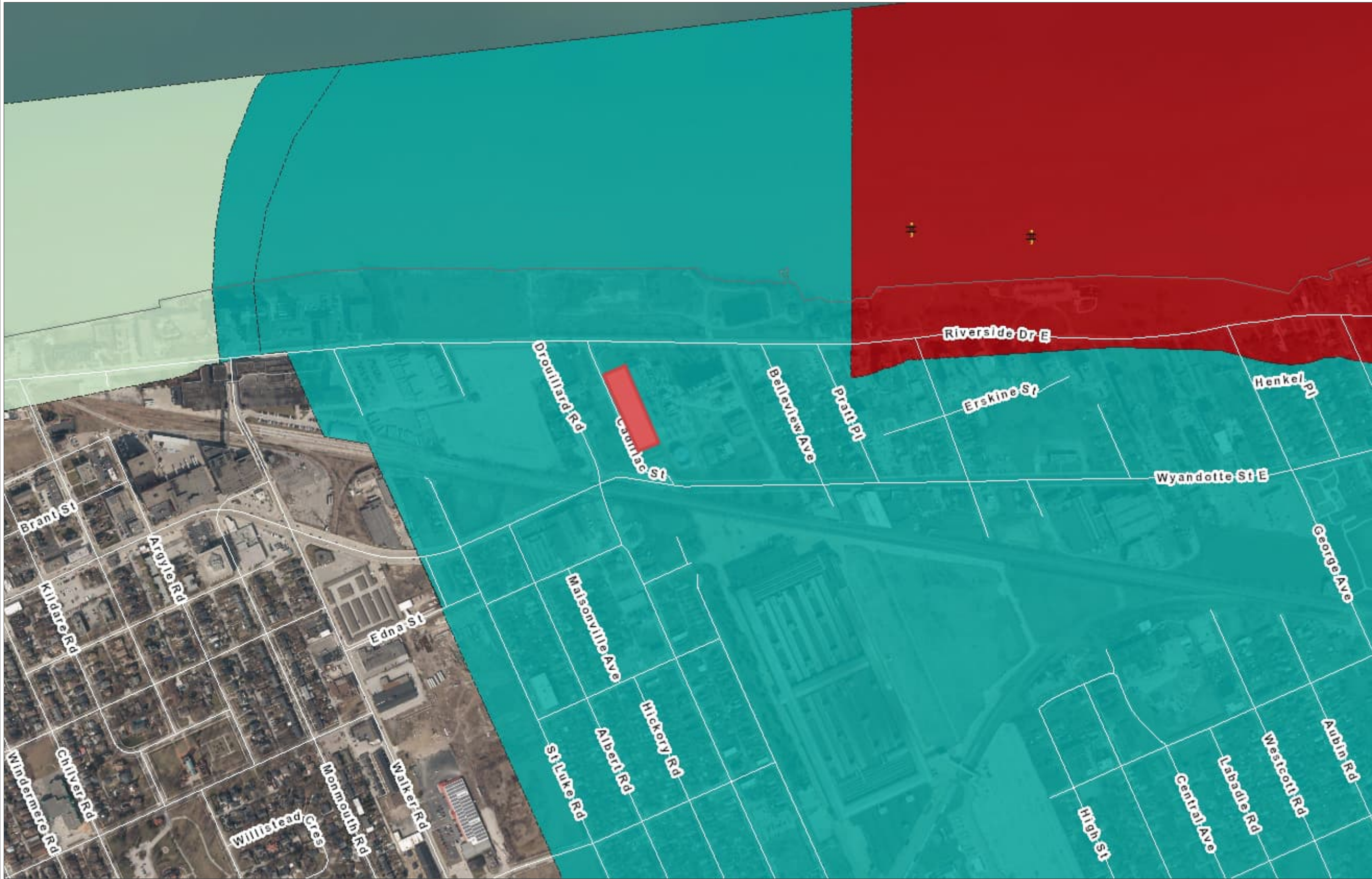


ERCA Internet Mapping

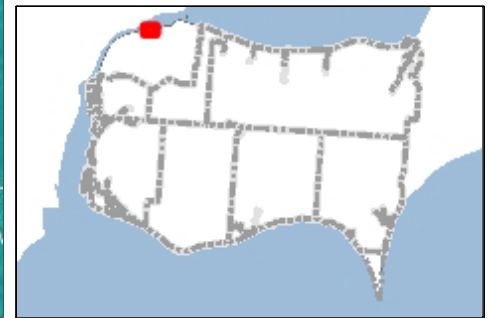


Legend

- Surface Water Intake
- ⊕ A
 - ⊕ B
 - ⊕ D
- Surface Water Intake Protection Zone (SW - IF)
- 1
 - 2
 - 3

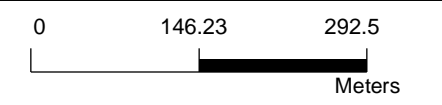


Location



Notes
228-276 Cadillac Street; IPZ-2

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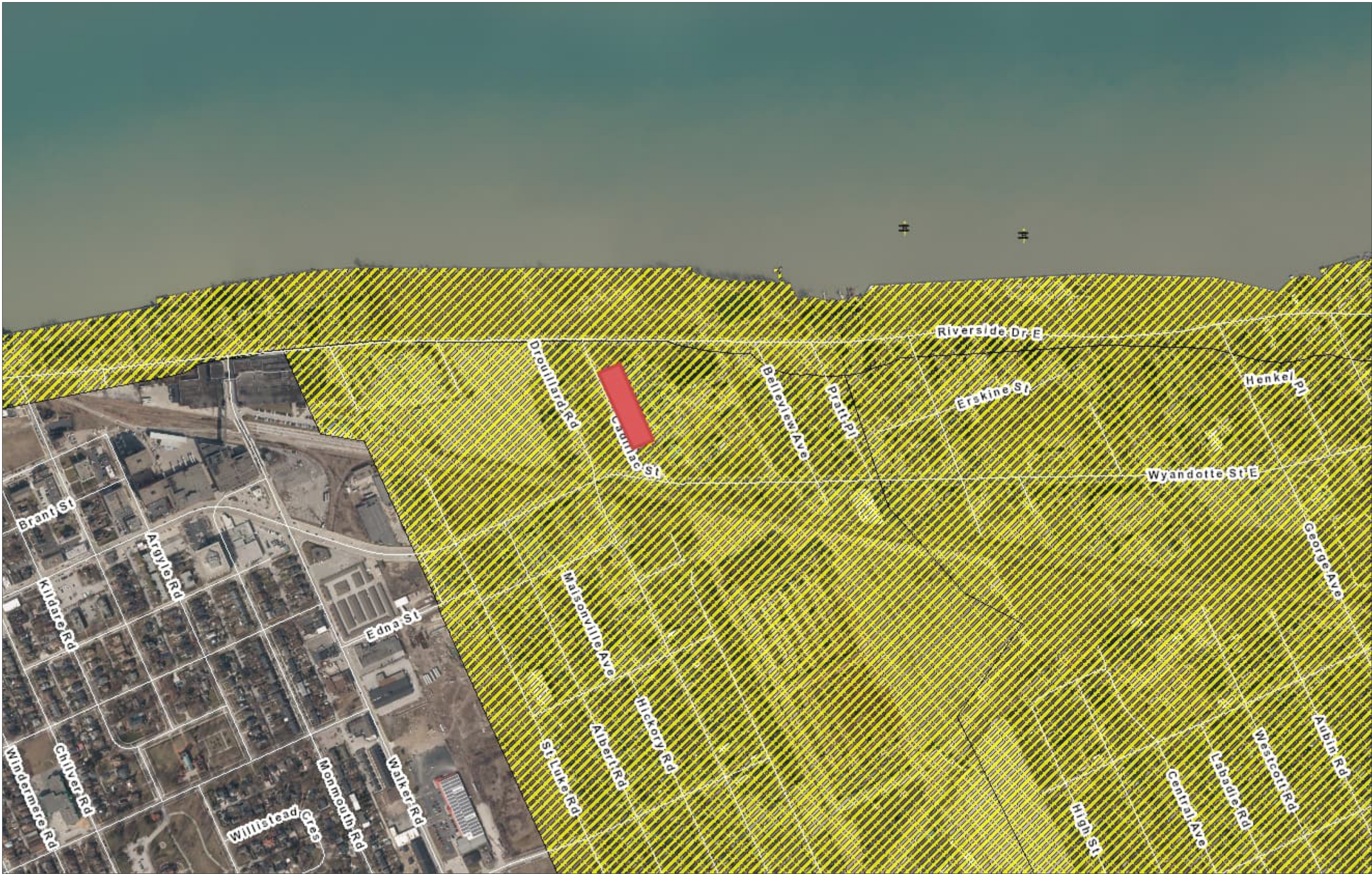
1: 6,580 4/3/2024

ERCA Internet Mapping

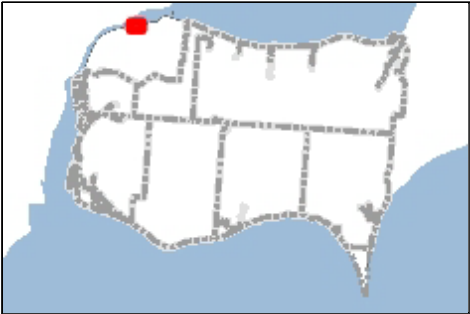


Legend

- Surface Water Intake
- # A
- # B
- # D
- Event Based Area (EBA)



Location



Notes
228-276 Cadillac Street; EBA

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1: 6,580 4/3/2024



Risk Management Services

P.519.776.5209 • F.519.776.8688 • 360 Fairview Avenue West • Suite 311, Essex, ON • N8M 1Y6

Application for S. 59 Restricted Land Use for Part IV of the *Clean Water Act, 2006*

The purpose of this application is to ensure municipal drinking water supplies are protected. This application is required when an activity is proposed in an area that is protected under an approved Source Protection Plan.

We require the following information to help ensure a timely response to proposed planning and building permit applications. The information listed below will be required for all applications for notices. A risk management plan to address a potential impact of an activity on a drinking water system may be required before a notice is issued. The submission of additional information may be necessary.

| For Office Use Only | |
|--|---------------------|
| <input type="checkbox"/> Section 57 Prohibition <input type="checkbox"/> Section 58 Risk Management Plan Required <input type="checkbox"/> Section 57 or 58 Does Not Apply <input type="checkbox"/> Prescribed Instrument | Application Number: |
| | Date Received: |

| Please fill out the following information | | | |
|--|-------------|----------------------------|---------|
| A. Property Information | | | |
| Street/Address | | Lot/Con | PIN |
| Municipality | Postal Code | Roll Number | |
| B. Applicant Information Applicant is <input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent of Owner | | | |
| Last Name | First Name | Corporation or Partnership | |
| Street Address | | Unit Number | Lot/Con |
| Municipality | Postal Code | Email | |
| Phone Number | Cell Number | Other | |
| C. Owner Information Same as Above <input type="checkbox"/> | | | |
| Last Name | First Name | Corporation or Partnership | |
| Street Address | | Unit Number | Lot/Con |
| Municipality | Postal Code | Email | |
| Phone Number | Cell Number | Other | |

| D. Proposal Description | | | |
|---|---|--|--|
| Proposal is for (please check all that apply): | | | |
| <input type="checkbox"/> Alteration, addition to or renovation of an existing building or structure | | | |
| <input type="checkbox"/> Removal of an existing building or structure | | | |
| <input type="checkbox"/> Construction of a new building or structure | | | |
| <input type="checkbox"/> Planning Act application | | | |
| <input type="checkbox"/> Other (please describe): | | | |
| Proposal Description Particulars: | | | |
| E. Additional Policies, Legislation, Prescribed Instruments, Permit or Approval on Property | | | |
| MOECC | <input type="checkbox"/> Renewable Energy Approval | <input type="checkbox"/> Municipal Drinking Water License and Permit | <input type="checkbox"/> Pesticide Permit |
| | <input type="checkbox"/> Permit to Take Water | <input type="checkbox"/> Certificate of Approval/Environmental Compliance Approval | |
| OMAFRA | <input type="checkbox"/> Nutrient Management Plan or Strategy | | |
| MNRF | <input type="checkbox"/> Aggregate Resources Act Instrument | | |
| Other: | | | |
| F. Source Water Threat Identification | | | |
| Use of Property <input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other | | | |
| The Handling and Storage of Fuel (All Event Based Areas) | | | |
| Is fuel currently stored or handled on the property? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Will you be installing fuel storage on the property as part of this proposal? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes to any of the above, please provide details (volume and type): | | | |
| Agricultural Source Material (ASM) | | | |
| Is agricultural source material applied to the property? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Will agricultural source material be applied to the property as part of this proposal? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is agricultural source material stored or handled on the property? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Will agricultural source material be stored or handled as part of this proposal? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes to any of the above, please provide details (volume and type): | | | |
| Non Agricultural Source Material (NASM) | | | |
| Is non - agricultural source material applied to the property? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Will non- agricultural source material be applied to the property as part of this proposal? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is agricultural source material stored or handled on the property? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Will agricultural source material be stored or handled as part of this proposal? | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes to any of the above, please provide details (volume and type): | | | |



| Pesticides | | |
|--|------------------------------|-----------------------------|
| Is pesticide applied to the property? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Will pesticide be applied to the property as part of this proposal? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is pesticide stored on the property? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Will pesticide be stored on the property as part of this proposal? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| If yes to any of the above, please provide details (volume and type): | | |
| Storage of Road Salt – Winter Maintenance | | |
| Is road salt stored on the property? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Will road salt be stored on the property as part of this proposal? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| If yes to any of the above, please provide details (volume and type): | | |
| Storage of Snow – Winter Maintenance | | |
| Is snow stored on the property? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Will snow be stored on the property as part of this proposal? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| If yes to any of the above, please provide details (volume and type): | | |
| Waste Management | | |
| Is hazardous or liquid industrial waste stored on the property? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Will hazardous or liquid waste be stored on the property as part of this proposal? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| If yes to any of the above, please provide details (volume and type): | | |
| G. Standard Application Required Information | | |
| <p>Standard Application criteria are identified below. We will require this information to be submitted with the application to confirm the proposal information, property location and contact information. These requirements can be confirmed by Essex Region Conservation Authority staff upon submission and/or during pre-consultation (formal/informal). We will advise if any additional items are necessary to complete our evaluation and render a decision if applicable.</p> | | |
| | | Checklist |
| 1. Location map showing nearest intersections | | <input type="checkbox"/> |
| 2. Signed letter of authorization from owner to applicant (if applicable) | | <input type="checkbox"/> |
| 3. Statement of agreement from any persons sharing right-of-ways, easements, etc. (if applicable) | | <input type="checkbox"/> |
| 4. Location map showing proposed activity on the property including existing structures, as well as any existing and proposed fuel storage | | <input type="checkbox"/> |



H. Declaration and Signatures

This application does not relieve the applicant of the obligation to secure any other necessary approvals.

I acknowledge that this application and supporting documents will be considered as public documents and are available upon written request under the Municipal Freedom of Information and Protection of Privacy Act (the Act). I understand that any and all personal information gathered by the Essex Region Conservation Authority will be used only for the express purpose(s) of the application for which it has been provided, and will not be divulged to any third party, private or public, without prior written consent, as provided for in the Act.

I, the undersigned, authorize that any notices or letters resulting from this application be conveyed to the municipality in which this property is located and any applicable parties to which this application applies.

I acknowledge and agree that any notices issued pursuant to this application may be revoked if it is issued on the basis of false, inaccurate or misleading information.

I, _____, declare that the above information is correct to the best of my knowledge. By signing this application, I agree to allow Risk Management Official staff to enter onto the subject property as part of the review process.

Print Name: _____

Signature: _____ Date: _____

This application will be considered complete when all required information is submitted for consideration. Insufficient information may delay the processing of your application.

Please be advised that the customer service standards are:

- Applicants should be notified within 10 business days of receipt of an application as to whether or not the application has been deemed complete or that a pre-consultation meeting be attended.
- From the date that an application is deemed complete, a decision should be made within 10 business days for a minor application and 15 business days for a major application.

For Office Use Only

Risk Management Official Review

Signature: _____ Date: _____

Should you have any questions or concerns, please contact the Essex Region Conservation Authority listed below:

Essex Region Conservation Authority
360 Fairview Avenue West, Suite 311
Essex, Ontario • N8M 1Y6
Ph: 519.776.5209

Risk Management Official/Inspector
Ph. 519.776.5209
riskmanagement@erca.org





kstammler@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

3 April 2024

Lawrence Nasen

Capital Power Corporation

Gulf Canada Square 1200, 401-9th Ave SW

Calgary, AB

T2P3C5

RE: East Windsor Generation Facility Expansion

Dear Mr. Nasen,

Please find information below on the Event Based Area and Intake Protection Zone-2 and the activities that are Significant Drinking Water Threats (SDWT) in these areas. The proposed project at 228-276 Cadillac Street in Windsor, ON is within the EBA and IPZ-2 for the A.H. Weeks (Windsor) drinking water intake.

Significant Drinking Water Threats

The area where both of the proposed project is within the Event Based Area (EBA) for the A.H. Week's Water Treatment Plant. In this area, the above grade handling and storage of liquid fuel in volumes greater than 15,000 L is identified as a Significant Drinking Water Threat (SDWT). Should fuel of this volume be necessary during or as a result of the proposed project, a Risk Management Plan will be required and the proponent would need to consult with the Risk Management Official.

The proposed project is also within the IPZ-2 for the A.H. Week's Water Treatment Plant. There are several activities identified as SDWTs in this area with related policies in the Essex Region Source Protection Plan. Each SDWT has very specific conditions under which the activity is considered to be a threat and most are managed either with existing Provincial Instruments and/or Risk Management Plan. SDWTs in this area include; combined sewer discharge, sewage treatment plant bypass discharge to surface water, stormwater management, industrial effluent discharges, application of septage to land, application of pesticides, application and/or storage of agricultural and non-agricultural source material, and livestock grazing. The proponents are encouraged to consult the Essex Region Source Protection Plan (<https://www.essexregionconservation.ca/programs-services/sourcewater-protection/spc-resources>) and the Essex Region Source Protection Project Manager should any of these activities be required or affected during or as a result of this project.

Groundwater

The proposed project area is not within any Significant Ground Water Recharge Areas or Highly Vulnerable Aquifers.

Again, we thank you for connecting early in this process to expedite any requirements that may be necessary to adhere to Source Water Protection policies in the Essex Region.

Sincerely,



Katie Stammler, PhD
Source Water Protection Project Manager



From: Alicia Good <AGood@erca.org>
Sent: Thursday, April 18, 2024 9:01 AM
To: Jay Shukin <jshukin@capitalpower.com>
Cc: Katie Stammler <KStammler@erca.org>
Subject: ERCA Comments - East Windsor Generation Facility Expansion

WARNING: This email originated from outside your organization.
Look closely at the SENDER address. Do not open ATTACHMENTS unless expected and from a trusted source. Check for INDICATORS of phishing. Hover over LINKS before clicking.
If you have ANY reason to doubt the authenticity or content of this message, contact the Service Desk before you open or click on anything.

Good afternoon Jay,

Thank you for circulating our office on the East Windsor Generation Facility Expansion.

The study area lies within the Event Based Area (EBA) of the Essex Region Source Protection Plan, which came into effect October 1, 2015. The Source Protection Plan was developed to provide measures to protect Essex Region's municipal drinking water sources. As a result of these policies, new projects in these areas may require approval by the Essex Region Risk Management Official (RMO) to ensure that appropriate actions are taken to mitigate any potential drinking water threats. Should your proposal require the installation of fuel storage on the site, please contact the RMO to ensure the handling and storage of fuel will not pose a significant risk to local sources of municipal drinking water. The Essex Region's Risk Management Official can be reached by email at riskmanagement@erca.org or 519-776-5209 ext. 214. If a Risk Management Plan has previously been negotiated on this property, it will be the responsibility of the new owner to contact the Essex Region Risk Management Official to establish an updated Risk Management Plan. For any questions regarding Source Water Protection and the applicable source protection plan policies that may apply to the site, please contact the Essex Region Risk Management Official.

We may have comments to provide when further details of the proposal become available. Please continue to circulate our office regarding this study at:

planning@erca.org

Best regards,

Alicia Good



Alicia Good (she/her)
Watershed Planner
Essex Region Conservation Authority
360 Fairview Avenue West, Suite 311 | Essex, Ontario | N8M 1Y6
P. 519-776-5209 x3794 | F. 519-776-8688
agood@erca.org www.essexregionconservation.ca

While this email is sent when it is convenient for me, I do not expect a response or action outside of your own regular working hours.

The ERCA Office is now open to the public **Tuesdays, Wednesdays and Thursdays** to provide “counter service”; however, services continue to be delivered online and through email. Please consult ERCA’s website for more information and direction regarding online services (i.e. permitting, cottage bookings, seasonal passes etc.)

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From: Lawrence Nasen <lnasen@capitalpower.com>
Sent: April 26, 2024 4:15 PM
To: AGood@erca.org
Cc: KStammler@erca.org; Jennifer Whittard; Tricia Johnston (She/Her/Hers); Sue Cardinal
Subject: RE: ERCA Comments - East Windsor Generation Facility Expansion
Attachments: RE: Source Water Protection Confirmation re: No Impacts on Drinking Water (3.24 MB)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Alicia,

Thanks for your email.

As per the attached, we had reached out to the RMO previously and received a response back on the 3rd of April (2024), which we have incorporated into our draft Environmental Review Report. We have not yet determined the anticipated volume of above grade fuel handling and storage required during construction of the project, but it is not anticipated to be greater than 15,000 L. If needed, we or the City of Windsor will reach out again to the RMO as additional project details become available during the Site Plan Approval process. Stormwater management is being addressed as part of both the City's (Windsor) Site Plan Approval process and the MECP's Environmental Compliance Approval (ECA) process. No other activities identified as a Significant Drinking Water Threat (SDWT) are planned.

We will continue to keep your office updated regarding the study, including the Notice of Completion of an Environmental Review Report, tentatively scheduled for early-June 2024.

Regards,

Lawrence Nasen

Senior Specialist, Environment | HSSE

P. 403.835.0032 | capitalpower.com

1200, 401 – 9th Ave SW | Calgary, Alberta | T2P 3C5



Hydro One

Subject: Notice of Commencement: East Windsor Generation Facility Expansion Project
Sent: 6/12/2023, 5:47:01 PM
From: Jay Shukin
To: SecondaryLandUse@HydroOne.com
Attachments: [East Windsor Expansion_NOC Final \(June 2023\).pdf](#)

Hello:

Please find attached the Notice of Commencement for the Environmental Review of the East Windsor Generation Facility Expansion Project, per Ontario *Environmental Assessment Act*. This notice appeared in the *Windsor Star* on June 10, 2023.

You may also find more information about the Project on our website at:
<https://www.capitalpower.com/operations/east-windsor-generation-facility-expansion/>

Please let me know if you have any questions, comments or would like to arrange a meeting to discuss our proposed Project further.

Kind regards,

Jay

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
1-855-703-5005

Notice of Commencement of an Environmental Review

East Windsor Generation Facility Expansion

East Windsor (Expansion) L.P., a wholly owned subsidiary of Capital Power Corporation (Capital Power), is proposing an expansion of the East Windsor Cogeneration Centre (EWCC) located at 224 Cadillac Street, City of Windsor.

The purpose of this notice is to inform any interested parties that Capital Power is beginning an environmental study to assess the potential environmental effects of the expansion project (the Project).

Ontario's Independent Electricity System Operator (IESO) has identified a significant need for new power supply in the province. The Project would help meet increasing local and provincial demands by providing up to 100 megawatts (MW) of additional power to the Windsor area and the provincial power grid.

The Project will consist of a new 100 MW simple cycle natural gas power plant. While the Project will be located within the existing EWCC property, it will be contracted (with the IESO) and dispatched separately from the EWCC.

The Project will support 'peaking' power generation needs to better enable both a reliable supply of electricity and provide flexibility in support of intermittent renewable energy sources, like wind and solar energy.

Planning Process

According to Ontario Regulation 116/01 (the Electricity Projects Regulation) under the Environmental Assessment Act a natural gas-fired generating facility with a nameplate capacity of 5 MW or more is classified as a Category B project and is subject to review under the Environmental Screening Process (ESP).

The ESP has two tiers of assessment: Screening Stage and Environmental Review Stage. Capital Power intends to voluntarily complete an Environmental Review.

The Environmental Review will assess potential environmental impacts of the Project, which are expected to include air and noise

emissions that would be mitigated to meet provincial limits. The results of the assessment will be documented in an Environmental Review Report that will be made available for public review. The Environmental Review will assess the potential effects of the Project but will not re-evaluate the previously approved and operating EWCC.

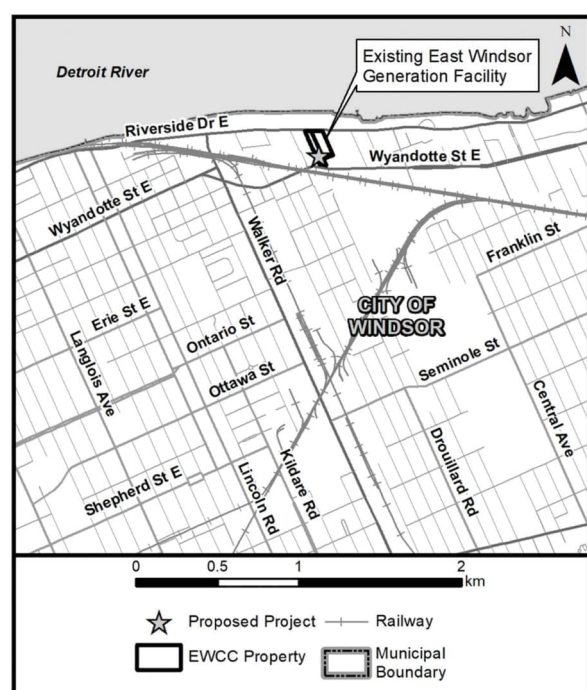
Invitation to Provide Comments

Your input is important to us. We are interested in hearing any questions or feedback you may have with respect to this Project. Comments received throughout the course of this study will inform the Environmental Review process.

If you have any comments or questions, or to be added to the Project mailing list, please contact:

Jay Shukin
Manager, Indigenous and Stakeholder Engagement, Capital Power
224 Cadillac Street, Windsor, ON N8Y 2S7
Phone: 1-855-703-5005 | Fax: 780-392-5927
Email: info@capitalpower.com

For more information, please visit our project webpage at: www.capitalpower.com/operations/east-windsor-generation-facility-expansion





Hydro One Networks Inc.

483 Bay Street
8th Floor South Tower
Toronto, Ontario M5G 2P5

HydroOne.com

June 22, 2023

Re: East Windsor Generation Facility Expansion Project

Attention:
Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power

Thank you for sending us notification regarding (East Windsor Generation Facility Expansion Project). In our preliminary assessment, we have confirmed that Hydro One has existing high voltage Transmission facilities within your study area. At this time we do not have sufficient information to comment on the potential resulting impacts that your project may have on our infrastructure. As such, we must stay informed as more information becomes available so that we can advise if any of the alternative solutions present actual conflicts with our assets, and if so; what resulting measures and costs could be incurred by the proponent. Note that this response does not constitute approval for your plans and is being sent to you as a courtesy to inform you that we must continue to be consulted on your project.

In addition to the existing infrastructure mentioned above, the applicable transmission corridor may have provisions for future lines or already contain secondary land uses (e.g., pipelines, watermains, parking). Please take this into consideration in your planning.

Also, we would like to bring to your attention that should (East Windsor Generation Facility Expansion Project) result in a Hydro One station expansion or transmission line replacement and/or relocation, an Environmental Assessment (EA) will be required as described under the Class Environmental Assessment for Minor Transmission Facilities (Hydro One, 2016). This EA process would require a minimum of 6 months for a Class EA Screening Process (or up to 18 months if a Full Class EA were to be required) to be completed. Associated costs will be allocated and recovered from proponents in accordance with the Transmission System Code. If triggered, Hydro One will rely on studies completed as part of the EA you are current undertaking.

Consulting with Hydro One on such matters during your project's EA process is critical to avoiding conflicts where possible or, where not possible, to streamlining processes (e.g., ensuring study coverage of expansion/relocation areas within the current EA). Once in receipt of more specific project information regarding the potential for conflicts (e.g., siting, routing), Hydro One will be in a better position to communicate objections or not objections to alternatives proposed.

If possible at this stage, please formally confirm that Hydro One infrastructure and associated rights-of-way will be completely avoided, or if not possible, allocate appropriate lead-time in your project schedule to collaboratively work through potential conflicts with Hydro One, which ultimately could result in timelines identified above.

In planning, note that developments should not reduce line clearances or limit access to our infrastructure at any time. Any construction activities must maintain the electrical clearance from the transmission line conductors as specified in the Ontario Health and Safety Act for the respective line voltage.

Be advised that any changes to lot grading or drainage within, or in proximity to Hydro One transmission corridor lands must be controlled and directed away from the transmission corridor.

Please note that the proponent will be held responsible for all costs associated with modifications or relocations of Hydro One infrastructure that result from your project, as well as any added costs that may be incurred due to increased efforts to maintain said infrastructure.

We reiterate that this message does not constitute any form of approval for your project. Hydro One must be consulted during all stages of your project. Please ensure that all future communications about this and future project(s) are sent to us electronically to secondarylanduse@hydroone.com

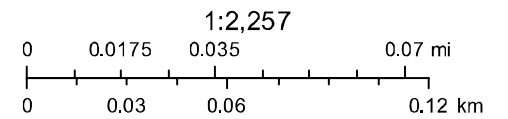
Sent on behalf of,

***Secondary Land Use
Asset Optimization
Strategy & Integrated Planning
Hydro One Networks Inc.***

Landscape PDF



June 22, 2023





Hydro One Networks Inc.

483 Bay Street
8th Floor South Tower
Toronto, Ontario M5G 2P5

HydroOne.com

May 07, 2024

Re: East Windsor Generation Facility Expansion Project

Attention:
Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power

Thank you for sending us notification regarding East Windsor Generation Facility Expansion Project. In our assessment, we confirm there are no existing Hydro One Transmission assets in the subject area.

If plans for the undertaking change or the study area expands beyond that shown, please contact Hydro One to assess impacts of existing or future planned electricity infrastructure.

Any future communications are sent to Secondarylanduse@hydroone.com.

Be advised that any changes to lot grading and/or drainage within proximity to Hydro One transmission corridor lands must be controlled and directed away from the transmission corridor.

Sent on behalf of,

**Secondary Land Use
Asset Optimization
Strategy & Integrated Planning
Hydro One Networks Inc.**

**Member of Provincial Parliament -
Windsor - Tecumseh**



From: Jay Shukin <jshukin@capitalpower.com>

Sent: Monday, June 12, 2023 2:30 PM

To: Andrew.Dowie@pc.ola.org

Subject: Notice of Commencement: East Windsor Generation Facility Expansion Project

Hello:

Please find attached the Notice of Commencement for the Environmental Review of the East Windsor Generation Facility Expansion Project, per Ontario *Environmental Assessment Act*. This notice appeared in the *Windsor Star* on June 10, 2023.

You may also find more information about the Project on our website at:

<https://www.capitalpower.com/operations/east-windsor-generation-facility-expansion/>

Please let me know if you have any questions, comments or would like to arrange a meeting to discuss our proposed Project further.

Kind regards,

Jay

Jay Shukin

Manager, Indigenous and Stakeholder Engagement

Capital Power

1-855-703-5005

From: Jay Shukin
Sent: April 15, 2024 12:13 PM
To: Andrew.Dowie@pc.ola.org
Cc: Grant Berry
Subject: East Windsor Generation Facility Expansion – Open House: May 1, 2024
Attachments: East Windsor Open House Notice, May 1, 2024.pdf

Hello:

I'm writing with a further update on the East Windsor Generation Facility Expansion Project.

Per the notice sent in **June 2023** (see below), Capital Power is currently completing the Environmental Screening Process for Electricity Projects (ESP) in accordance with Ontario Regulation 50/24 under the *Environmental Assessment Act* and as outlined in the Guide to Environmental Assessment Requirements for Electricity Projects (2024).

As part of that process, we will be holding a public open house on the Project on **Wednesday, May 1, 2024 at the Giovanni Caboto Club (2175 Parent Avenue) from 5:00pm to 8:00pm.**

The project would consist of a simple-cycle gas turbine generator capable of generating approximately 100 megawatts. The project would be located adjacent to the existing East Windsor Cogeneration Centre, on a parcel of land owned by Capital Power.

Designed to operate as a peaking facility, the project would provide dependable capacity at times when other generation sources (wind, solar, base load generation) are not capable of meeting demand. The facility would operate under contract to Ontario's Independent Electricity System Operator (IESO), which would determine when it would run based on the need for electricity. The facility would help address the projected generation shortfall in the Windsor-Essex area that could occur as early as **2025** and support economic growth objectives in the region. You can find more information about the project on our website at [this link](#).

Please let us know if you have questions about the project. As part of our commitment to information sharing and transparent consultation, we would be happy to facilitate a meeting to provide additional information if you feel it would be of value. Likewise, we invite you to join us at our Open House on May 1st.

Please reach out if there is an interest in such a discussion or if you have questions about the project.

Regards,

Jay

Manager, Indigenous and Stakeholder Engagement
Capital Power

Phone: 1-855-703-5005

Email: jshukin@capitalpower.com

From: Dowie, Andrew <andrew.dowie@pc.ola.org>

Sent: Friday, April 26, 2024 8:34 AM

To: CPC Information <cpcinfo@capitalpower.com>

Cc: Dowie, Andrew <andrew.dowie@pc.ola.org>

Subject: East Windsor Generation Facility Expansion - MPP Andrew Dowie Attendance

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If you have ANY reason to doubt the authenticity or content of this message, contact the Service Desk before you open or click on anything.

Good morning,

Our office recently received an invitation for MPP Andrew Dowie to attend the Proposed East Windsor Generation Facility Expansion Open House, from Jay Shukin.

Our email response bounced back and was classified as undeliverable, so please accept this correspondence as our response.

MPP Dowie is unfortunately unable to attend the open house as he will be in Toronto that day fulfilling his duties in his capacity as Parliamentary Assistant to the Minister of the Environment.

We do however wish you all the best for a successful open house and encourage you to invite us to anything that your community is involved in.

Thank you,



Office of Andrew Dowie

Member of Provincial Parliament
Windsor-Tecumseh

Phone: [519-251-5199](tel:519-251-5199)

Fax: [519-251-5299](tel:519-251-5299)

Email: andrew.dowie@pc.ola.org

[Facebook](#) [Website](#)

JM

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