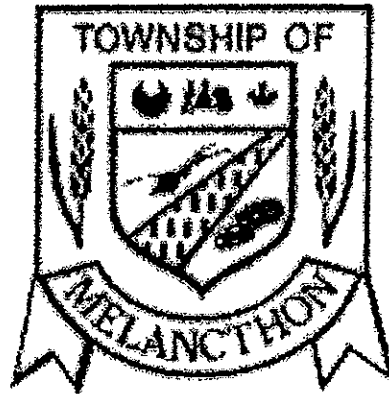


# COUNCIL MEETING



GENERAL BUSINESS



**Stantec Consulting Ltd.**  
Suite 1 - 70 Southgate Drive  
Guelph ON N1G 4P5  
Tel: (519) 836-6050  
Fax: (519) 836-2493

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**Stantec**

June 8, 2009  
File: 160960395

Melancthon Township  
157101 Highway 10, RR #6  
Shelburne, ON  
L0N 1S9

**Attention: Clerks Office**

**Reference: Plateau Wind Project – Notice of Completion**

This letter is a follow-up to our earlier telephone conversation regarding the Environmental Screening Report/Environmental Impact Statement (ESR/EIS) for the Plateau Wind Project (the "Project"). We thank you for agreeing to be a location where members of the public can review the Final ESR/EIS. Please find enclosed a Notice of Completion and a hard copy of the Plateau Wind Project ESR/EIS to be displayed for public review. The ESR/EIS is being made available to stakeholders for the 30-calendar day Notice of Completion review and comment period from 12 June 2009 through to 11 July 2009. As such, we ask that you keep this document available during that time.

As described in the notice, the Environmental Screening Report/Environmental Impact Statement (ESR/EIS) for the Plateau Wind Project (the "Project") has now been completed and a Notice of Completion has been issued. AIM PowerGen, part of the REG Group, has undertaken an Environmental Screening for the proposed Plateau Wind Project as required under Ontario Regulation 116/01 of the *Environmental Assessment Act*. The ESR/EIS has been completed as required for a "Category B" project under the Ministry of the Environment's screening process, outlined in their *Guide to Environmental Assessment Requirements for Electricity Projects* (March 2001). AIM PowerGen has also worked with the appropriate federal agencies to ensure the Project meets the requirements for a Screening-level study under the *Canadian Environmental Assessment Act*.

The Plateau Wind Project will consist of three, 9 MW, Siting Areas [Plateau 1 (Maxwell), Plateau 2 (Hatherton), and Plateau 3 (Shrigley)] with a total of up to 18 wind turbines (six within each Siting Area) and a nameplate capacity of 27 MW. Electricity from the wind turbines will be carried via buried cable to existing or new power lines within municipal roadways and then to existing local 44 kV distribution lines.

The environmental assessment process for the Project has been ongoing since 2007 as part of the formerly known Chinodin – Grey Highlands Wind Project and the Chinodin – Melancthon Wind Project. AIM PowerGen purchased the rights to these Projects from Chinodin Wind Power. A comprehensive data collection program, including field surveys and literature reviews, has been completed and the results presented in the ESR/EIS. In addition, agency, Aboriginal, public, and other stakeholders have been engaged throughout the history of the Project in order to ensure that their respective interests are reflected in the Project's design and the ESR/EIS.

JUN 18 2009

## Stantec

June 8, 2009  
Page 2 of 2

### Reference: Plateau Wind Project – Notice of Completion

The ESR/EIS is being made available to stakeholders for the 30-calendar day Notice of Completion review and comment period from 12 June 2009 through to 11 July 2009. **AIM PowerGen must receive all comments regarding the Project and/or the ESR/EIS no later than 4:30pm on 11 July 2009.** All comments and correspondence should be directed to:

Mark Kozak  
Stantec Consulting Limited  
70 Southgate Drive, Suite 1  
Guelph, Ontario, N1G 4P5  
Email: plateauwind@stantec.com  
Fax: (519) 836-2493

Thank you again for agreeing to be a location where members of the public can review the Final ESR/EIS. Please find enclosed a hard copy of the Plateau Wind Project ESR/EIS to be displayed for public review. Please feel free to contact me if you have any questions. Thank you for your participation in this renewable energy project.

Sincerely,  
**STANTEC CONSULTING LTD.**



Mark Kozak, BES  
Environmental Scientist  
Tel: (519) 836-6050  
Fax: (519) 836-2493  
[plateauwind@stantec.com](mailto:plateauwind@stantec.com)

Attachment: Copy of the Final ESR/EIS and Notice of Completion Advertisement

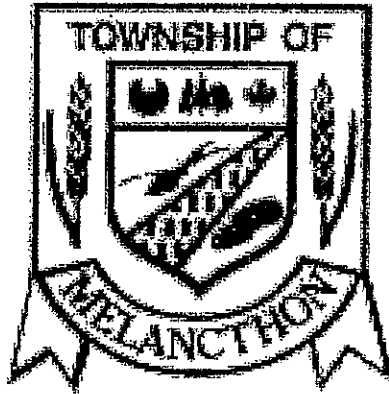
- c. Jim Wilgar, AIM PowerGen
- Ansar Gafur, AIM PowerGen
- Rob Nadolny, Stantec Consulting Ltd.

Corporation of the Township of Melancthon  
 Development Charges Summary  
 as at December 31, 2008

Service Department	Percentage Designated	Bank Balance as at 31-Dec-07	Deposits/Interest 2008	Transfer as Per 2008 Budget	Transfer as per Resolution	Service Dept. as at 31-Dec-08
Administration	4.58%	\$ 16,209.78	2,139.33	-	\$	\$ 18,349.11
Fire	2.92%	\$ 39,379.72	1,363.93	-	\$	\$ 40,743.65
Transportation	74.08%	\$ 86,234.61	34,602.64	-	\$	\$ 120,837.25
Recreation	15.92%	\$ 100,445.12	7,436.21	-	\$ 39,200.00	\$ 53,808.91
Library	2.50%	\$ 13,471.95	1,167.73	-	\$	\$ 14,639.68
Police	0.00%	\$ 36,143.93	-	-	\$	\$ 36,143.93
<b>Totals</b>	<b>100.00%</b>	<b>\$ 291,885.11</b>	<b>46,709.84</b>	<b>-</b>	<b>\$ 39,200.00</b>	<b>\$ 299,394.95</b>

<b>Opening Balance</b>	\$ 291,885.11
2008 Deposits	46,709.84
2008 Transfers	<u>\$ 39,200.00</u>
<b>Closing Balance</b>	<b>\$ 299,394.95</b>

# COUNCIL MEETING



# ROAD BUSINESS

**D & C VANDER ZAAG FARMS LTD.**

Shelburne Division

*June 1/09*  
~~March 7, 2008~~

Township of Melancthon

Attn: Melancthon Council

This letter is a request to the township of Melancthon from D & C Vander Zaag Farms Ltd. We are asking permission for an extension of our 2007 permit to lay aluminum pipes in the ditches along the roadside for irrigation purposes. All guidelines and restrictions will remain the same as in 2007.

Sincerely,

*Ron Breadner*

Ron Breadner  
Manager  
D & C Vander Zaag Farms Ltd., Shelburne Division

JUN 18 2009

11 Jun 08 09:55a



N ←

Dave Cow Farm

Emg. # 512869

County Rd # 129

X Rediekuille

Culvert

\*STOPS here

Culvert

3<sup>rd</sup> Line Mel.

Fachnie Farm

Culvert

Emg. # 474394

Stewart Farm

Pond

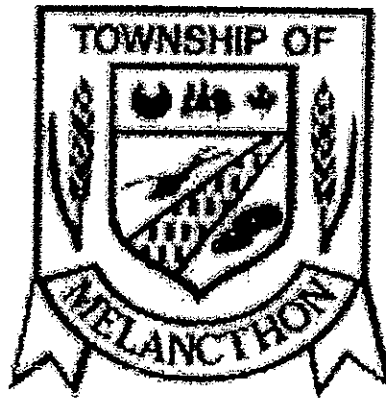
Emg. 438449

County Rd # 111

4<sup>th</sup> Line Mel.

5<sup>th</sup> Line Mel.

# COUNCIL MEETING



# DELEGATIONS

# **SHELburne IRON & METAL**

www.shelburneironandmetal.ca

2133962 On Inc. O/A Shelburne Iron & Metal  
517006 Highway # 124  
RR # 3 Shelburne, ON L0N 1S7  
*We Buy Your Scrap Metal*  
Bus 519 925 3072 Fax 519 925 1897

Township of Melancthon  
157101 Highway #10  
R.R. #6  
Shelburne, ON L0N 1S9

June 12, 2009

Attention: Denise Holmes, Clerk

Re: Draft Salvage Yards By-law

We have had an opportunity to review the draft Salvage Yards By-law and it appears to us that it is directly aimed at our business operations. Simply put, it appears that this by-law, if enacted in its current form, would put us out of business. A lot of the content seems to have arisen out of issues raised before Council by our residential neighbours. We have forwarded the draft by-law to our legal counsel for review and we will leave it to them to address its legalities, but we would nevertheless like to make a few comments regarding the draft by-law at this time.

We would like to begin by saying that we feel that we have made significant efforts to address our neighbours' concerns, even at considerable cost to ourselves. For example, we have voluntarily restricted our business operations by limiting our hours of operation and we have not operated to the fullest extent permissible under the current by-laws. We have turned down business in the past and we continue to do so out of consideration for our neighbours.

Further, we have rearranged the operations at our yard at considerable effort and expense in order to accommodate our neighbours who insisted on strict zoning compliance on our property. In order to comply with this demand, we tore down a perfectly sound and serviceable building which we estimate would cost \$150,000 to replace. We also note that the neighbours' insistence on strict compliance has had the effect of making their problems worse by bringing our processing operations closer to their properties (i.e. to the south fence line).

Aside from these costs and expenditures, as we have stated before, we have made a significant investment in the community. We purchased our property at considerable expense and then invested more than a million dollars in upgrades and equipment. As well, we have made, and continue to make, a significant financial contribution to the local economy. To date, we have purchased more than four million dollars worth of recyclable material. As well, we buy our services locally which also has had a significant impact on the local economy; we estimate that these purchases are in the tens of thousands of dollars each month.

---

**WE BUY YOUR SCRAP METAL**

JUN 18 2009

# **SHELBURNE IRON & METAL**

www.shelburneironandmetal.ca

2133962 On Inc. O/A Shelburne Iron & Metal  
517006 Highway # 124  
RR # 3 Shelburne, ON L0N 1S7  
*We Buy Your Scrap Metal*  
Bus 519 925 3072 Fax 519 925 1897

In general, we feel that the Township should be encouraging investment such as ours. This is particularly so in this time of economic downturn, but also investment of this sort is vital for the future. Prior to purchasing its property, we did our research, we were satisfied with the results, and we were encouraged by the reception we received from members of the community and Council. We merely wish to continue our operations as a responsible corporate citizen just as we have since arriving in the community. In order to encourage investment in the community, existing businesses who have chosen to set up shop here should be treated in a consistent, fair and equitable manner. This, in turn, will have a positive effect on the local economy because it will give other businesses who may be looking to move their operations here comfort in knowing that they will be able to continue to operate their businesses on the same terms and in the same manner as they did at the time they chose to establish themselves in the community.

As well, we feel that we are providing a valuable service within the community by facilitating the recycling of materials within the Township. We are of the view that the Township should encourage the proper management and recycling of these waste products within the community. It is good for the local economy as well as the environment.

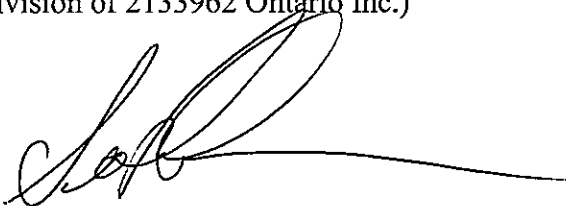
In conclusion, we would welcome anyone from Council and the community in general to come out to our yard and have a look around. We would be happy to show you the reason we are proud of our business operations.

Yours truly,

Shelburne Iron & Metal

(a division of 2133962 Ontario Inc.)

Per:



Steve Lehmann, President

---

**WE BUY YOUR SCRAP METAL**

In Response To By Law Number 2009 – Salvage Yards Bylaw

As sole proprietor of Gord's Auto Wreckers I, Warner Petrich am in disagreement with the following items.

Part Three - Licensing Process

Item 4 – Application For A License and For Renewal Of A License

I, Warner Petrich object to the requirement of annual application for renewal.

Item 5 – Submission of License Application To The Licensing Commissioner

b) and d) Township of Melancthon is in possession of all necessary documents regarding zoning and ownership of lands.

e) Liability Insurance is the responsibility of the business owner and should not be policed by the Commissioner.

f) I object to an annual police clearance and the cost of doing so.

g) Cash deposit with no interest paid is not acceptable.

Item 7 – Renewal of License

I am opposed to the annual application for renewal. I currently hold a transferable license for a wrecking yard under the existing bylaw.

Item 9 – License Not Transferable

Total objection. Legal matter.

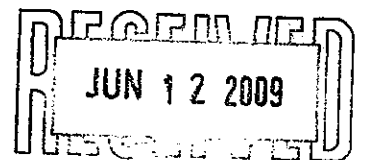
Item 11 - Revocation Of A License

a)(ii) I currently hold a transferable license. Changing this would profoundly affect the value of my property/business investment.

Part Four – Operational Regulations

Item 17 – Stored Material

Total objection.



JUN 18 2009

Item 22 – Prohibitions

b) (v) Absolute objection


Part Six – General

Item 28 – Exceptions

a) Great concern regarding non compliance of this bylaw from garages and auto dealers. This is a contradiction of entire bylaw draft.

Item 30 – Repeal

Total objection – legal matter.

0/0. 1182695 ONT. LTD.  


# Inch Hammond

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## Barristers & Solicitors

Incorporating the practice of Inch, Easterbrook & Shaker

1 King Street West  
Commerce Place  
Suite 1500  
Hamilton, Ontario  
Canada L8P 4X8

E-Mail [mcnell@inchlaw.com](mailto:mcnell@inchlaw.com)  
Telephone 905-525-4481  
Fax 905-525-0031

June 12, 2009

**VIA FACSIMILE: (519) 925-1110**

Township of Melancthon  
157101 Highway #10  
R.R. #6  
Shelburne, ON L0N 1S9

Attention: Denise B. Holmes, AMCT, CAO/Clerk-Treasurer

Dear Sirs and Mesdames:

RE: Submissions regarding Draft Salvage Yards By-law  
Our Client: Shelburne Iron & Metal, a division of 2133962 Ontario Inc.  
517006 Hwy #24, R.R. #3, Shelburne, ON L0N 1S7  
Our File No.: 207092

---

As you are aware, we are the solicitors for Shelburne Iron & Metal.

We write with respect to the draft salvage yards by-law (the "By-law") which we have now had an opportunity to review. To begin, we are of the view that our client is compliant with the current by-laws affecting its business and, further, that these by-laws are adequate for their purposes and are not in need of revision or replacement. Nevertheless, we wish to make some preliminary observations and comments on the draft By-law at this time.

While we understand that this is merely the first draft of the By-law, our initial observation is that, broadly speaking, the By-law requires revision because it is over-inclusive and lacks the clarity and specificity required of by-laws. More specifically, we are concerned by certain sections of the By-law in that, on their face, they would appear to have the effect of precluding our client from operating its business where and as it is currently operated. As well, we are of the view that certain portions of the By-law are unduly vague and uncertain. Further, certain provisions of the By-law are not practical and cannot reasonably be complied with. We provide our comments and an overview of these concerns with specific reference to the By-law below.

These comments and concerns are as follows:

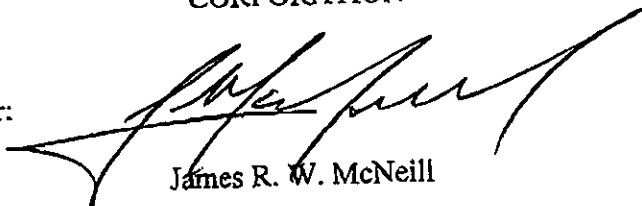
PRELIMINARY COMMENTS ON THE BY-LAW

1. Preclusion of Business Operations. Certain sections of the By-law would have the effect of precluding our client from operating its business. See, for example, section 2(b); we are of the view that a setback provision of this sort would more properly be included in a zoning by-law. In the alternative, we would suggest that there be a specific exemption included in the By-law pertaining to our client's business operations.
  
2. Certain provisions unduly vague etc. Further, in our view, certain of the sections of the By-law are too vague and uncertain in that they do not provide enough clarity so as to allow our client to determine the legal (i.e. permitted or prohibited) uses of its land. See, for example, sections 2(d), 2(e), 10(b), 15(d), 18(b), 18(d), 18(e), 19(e). We are of the view that these sections require revision or deletion, as may be required. We will provide specific comment on these sections in due course and upon request.
  
3. Certain provisions unduly onerous/Impossibility of performance. Certain sections of the By-law are unduly onerous or cannot possibly be complied with. See for example 20(a) [not all goods would have a serial number or model number], 5(f) [security clearance certificates are likely not available for corporate applicants], 20(c) [every vehicle part does not have a VIN on it], 22 (b)(ii)[not feasible], 22(b)(iii) [too onerous and not workable - on occasion, for example, our client could purchase from a 16-year-old selling pop cans that he or she collected], 22(b)(v) [too onerous and not practical - esp. the requirement that the goods be kept in a location separate from goods previously purchased], 22(b)(vi) [too onerous - likely not possible to obtain proof of ownership of vehicle parts].
  
4. Bond Requirement. We are of the view that this requirement should be deleted. However, if this provision is included and the amounts required are substantial (they are not specified in the current draft), we are of the view that it would be reasonable that interest be paid on these amounts.
  
5. Operating Hours. We note that our client has taken steps on its own initiative to curtail its business hours out of consideration for its neighbours and at significant cost to itself. We are of the view that Saturday from 8 a.m. to 5 p.m. would be more appropriate.

In conclusion, we look forward to engaging in good faith discussions with the appropriate parties regarding our further and more specific comments on the By-law. The undersigned may be contacted at the number noted above to discuss these matters further.

Yours truly,  
 INCH HAMMOND PROFESSIONAL  
 CORPORATION

Per:



James R. W. McNeill

JRM/lp

---

Inch Hammond Professional Corporation

PH 1-519-923-2580  
FAX 1-519-923-2584  
1-800-529-5095



**D&W Tractor Parts**  
& Equipment Sales Ltd.

### FACSIMILE MESSAGE

SEND TO: 519-925-1110

FROM: DAVID GREEN

ATTENTION: DENISE

# OF PAGES:

- ① OPERATING A YARD WITHIN 150 METERS OF A RESIDENCE
  - Ⓐ WHAT IF THE YARD WAS THERE FIRST
  - Ⓑ WHAT IF SOMEONE WANTS TO BUILD A NEW HOME WITHIN THE 150 METERS
- ② IF YOU HAVE A \$2,000,000 INSURANCE WHY DO YOU NEED TO POST A BOND AS WELL
- ③ CAN YOU DO OPEN BURNING WITH A PERMIT
- ④ SECTION 22 PAR-B (V)

7 DAY HOLDING PERIOD  
 WE SELL PARTS FOR CONSTRUCTION MACHINERY  
 IF I BUY A MACHINE FOR PARTS MY CUSTOMER  
 WILL NOT WAIT 7 DAYS FOR HIS PARTS  
 I WILL ~~LOSE~~ LOSE THE SALE AND HE WILL BUY  
 ELSEWHERE.

**R.R. #4 DUNDALK, ONTARIO, CANADA NOC 1BO**