

Association to Protect Amherst Island (APAI)

**REVIEW AND COMMENTS  
Protected Properties Assessment  
and Draft Heritage Assessment**

**ATTACHMENTS**

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## ATTACHMENT 1

### Draft Heritage Assessment (DHA) - Amherst Island Wind Energy Project Review and Comments by Elizabeth Barr, March 11, 2013 Letter to Sean Fairfield, Algonquin Power

Dear Mr. Fairfield:

I am writing to inform you of serious faults and mistakes that I have found in the Stantec Draft Heritage Assessment (DHA) prepared in support of the application for approval of the Amherst Island Wind Energy Project.

I am part of an old Amherst Island family and share ownership of 1830 South Shore Road and the old Blacksmith Shop in Stella. I have worked in the area of architectural restoration and preservation and have restored and maintained heritage properties in Toronto and Amherst Island. I am retired from the practice of law. My remarks here are carefully considered. I am addressing fundamental problems with the DHA, and will go on to remark on the most serious omissions and errors that I have found in your appraisal of those buildings and landscapes I know best.

#### FUNDAMENTAL PROBLEMS

##### 1) The Entire Island Should have been Assessed as a "Cultural Heritage Landscape"

The term "Cultural Heritage Landscape" is defined in the Provincial Policy Statement, 2005 (PPS) issued under the Planning Act as follows: "a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways and industrial complexes of cultural heritage value".

Section 2.6.1 of the PPS directs that, "Significant built heritage resources and significant cultural heritage landscapes **shall** be conserved."

Stantec identified 24 "Significant Built Heritage Resources" and four significant cultural heritage landscapes. However, the DHA evaluated these resources and landscapes **without taking into account the cumulative impact of these and other significant Amherst Island buildings and landscapes in creating the defined geographical area of heritage significance that is Amherst Island. Stantec has taken a divide and conquer approach to evaluating the built heritage of Amherst Island.** Cumulatively, these old buildings and heritage landscapes create the unique character of Amherst Island. They are a reminder of the Island's founding culture, and the strong physical presence of a traditional, rural Ontario community. To evaluate

these buildings and heritage landscapes individually is to distort and diminish their significance.

The Provincial Policy statement requires consideration of “natural elements” and **no study of the cultural community of Amherst Island could be complete without recognizing that this community lives and has always lived with owls, eagles, song birds and water fowl in an Important Bird Area of Global Significance (IBA)**. See <http://www.bsc-eoc.org/iba/site.jsp?siteID=ON062>. See also the Daniel Fowler paintings in the permanent collection of the National Art Gallery, where one can find “Redhead Duck” 1866 and “Group of Dead Canadian Game” 1899.

As correctly noted by the author of the DHA, Christienne Uchiyama, in her paper entitled *Waste of Place: Heritage Conservation and Environmental Assessment*: “The relationship between communities, heritage values, and the natural environment is still not fully understood, but there can be no doubt that a relationship exists”. [1]

However, in the DHA, Ms Uchiyama employed a fragmented approach in the analysis of Amherst Island’s heritage. This appears to be a Stantec practice: it adopted the same, seriously flawed approach in its Natural Heritage Assessment and Environmental Impact Study Report. As noted by the Kingston Field Naturalists in their criticism of the latter report: a “more holistic approach” should have been taken, and by “fragmenting the habitat, the value of Amherst Island as a whole as a raptor wintering site and as a migration stopover is diluted.” (Letter to Sean Fairfield, Algonquin Power, March 5, 2013, p.3)

## 2) Stantec’s Visual Simulations and Visual Aids are Distorted to Minimize the Visual Impact of the Proposed Wind Turbines

(See Visual Simulations, Vantage Points 1-12 9 -no page numbers, found at the end of the DHA - and Visual Aids 1 & 2 “Wind Turbine scale Schematic Drawings”, pp. 7 & 8 of the DHA) It is impossible that these images represent the true physical presence of turbines that measure 505' (154m.) to the tip of the blade. **It appears that Stantec may have used a wide angle lens, and zoomed out to create panoramic photos that have caused the turbines to appear much farther away and smaller than they actually would be.**

These images are made even less reliable by the fact that the turbines illustrated in the Visual Aids 1 & 2 are smaller than the turbines intended for the Island. Those illustrated in Visual Aids 1 & 2 measure 139 meters to the tip of the blade, and are 15 meters shorter than the 154 meter turbines that Windlectric plans to use on Amherst Island.

## 3) Impact of The Windlectric Development is Minimized throughout the Draft Heritage Assessment

In the "Impact Assessment" of the 24 selected "Significant Built Heritage Resources", Stantec states that "**...it is possible that turbines...may be visible** at 1830, 2090, 2450, and 3500 South Shore Road and 4725 Second Concession Road, and that **turbines "are unlikely to be visible"** at 12405, 12515, 12675, 12945, 13895, 14005 Front Road and 3475 Second Concession Road.

**This is preposterous. Windlectric's turbines will be over 50 stories tall.**

Thirty-one or more such turbines will be spread across this small and relatively flat island so that nothing could possibly obscure the turbines, or spare **any property owners** from seeing them from their homes.

Furthermore, Stantec concludes that turbines will pose no problem for certain property owners, such as those at 4125 South Shore Road, “as all turbines will be at *the viewers’ back* when viewing the property.” (Emphasis added). This ignores the fact that such owners will have views from their *front* windows that will directly face these turbines.

**The visual impact of above-ground collector infrastructure is summarily dismissed throughout Stantec’s DHA.** Wherever there is the possibility that views will be obstructed by the wind project’s collector wires and poles, the DHA brushes the problem away stating that existing “above-ground poles and lines are located along roads throughout the island and are not likely to detract from views due to their ubiquitous nature”. This is unbelievable. The poles that are intended to carry Windlectric’s transmission lines are to be *twice* the height of the existing hydro and telephone poles, adding a new and inescapable ugliness to the landscape.

4) Stantec's Methodology in Assessing the Cultural Heritage of Amherst Island is Inadequate The methodology, as set out on p.4 of the DHA, says that local historical societies were consulted, archival documents were reviewed, and a visual survey was conducted for a scant two days on July 7th and 8th 2011.

There is no specific reference in the DHA to discussions with any local historical societies, although on p.125, there is one reference to “Personal Communications”, that being with a Loyalist Township planner.

An examination of the literature specific to Amherst Island cited in the list on p.123 of the DHA reveals almost nothing of substance. For example, The Amherst Island Women’s Institute’s “Tweedsmuir History”, turns out to be a record of the activities of the Lennox and Addington Women’s Institute, and the PROPEL Committee of the L&A Historical Society material appears to be limited to a day trip to Amherst Island in 1982. The literature cited includes only three books or studies about Amherst Island. One of these was a personal memoir with local anecdotes written by Dr. Burleigh in 1980, which was never intended to be an academic history of Amherst Island. Martin Barakengera's 2000 report "Inventory of the Heritage Resource of Amherst Island" was a summer student project.

Much scholarly research has been conducted on the history and culture of Amherst Island (e.g. “*A New Lease on Life*”, by Catherine A. Wilson (Montreal, 1993) detailing the emigration of farmers from the Ards Peninsula of County Down to Amherst Island, or “*The Scotch-Irish and Immigrant Culture on Amherst Island, Ontario*”, in *Ulster and North America: Transatlantic Perspectives on the Scotch-Irish*, edited by H.T. Bletechen and K.W. Woods, University of Alabama Press, 1997). Stantec should have consulted this research rather than fattening its list

of resources with irrelevant material. Stantec should have also have invested sufficient time to enable their researcher to speak with Amherst Islanders about their cultural history, much of which is fueled by oral history inherited from our Irish ancestors.

It appears that no landowners were consulted about their properties.

For example, my family's house and farm at 1830 South Shore Road is indicated as being one of 24 significant built heritage resources, but we were not approached for information. We know that Stantec has our contact information because it sought our permission to allow its technicians on to our property for purposes of its much criticized Environmental Impact Study Report.

Our family has lived on this property for almost 150 years. We could have given the author an accurate history of the property, and told her what we have learned through our careful restoration of the house and landscape. In addition to undertaking a careful restoration of the house, we restored the main barn, using post and beam construction, replanted the gardens with traditional flowers, and brought the farm and its pastures back to life. In the end, there is a sweeping and protected landscape that our ancestors of a century ago would recognize today as their home. The looming presence of turbines S13, S18 and S12, along with their shadow flicker and noise, would unquestionably destroy an historic landscape.

The following conclusions arrived at in table 1, on page 29 of the DHA, are manifestly incorrect:

- The farmhouse at 1830 South Shore Road is not directly associated with any persons, events, beliefs, organizations or institutions that are significant to the community.
- The property is not considered to be directly related to any of the significant community themes.
- 1830 South Shore Road is unlikely to yield information that would contribute to the understanding of the community of Amherst Island

The two-day visual survey did not allow for any research into interiors of the buildings of Amherst Island, and was apparently restricted to quick views of the properties from the road.

Apart from the fact that this survey couldn't have been more cursory, it led to absurd observations with respect to some properties (such as the observation noted above, that there would be no obstruction of views at 4125 South Shore Road because nearby turbines would be at the viewer's back when viewing the property). No consideration was given to the view of turbines from *inside* the house.

Suffice it to say that the assessment of Amherst Island's cultural heritage is woefully inadequate, with the result that the DHA is rife with glaring errors.

##### 5) The Stantec Assessment Omits the Historic Presence of First Nations People

The historic use of Amherst Island as a hunting ground for the Tyendinaga Mohawk people

extended into the early decades of the 20<sup>th</sup> century. This is not simply an archeological matter, but a significant part of the history of Amherst Island.

**Windlelectric is hereby reminded of its obligations with respect to aboriginal communities under sections 14 (1)(b)(ii) and 17 of ONTARIO REGULATION 359/09**

i) The Old Reserve

During the warmer months, First Nations people came to an area on the Second Concession known as the Old Reserve. My mother, Rhoda Marshall Barr, remembered this from her Island childhood in the 1920s. The Old Reserve was in the area of the present day Quinte Pasture. **It is likely that there are native burial sites in the area of the Old Reserve. As Windlectric plans to put turbines in the Quinte Pasture, there is a serious risk that the First Nations burial sites will be disturbed or destroyed.**

ii) Pentland Cemetery Area

Old Islanders spoke of First Nations people being buried on the small area of land between the gates of the old Pentland Cemetery and the Front Road. According to Windlectric's plans for use of the Front Road as it runs past the Pentland Cemetery, collection cables are to be buried on the public road and this stretch of the Front Road will also be used to access project infrastructure. **There is a serious risk that the First Nations burial sites will be disturbed or destroyed.**

The Funeral, Burial and Cremation Services Act, 2002, specifically protects aboriginal burial sites in sections 94-100. **Windlelectric has a duty to the Tyendinaga people and to Amherst Island to ensure that possible aboriginal burial sites are not desecrated.**

**STELLA AS A CULTURAL HERITAGE LANDSCAPE: OMISSIONS AND ERRORS IN STANTEC'S DRAFT HERITAGE ASSESSMENT**

As indicated above, Stantec has adopted a fragmented approach to its' analysis and has ignored the significance of the village of Stella as a whole. The DHA omits the remarkable fact that today's village occupies the identical footprint to that of the early to mid-19<sup>th</sup> century village. Stella has retained its' early character and charm.

Stantec claims that it evaluated structures of more than 40 years of age, adopting a threshold generally accepted as a preliminary screening method.

In fact, Stantec identified only 10 "significant" properties in the Village. The heart of Stella, indeed most of Stella, runs along the Front Road from the Stella Forty Foot Road to St. Alban's Church to the east. Of the twenty-nine buildings that line this part of the Front Road, only 3 are less than 40 years old. (These are the café, a house, and a municipal garage.) Most of the rest date back to the early to mid-19<sup>th</sup> century.

As is typical of early 19<sup>th</sup> century streetscapes, these old buildings were built very close to the

road, and constructed on stone foundations. **There is no way to truly mitigate the effect of heavy industrial traffic on the historically significant structures situated close to the Front Road in Stella.** Stantec admits as much on page 7 of the Report where it writes: “Although the effect of traffic and construction vibrations on historic period structures is not fully understood, negative effects have been demonstrated on buildings with a set-back of less than 40 meters from curbside.”

It is interesting to find in Stantec’s assessment of St. Paul’s Church, the admission that “...there is a potential for the church and stone vault to experience negative impacts as a result of construction vibrations”. Yet, inexplicably, such risks are minimized in the assessment of Stella, with so many of its’ old buildings so close to the road.

### Inexplicable Omission and Inadequate Consideration of Significant Buildings in Stella

At the Amherst Island Public Meeting on March 5, 2013, Christienne Uchiyama, author of the DHA, said that she was aware of other significant buildings in Stella that had not been identified in the DHA. Nonetheless, she maintained that these buildings had been considered in the decision to view Stella as Cultural Heritage Landscape. The fact remains that these historically significant buildings were not mentioned in the DHA and that their specific exclusion seriously diminishes the factual basis on which the conclusions of the DHA are based. The historic value of the village must be assessed as a whole.

The following are the buildings I know best. They serve as examples of merely some of the buildings that Stantec either failed to identify or did not consider adequately in the DHA. There are more old buildings that I am not as familiar with. Stantec should have included those as well.

#### i) 2680 Front Road The Blacksmith’s House

This is basically identical in style and age to the two houses identified as significant in the Assessment (plate 39, 5100 Front Road) . This building was traditionally the home of the village blacksmith, at least since the 19<sup>th</sup> century. It is once again the home of Amherst Island’s resident blacksmith. This building is set back mere inches from the Stella Forty Foot Road and the Front Road.

#### ii) ”Wes Brown and Sons” Blacksmith Shop, east of 2680 Front Road

This is a landmark building on the Island. It was built from original growth timber, c.1830 and its original small paned, mullioned windows predate the introduction of larger window panes in this part of Canada in the 1840s. In the late 19<sup>th</sup> century it was clad in silver coloured, pressed tin “brick” siding. This building has quite possibly the most intact, original blacksmith shop interior in North America. This building satisfies the Ontario Heritage criteria for design value, historic value, contextual value, and would qualify as a heritage landmark.

#### iii) ”The Dog House”

This is an outbuilding of the Blacksmith Shop. It was built c. 1900, and served as an informal social club for Amherst Island men until the mid 20<sup>th</sup> century. It is setback only a few feet from the Front Road

iv) 5600 Front Road

This small commercial building dates from the 19<sup>th</sup> century and includes a the shopkeeper's residence. This was owned in the mid-20<sup>th</sup> century by Max Beaubien. Before television changed social habits on the Island, this was the site of Saturday night community gatherings, featuring Max on the fiddle. In the 1980s and 1990s this was the home and workshop of Philip Gilest, master boatbuilder.

v) 5530 Front Road

A home for many years now, this was a tavern in the early to mid-19<sup>th</sup> century. The enormous chestnut tree in front of this property is a natural landmark of Stella. Its' root system certainly goes under the Front Road and the health of this tree would be threatened by digging and possibly heavy vibration and truck exhaust.

vi) 5606 "The Aunt Sarah House"

This is one of the earliest commercial buildings on Amherst Island. It was a shoemaker's shop in the early 19<sup>th</sup> century. Additions and decorative shingles were added in the 1880s, giving this the appearance of an Arts and Crafts cottage

### **The Most Serious Inaccuracies in Identified Buildings in Stella**

Plates 43 and 51 show a photo which is wrongly labeled "Shipping Buildings". In fact, the building to the left of the photo is the original Presbyterian church, built by the first Ulster Irish and Scottish settlers. Additions to the west end of the church were made for its conversion to agricultural use after St. Paul's Presbyterian Church was completed in 1885. The building at the right of the same photograph is a very early neo-classical cottage, possibly dating back to the 18<sup>th</sup> century.

### **CONCLUSION**

Page 2 of the DHA states:

"To satisfy O.Reg.359/09, s.23(1)(a)(ii), an assessment of potential Project-related negative impacts was carried out for each significant built heritage resource and cultural heritage landscape within the Study Area, and that this assessment was conducted as per InfoSheet #5 in Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005(MTCS, 2006a)."

The information and arguments set forth above clearly establish that the factual conclusions made in the DHA are incorrect. **Stantec insists that it has complied with regulatory**

**requirements. It has not.** It was not the intention of the regulations to accept that which is distorted, misleading, dishonest inaccurate or inadequate. Stantec has presented this DHA in the expectation that it will receive a rubber stamp from the ministry. This is an affront.

This DHA is unacceptable. The proponents must provide a new DHA which includes a thorough analysis of the natural heritage of Amherst Island, and of all significant buildings and their interiors. It should provide detailed mitigation plans where there may be damage due to construction and traffic, and be honest where there may not be any way to mitigate damage.

Most important, this new DHA must treat the whole of Amherst Island as a Cultural Heritage Landscape.

Yours truly,

Elizabeth Barr

1830 South Shore, Amherst Island

Mailing Address: 11 Summerhill Gardens, Toronto, ON, M4T 1B3

[1] *Waste of Place: Heritage Conservation and Environmental Assessment*, presented at The Many Voices of Heritage, Canadian Studies Heritage Conservation Programme Symposium, March 24, 2012, Ottawa

## ATTACHMENT 2

### Missed or Excluded Heritage Resources on Amherst Island

Notes from Island tour with Christienne Uchiyama, March 6, 2013

Prepared by Andrea Cross

Stantec's Draft Heritage Assessment provided Heritage Impact Assessments for 24 properties and four Cultural Heritage Landscape areas. This list lacked at least 50 other significant additional properties/structures and another 3 CHLs.

- 3475 Second Concession Road, BHR 19 as listed in the Draft documents was corrected to 2475 Second Concession Road
- addition of former Village of Emerald CHL from what is now a Catholic Church on the Front Road to a former School House on the Emerald 40-ft.
- 1105 Third Concession is a CHL due to its historic house, outbuildings and two stands of trees that delineate where the original road had been, before a serious accident with a wagon full of horses caused the road to be moved. What had been an s-curve changed to a single long curve.
- Pentland Cemetery as a CHL should have been included
- 15095 Front Road, BHR 16 is definitely a landmark CHL with dry stone walls, stone garage and main house constructed using local limestone. The property is situated on along a curve in the Front Road and contains many old trees. In Table 16 i. states "it is an excellent example of early 19<sup>th</sup> century stone cottage-style construction with what is likely the longest example of extant stone fencing on a residential property on the island. The outbuilding visible from the road is perhaps the best example of stone outbuilding architecture on Amherst Island. " Later in the description it states that the property does not satisfy the landmark criteria – which is incorrect. Most people who visit the island remark on this property's particularly striking structures and landscape.
- St Paul's Church windows need to be protected from vibration of any construction traffic as they are presently not reinforced or protected. Plate 47 on page 114 states that this visual is of the north face of the church – this is incorrect – it is the south face of the church.
- why under Impact Assessment "Noise" was not included for which there was no answer.
- why was there no mention of the impact on the Dark Sky experience – which is significant on Amherst Island – especially on the South Shore. 37, 51 story tall red flashing lights will be seen not only across the island but also from the mainland.

### **ATTACHMENT 3**

1. Harrower, J & Haines, J. Protected Property Pentland Cemetery (March 2013)

#### **PROTECTED PROPERTY PENTLAND CEMETERY**

Community response to Stantec Protected Properties Assessment Report, specifically section 4.1.3 Pentland Cemetery.

The above-mentioned report contains errors and omissions, which will be clarified in our response as well as recommendations.

Brief background information, as noted in the Assessment report, omits historical facts such as there are approximately 333 bodies, many of which do not have proper markers. Also not noted is the number of bodies outside the enclosed cemetery located on the south side next to Front Road. This information was obtained through dowsing proving the location of the bodies both inside and outside of the cemetery.

The restoration of Pentland Cemetery was approached by the community in two separate avenues, the restoration of the four Irish Stone Fences (not walls) and the restoration of the headstones. In 2004 the Amherst Island Women's Institute undertook the restoration of the Irish Fences and for the next 8 years restored them exactly to Mr. John Crowe's (original stone mason) specifications. Over 100 volunteers gave of their time not just in the rebuilding but in collecting field stone much of which has gone missing over the last 180 years.

The stone fences erected in the 1860s or in the restoration were not built to withstand the force of vibrations and or the bed rock being disturbed by the movement of heavy equipment which may occur during the construction in the cemetery area by the wind turbine company. These fences are of dry construction meaning there is no mortar or cement holding the field stones in place. It is the interlocking rough field stones coupled with Island clay that provides the stability of the fences.

The restoration of the headstones was also commenced in 2004 and Campbells Monuments of Bellville were awarded the project and who have restored headstones every year since. Community involvement has been extensive also in this side of the restoration. This is an ongoing project based on availability of financial funds but nearly half of the headstones have been restored.

Financial estimates regarding the restoration of both the stone fences and the headstones was over \$150,000 of which \$20,000 remains for the restoration of the headstones.

The impact assessment section –

a) Destruction: There is a high probability that there will be an impact from vibrations on the Irish stone fences and the restored and not restored headstones within the cemetery.

b) Shadows: There will be a project related impact on the cemetery due to the location of the turbines placed south of the cemetery which will impact on anyone enjoying the spiritual ambience of the cemetery.

c) Obstruction of significant views: All views to south, southeast, southwest will be impacted by the turbines/shadows /proposed operations and maintenance building.

d) Audio: This was not addressed in the assessment report. Currently tranquility is an asset to those who come to the cemetery. The noise emitted from the operational turbines will impact greatly on this serene location. There will be additional noise created by the activities at the proposed operations and maintenance building.

#### Conclusions/Recommendations:

While the planting of trees around the proposed Operation/Maintenance building is appreciated, the views will be impacted by the building until 50-60 years later once the trees are mature, unless evergreens (5-8 feet) are planted surrounding the building.

The inspection of the Irish Stone Fences and all headstones must be inspected prior to, frequently during the construction of and a final in-depth analysis at the conclusion of the project. We suggest that the inspection be undertaken by qualified independent individuals approved by Loyalist Township and financed by the proponent. Due to the interlocking method of construction of these fences, once one is disturbed a large section will then be impacted, as in a domino effect.

Should there be any damage to either the Irish Stone Fences or headstones or any other feature of Pentland Cemetery the repairs should be addressed and repaired immediately by the proponent and at their cost at the conclusion of the project.

It is beyond comprehension that anyone would consider placing the Operations/ Maintenance Building opposite an historical site of such importance. It is recommended that the Operational and Maintenance Building be relocated away from Pentland Cemetery as the turbines themselves will already be an overpowering influence from the beautiful, peaceful, spiritual setting.

Respectfully submitted by

Judith Harrower  
Co-Chairmen of the Pentland Cemetery Restoration Committee  
Original signed by both

Joyce Haines

## ATTACHMENT 4

### AMHERST ISLAND WIND ENERGY PROJECT

#### RESPONSE TO HERITAGE ASSESSMENT

MARCH 14, 2013-03

Prepared by: John Moolenbeek

### VISUAL IMPACT ASSESSMENT

This review deals exclusively with Appendix A “Visual Simulations”. These simulations are a complete illusion, and the relative sizes of the turbines in each set of photographs are very misleading.

It should be noted that the photographs that are presented in this section of the report are not acceptable as they are a complete distortion of the actual visual impact of the turbines on the residents of the Island. In fact, they are an optical illusion or fraudulent.

The report states “no project related negative impacts of significant magnitude are expected, including direct or indirect obstruction of views”.

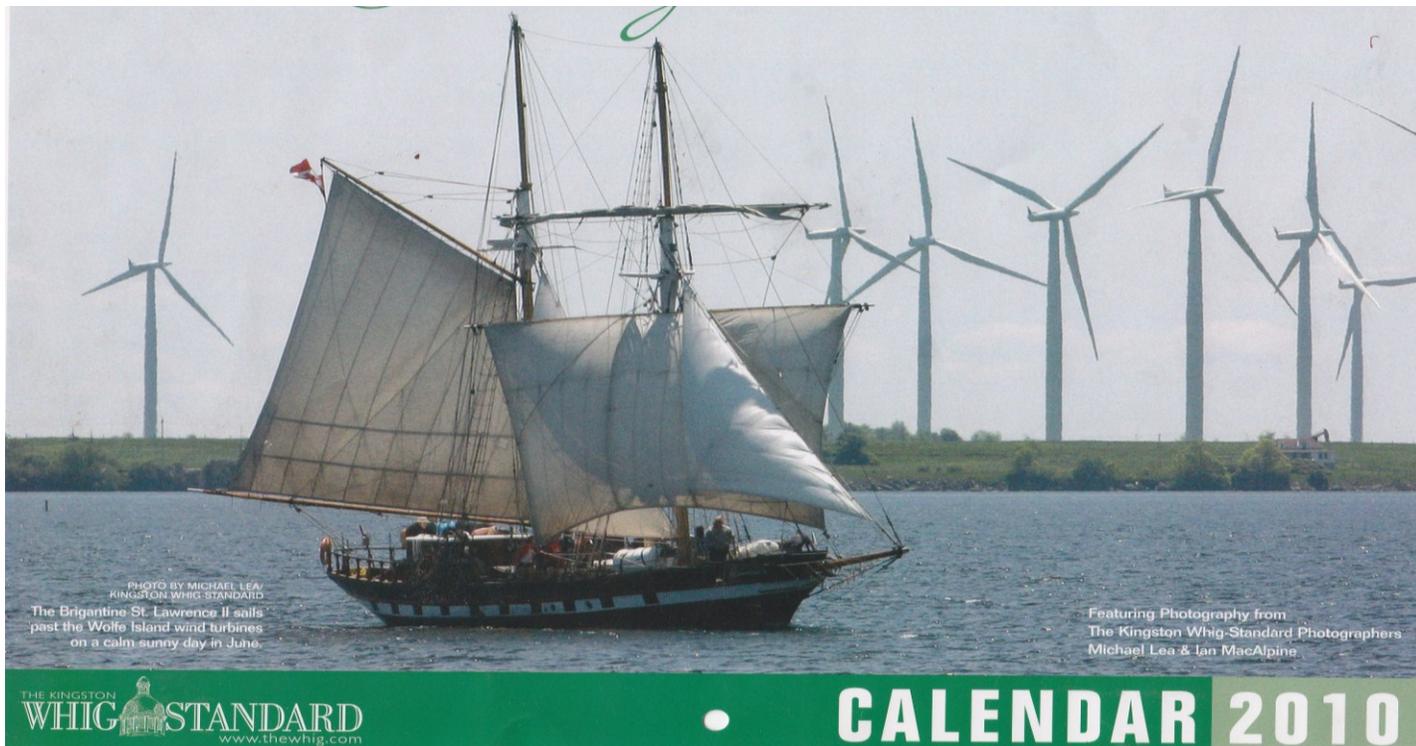
This is page 148 of the report; it demonstrates a view along the South Shore Road, directly south of our famous “Amherst Island Owl Woods” (try Google) tourist attraction.



The report states that this will be the visual impact of the turbines at 1.4 km from the nearest turbine. In fact, there are four further turbines planned directly behind the house on the right, and at 670 m, 1 km, 1.4 km, and 1.9 km they will dominate the NW view from this point to the entrance of the Owl Woods bird sanctuary, about 1.4 km distant.

The photograph below, used with permission of the newspaper's photographer, was taken from a vantage point along the shoreline of the City of Kingston, near the Murney Tower. This photo was taken with a 70-200 mm lens, which may foreshorten the depth of field but not affect the relative height of the turbines, when compared to the trees and farmhouse in the lower right-hand corner of this photo.

The distance from the vantage point to the farmhouse along the shoreline is 4.5 km; the nearest turbine in this scene is 5.2 km. The centre of the entire Amherst Island 36 wind turbine project (near the electrical sub-station) is 5.8 km. All 36 turbines are closer than 7 km from the village of Stella.



It should also be noted that these Wolfe Island turbines are “only” 400 ft tall, and are in fact 20% shorter than the 500 ft tall turbines proposed for Amherst Island.

#### Conclusion

These photographs clearly demonstrate that the set of “visual simulation” photographs in the Heritage Assessment are a complete distortion of the true visual impact these 500 ft tall structures will have on the view-shed of this small island.

## ATTACHMENT 5



### Neilson Store Museum and Cultural Centre Inc.

5220 Front Road, Stella, ON. K0H 2S0  
Registered Charity # 864124243RR0001

*“A View to the Past”*

February 22, 2013

Mr. Ian Robertson  
Algonquin Power Corp.  
2845 Bristol Circle  
Oakville, Ontario  
L6H 7H7

Dear Mr. Robertson,

As president of BOD of the Neilson Store Museum and Cultural Center I want to insure that the structure, heritage and use of the Museum building is protected if the Amherst Island Wind Energy Project proceeds. I find that the Draft Heritage Assessments for this project is totally unacceptable for the following reasons:

- 1) The Front Road is too close to the entrance of the Museum building to allow transit of large vehicles carrying heavy loads. Since visitors to the Museum, and to the Weasel and Easel, a craft store used by Island artists and artisans to display and sell their merchandise, park diagonally in front of the building, the visitors and their vehicles will be in danger of being struck by the large trucks proposed for the construction phase. Visitors to the museum often take the walking tour of the village or just stroll to the village park. Again, these visitors will be endangered by the large trucks.
- 2) The Museum building is a heritage building constructed on a stone foundation. The building will be subject to vibrations from large vehicles used in the construction phase. Therefore, a proper assessment of potential vibration damage will have to be conducted by independent structural engineers before construction commences. This must be done before the construction phase as it will be too late to repair damage after the fact. The museum is responsible for the exhibits displayed in our building and we again have to insure that no damage occurs to our exhibits.

- 3) Any construction carried out in front of museum building is also a potential hazard and can cause damage to the building. Once it starts, it is already too late to repair. This construction will also pose a problem for visitors to the Museum and Craft store by limiting access to the building and is potentially dangerous to the visitors.
- 4) Your draft report claims that shadow flicker will not cause a problem. This is a patently false statement. Flicker will be a serious problem and will destroy the esthetics of the museum exhibits. The museum has large front windows that face south and the interior will be subjected to severe flicker. Flicker will make it difficult to read exhibit captions and will interfere with reading reference materials. The board of directors has proposed installing a computer system at the museum to catalog all reference materials so that the historical data can be readily accessed by visitors and historians. Flicker will make it difficult to read computer screens and some people are sensitive to flicker and read with difficulty under this condition.
- 5) The concerns of the Museum board also extend to the other heritage sites on Amherst Island including the extremely vulnerable historic buildings in Stella. We would like assurances that these sites are protected. These sites include the entire village of Stella, especially Victoria Hall, Trinity United Church, the blacksmith shop, the village grocery as well as other buildings that open directly to the street. All are endangered by the proposed construction due to vibrations and each building must be assessed by an independent structural engineer prior to the commencement of construction. Once damage starts it is too late.

The board of directors will be awaiting your answers to the problems listed above.

John Schutzbach, PhD  
President of the Board of Directors  
Neilson Store Museum and Cultural Center

## ATTACHMENT 6

8850 Concession 2  
Stella, Ontario  
K0H 2S0  
19 February 2013

Mr. Ian Robertson  
Algonquin Power Corp.  
2845 Bristol Circle  
Oakville, Ontario  
L6H 7H7

Dear Mr. Robertson:

I am sending you this letter as well as Mr. Sean Fairfield. It concerns the Draft Heritage Assessments for Amherst Island. I have several questions and comments not necessarily in any particular order.

- 1) On what date(s) and for how long were Ms. Uchiyama and Mr. Varley on Amherst Island?
- 2) Ms. Uchiyama and Mr. Varley refer continually to the mitigating effects provided by mature tree cover. Have they seen such tree cover in January and February?
- 3) There are simulated diagrams representing a house with turbines located behind, both with and without trees covered in leaves. Surrounding the base of the turbine is something resembling bushes or hedgerow. I have never seen a turbine so blessed. They are usually kept clear for easy access and maintenance needs. I have heard that it is now practice to surround them with a fence for security reasons but cannot verify that. Would Ms. Uchiyama and Mr. Varley confirm that hedgerows and bushes are planned for turbines on the island?
- 4) There is mention of reinforcing or supporting the stone fence around Pentland Cemetery in the event of undue vibration during the construction period. Would that support or reinforcement be permanent? If so that would be contrary to the concept of a stone fence which is entirely of stone with nothing else needed apart from the skill of the stonemason.
- 5) I suggest that the turbines would destroy the aesthetic view of the island from heritage buildings in Bath and Kingston.
- 6) The dark, unlit night sky is a significant feature of the island that would disappear because of red lights atop the 100 metre high towers. Is that permissible?
- 7) Concession 2 was once well populated by farm families. The locations of their homes can be seen by rows of trees that still line the traces of the lanes leading up to them. Damage to these trees and the presence of turbines will disturb the historic significance of the area.

8) I have heard from several sources that the meadows south of Concession 2 were used as a summer encampment by native Indians until relatively recently. I cannot verify this but if true then the erection of turbines and the destruction of trees and meadow will be a disturbance to the historical significance of the area.

9) The ferry landscape will be significantly changed by 37 turbines affecting lure the island has for tourists and visitors. Currently, from Millhaven, Amherst Island has the aspect of a truly rural area of historical interest for relaxation and exploration. The erection of turbines and the new dock will change the landscape of the island into that of an industrial development.^^

Yours faithfully:

Liz Harrison

Cc. Mr. Homer Lensink

Ms. Doris Dumais

Mr. Sean Fairfield

Ontario Heritage Trust.

## ATTACHMENT 7

FOOTFLATS FARM AND COTTAGES  
570 Front Road, Stella, ON, K0H2S0  
Feb 18th,2013

Sean Fairfield,  
Algonquin Power and Utilities Corp.,  
2845 Bristol Circle, Suite 1-70 Southgate Drive,  
Oakville, ON, L6H&H7

Re: Review of Draft Reports on Heritage for the Proposed Amherst Island Wind Energy Project.

Dear Mr Fairfield,

I have reviewed the Draft Protected Properties report and find it incomplete.

You reference the Meacham Atlas ..

Many of the houses and buildings on the 1878 Meacham map are still standing and used today. They may not be “officially” listed but they are of historic interest and have heritage value.

The village of Emerald is gone but the village of Stella remains almost intact.

( see pages 78/79 in the Meacham Atlas)

Compare the 1878 map and a current map.

In many other parts of Ontario communities like ours have been lost to development. Amherst Island because of it's small size and it's ferry has survived “as it was” for the most part.

Our farm on the Front Rd. is an example. (page 38 of Meacham Atlas).

Built in 1880 by Henry Sanders, a lake boat Captain , it has been modified and added to over the years but the original house still remains intact. The barn is the same.

The house and the barn, on opposite sides of Front Rd., are narrowly set back from the road and construction activities for the buried cable line will occur within 50 meters of the house and the barn.

Whoever did this study can't have spent much time on the Island and certainly did no real investigation.

There are stone fences all over the island, not just at Pentland cemetery.

Looking at it from a different perspective.

As stated on page 5 of your Draft Properties Assessment you state:

“ Although the effect of traffic and construction vibrations on historic period structures is not fully understood, **negative effects have been demonstrated on buildings with a set back of less than 40m from the curbside.** ( Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; and Wiss 1981.)”

Why then, would you not put in place the same impact assessment with conclusions and recommended mitigation for all buildings and stone walls that are within 50m of construction work, be it burying the collector line, building access roads or heavy traffic, as recommended by yourselves for the Neilsons Store, the United Church and Pentland cemetery.

My questions to you, Mr Fairfield, are as follows:

- 1) What are you prepared to do to protect my house and barn during the construction?
- 2) Will you revisit our community and identify properties that may be impacted by the construction phase of your project and reassure property owners that their homes will be not be damaged?
- 3)What steps are you prepared to take to protect the Historic village of Stella, it's buildings and it's inhabitants?
- 4)What are the dotted lines on our property on either side of Front Road?
- 5)Will you agree to a meeting between the community, the heritage consultants and Algonquin Power to address these concerns?

Best Regards,

Cherry Allen and Mark Ritchie

Jim Bradley---Minister of Environment  
 Randy Hillier MPP  
 NSMCC c/o John Schutzbach  
 Dianne Pierce----CAO Loyalist Township  
 Kathleen Wynne----Premier of Ontario  
 John Gerretsen----- Attorney General  
 Katherine Kirzati---Ministry of Culture, Tourism and Sport

## ATTACHMENT 8

Letter from Amy Caughey

To Steven Davidson  
Deputy Minister, Ministry of Tourism Culture and Sport  
Dear Mr. Davidson,

I am a resident of Amherst Island, where my family have lived for over 150 years. I am insulted at the disregard of my community heritage that Algonquin Power has presented in the Heritage Assessment Report to your Ministry as part of their proposed industrial wind plant development on Amherst Island. I grew up in one of the oldest houses on Amherst Island, called Poplar Dell. Poplar Dell is actually three houses constructed over several decades (1820 – 1840) by the Preston family, who were Loyalists. Isaac Preston was jailed in New York state for being loyal to Great Britain, and fled with his wife (who left her notable American family) to Canada. Since Isaac Preston was such a well-known and respected Loyalist of the time, he was a target of the Fenian rebels. In 1837, “Poplar Dell” was raided by the Fenians, specifically Bill Johnston's gang. Artifacts have been discovered during excavations (related to house renovations) that date to that time period (for example, a muzzle loading percussion cap pistol, and a coin from the early 1800's). The Preston family, over generations, built the house using local limestone. The dry stone fence at the front of the house is another significant structure; however, the other stone fences on the property -- that will no doubt be in danger of damage during turbine construction -- were not even mentioned. Further, Algonquin Power presents that Poplar Dell is unlikely to “yield information that would contribute to the understanding of the community of Amherst Island” and states that “the property is well-constructed and maintained and certainly provides examples for several construction methods; however it does not display an unusually high degree of craftsmanship”. These conclusions, I must assume, were reached by the author from standing on the road looking at this structure from the south side. There was no assessment of the sides, the north face of the house or inside structure of Poplar Dell. If there were, certainly there would be some mention of the ornate woodwork, or exposed limestone walls and foundation, or the presence of an 1820's brick bake oven, all of which are at risk given the significant vibration this heritage structure while be exposed to. Moreover, Algonquin Power feels that this property is unlikely to hold “information that would contribute to the understanding of the community... (and)... the building does not demonstrate or reflect the work or ideas of any notable figure who is significant to the community.” Certainly, the Loyalists of the early 1800s would disagree with this statement, as very little research would reveal the importance of Isaac Preston and his offspring in the community, and throughout Ontario, the Prestons having settled well known communities such as the town of

Preston, which is known today as Cambridge, Ontario. For decades, people have visited Poplar Dell for its rich history in the areas of Upper Canada culture, architecture, stone masonry and notable Amherst Island properties. Poplar Dell has appeared in numerous publications, books, texts, and community history collections. A Government with any respect for the heritage of Loyalist Township could only conclude that this site is a significant landmark on Amherst Island, and that the work and ideas of this heritage home are significant in the community. By way of this letter, I respectfully request that you, Mr. Davidson, ensure that your Ministry does not sign off on Algonquin Power's heritage assessment without correction of the many inaccuracies in this report, regarding Poplar Dell and the other notable heritage properties that are missing from the report. This would include the many heritage buildings in the village of Stella that were not mentioned. The work presented by Algonquin Power is an insult to your Ministry, and to our community heritage.

Sincerely,

Amy Caughey Bermann  
4100 Third Concession Amherst Island  
Stella, Ontario

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