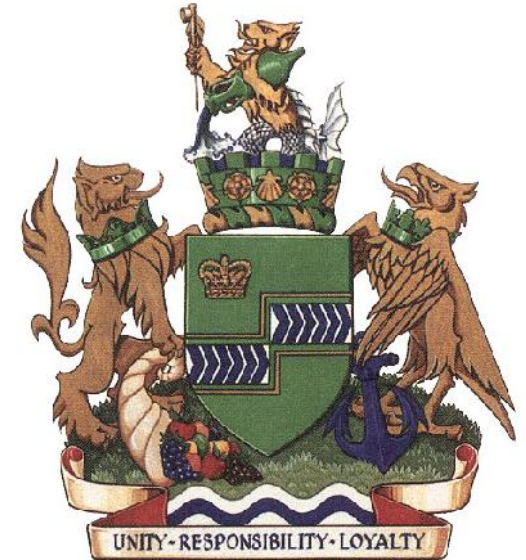




Why Wind Power is a BAD deal for the Niagara Region

Mothers Against Wind Turbines

Presented by: Marianne Kidd
September 19, 2013
Niagara Regional Council



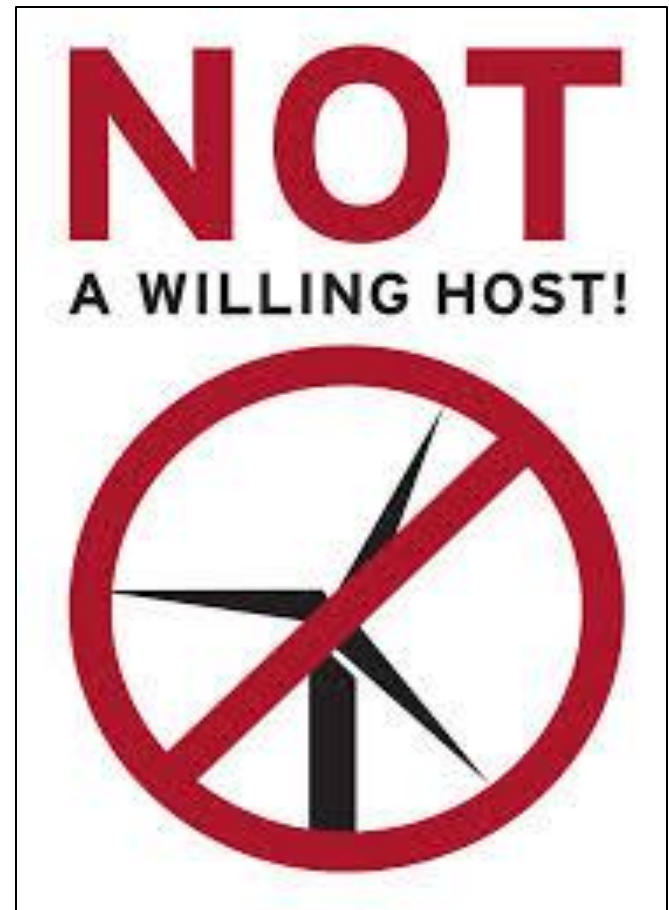
Disclaimer: This presentation should not be used for anything other than educational purposes where the readers are asked to also perform their own research in order to come to their own conclusions. This report is privately owned by Mothers Against Wind Turbines and is only to be given out with permission in writing from either party. Links and Source information are listed for readers to be able to perform their own research. This is not a peer reviewed study and only provides informational sources.



Overview

Objective: Why the Niagara Region should continue to support West Lincoln and Wainfleet in their "Not a Willing Host" designation .

- 1) Introduction
- 2) What IWT's are Costing Ontario
 - Auditor Generals Report 2011
- 3) Depreciation of Family Assets
 - Property Values
- 4) What IWT's could cost West Lincoln
 - West Lincoln & Niagara Region Analysis
- 5) Summary





Introduction

Marianne Kidd – [Mothers Against Wind Turbines](#)

A grass roots organization of mothers, parents and grandparents who have a focus on protecting children exposed to industrial wind turbine emissions.

- NRWC is proposing the LARGEST turbines ever to be built in North America, 3MW and larger than the **Skylon Tower**. Larger Turbines increase noise, shadow flicker and low frequency sound.
- Mr. Rankin is a Wind Developer.
- Merv Croghan is a Wind Developer and is paid to represent the NRWC.
- Randi Rahamim is paid by Bridgepoint Group and represents the NRWC.
- NRWC Host farmers get \$50,000.00/Turbine/Year and NRWC gets ¢13.5/kWh.
- Our democratic rights have been stripped with the GEA...without local Municipal input, we do not have a voice!
- In Windsor – Windtronics promised 200 jobs, hired only 50 and within 1 year – closed their doors and took the provinces \$2.7M with them!
- In **Welland**, Powerblade Industries Inc., is currently applying for an emissions permit to spew toxins into our air including Ammonia, Petroleum Distillates, Ethylbenzene and suspended Particulate Matter.



What IWT's are Costing Ontario

Auditor Generals Report - 2011

- ❑ Specifically, the OPA, OEB, and the IESO acknowledge that:
 - No independent, objective, expert investigation had been done to examine the potential effects of renewable-energy policies on prices, job creation, and greenhouse gas emissions; and
 - No thorough and professional cost/benefit analysis had been conducted to identify potentially cleaner, more economically productive, and cost-effective alternatives to renewable energy; such as energy imports and increased conservation. (AGO, 2011:97)

- ❑ “Due to the renewable energy “FIT fixed price contracts” by 2014, consumers in Ontario will be over-paying, each year, approximately \$2.7 Billion more than market price for their electricity. (AGO, 2011: 94.)”

- ❑ Wind and solar power must be backed up by other forms of generation. This backup power is generated mainly from natural gas, because coal will be phased out by the end of 2014. (AGO,2011:113)

- ❑ By 2016, electricity supply will far exceed demand. Despite these anticipated surpluses, renewable energy generators with FIT contracts will get paid even though Ontario does not need their electricity. (AGO,2011:100)



Comparison of North American Electricity Rates

Residential, Medium and Large Consumers

[Environmental and Economic Consequences of Ontario's Green Energy Act – April 11, 2013 – Fraser Institute](#)

City	Province	Residential	Medium	Large
		¢/kWh		
2008				
Toronto	Ontario	11.72	10.08	8.88
Ottawa	Ontario	11.14	9.98	9.09
2012				
Toronto	Ontario	13.81	12.91	11.82
Ottawa	Ontario	13.37	12.91	11.95
% Change – 4 years				
Toronto	Ontario	17.8%	28.1%	33.1%
Ottawa	Ontario	20.0%	29.4%	31.5%
Montreal	Quebec	1.0%	3.1%	2.6%
New York	New York	7.0%	-2.9%	-23.5%



Depreciation of Family Assets

Key Facts:

Source: - CASE STUDY - Diminution in Property Value, Wind Turbine Analysis, Lansink Appraisals and Consulting
October 2012 - [Lansink Study Link](#)

Conclusion: Property Purchases and Re-Sales

- Market evidence suggests that 'dwelling properties' will be harmed or injured by the construction, use, and maintenance of wind turbines situated on properties located in the vicinity.
- Real or perceived nuisances result from wind turbines produces buyer resistance that results in price reduction.

Conclusion:

Price reductions due to the Melancthon Wind Facility:

133 wind turbines

- 1 ID 15797 – 375557 6th Line, Amaranth -48.27%
- 2 ID 15798 – 97121 4th Line, Melancthon -58.56%
- 3 ID 15799 – 504059 Highway 89, Melancthon -23.24%
- 4 ID 15800 – 582340 County Road 17, Melancthon -26.66%
- 5 ID 16339 – 582328 County Road 17, Melancthon -37.30%

*Average Loss in
Market Price
38.81%*



Depreciation of Family Assets

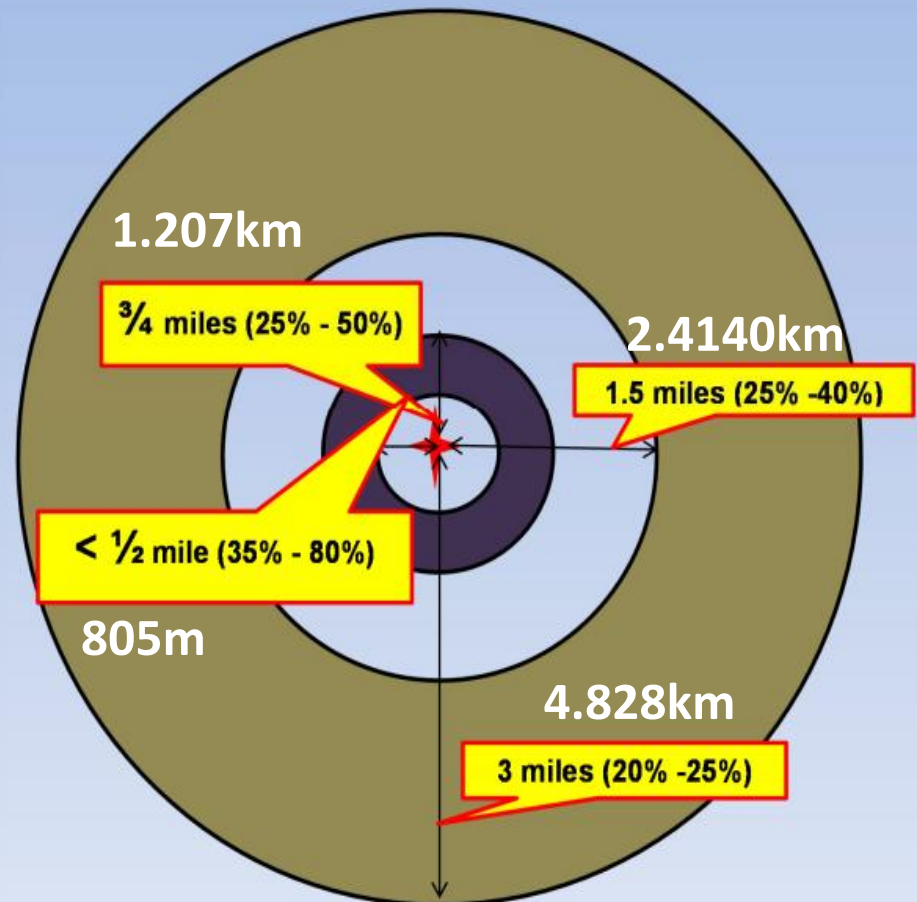
CASE STUDY – [Property Value Impact & Zoning Compliance Evaluation](#)

March 2013- Michael McCann, McCann Appraisals LLC

Tipton County, Indiana

- CDOM (Cumulative Days on Market) is 1 year longer near turbines
- Demonstrates that the closer you are to the turbine, the higher the loss.
- Wind Industry commissioned studies use only regression analysis where data pooling assures no statistical significance..at times excludes wind developer re-sales which have 36%-80% decrease from buyout prices.

APPROXIMATE SETBACK IMPACTS





What IWT's could Cost West Lincoln

Parker Gallant WCO

IF PROPERTY VALUE'S DROP – 30%

IMPACT OF DEPRECIATED VALUES WILL BE (IF ASSESSED BY MPAC)

\$213 MILLION

WHICH WILL **NEGATIVELY IMPACT TAX REVENUES BY**

\$2.7 MILLION/ANNUM FOR WEST LINCOLN

OVER 20 YEARS, THE TOWNSHIP COULD LOSE IN EXCESS OF

\$45 MILLION

40% IS \$18 MILLION FOR REGION



Developers Estimated Revenue

Parker Gallant - WCO

<u>Developers Estimated Revenue:</u>	<u>(000)</u>		
	<u>Annual</u>	<u>20 Years</u>	
Gross Revenue: ^{1.}	\$85,450	\$1,709,100	
Less: Taxes ^{2.}	\$425	\$8,500	
Lease Payments ^{3.}	\$410	\$8,200	
Operations/Maintenance ^{4.}	\$430	\$8,600	\$ 25,300
<u>Operating Profit</u>	<u>\$84,185</u>	<u>\$1,683,800</u>	

1. Estimated Revenue based on 249 MW of industrial wind turbines at 29% of rated capacity will produce approximately 632,000 MWh of electricity annually and paid \$135.00 per MWh (original FIT)
2. Estimated Taxes to be paid to Municipality at the 2012 Industrial mill rate on “assessed value of \$9,960,000 (239 MW @ \$40K per MW X mill rate)
3. Estimated at \$5,000. per turbine per year based on 82 turbines.
4. Estimated at 5% of Gross Revenue.

ESTIMATED CAPITAL COSTS OF 249MW @ \$2M PER MW PRODUCES TOTAL CAPITAL COSTS OF

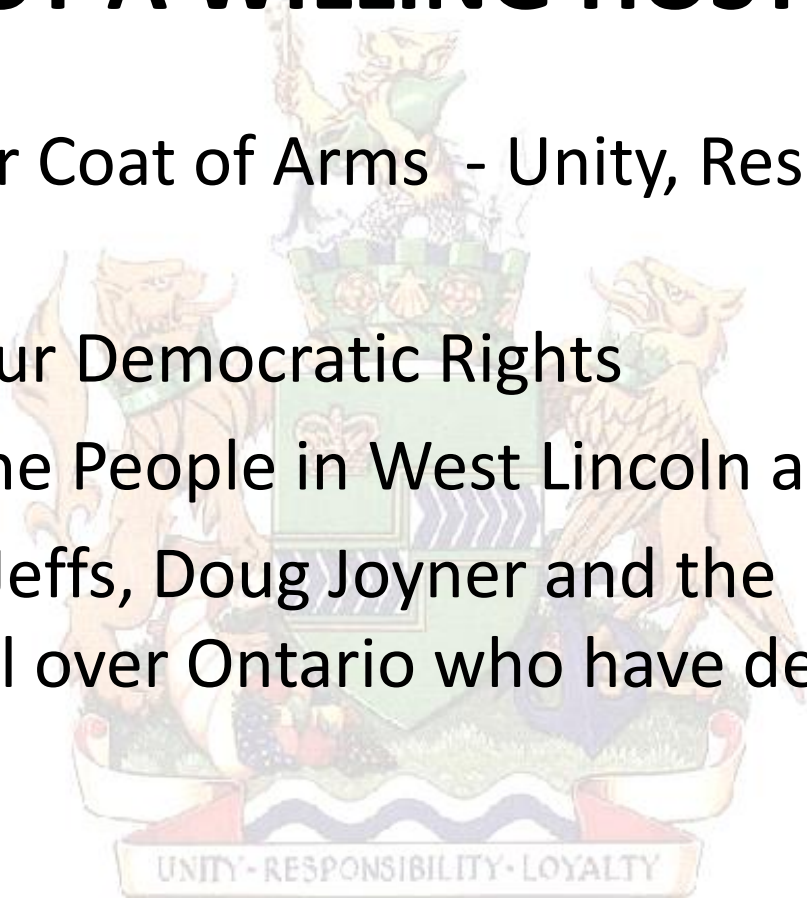
\$500M

1 BILLION DOLLARS PROFIT OVER 20 YEARS!!

The Answer is Simple....

Support the **NOT A WILLING HOST** designation

- ✓ Remember our Coat of Arms - Unity, Responsibility, Loyalty
- ✓ Stand up for our Democratic Rights
- ✓ Stand up for the People in West Lincoln and Wainfleet!
- ✓ Support April Jeffs, Doug Joyner and the 64 other Municipalities all over Ontario who have declared themselves:



NOT A WILLING HOST!!!



Do your own research!

If anyone would like more detailed information on why we are opposed to IWT's, we would be more than happy to meet with you 1 on 1. There is so much information which we didn't get to go over!!!

Please check out the following website to come to your own conclusions.

Websites

- www.ontario-wind-resistance.org
- www.ontariowindconcerns.org
- www.humanfaceofwindturbines.ca
- www.mothersagasintturbines.com
- www.wlwag.com
- www.windaction.org
- www.na-paw.org
- www.epaw.org
- www.wind-watch.org

