

WELCOME

Spring Creek Municipal Transformer Station

Public Meeting

Nov 20, 2024

Land Acknowledgment

We are meeting today on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize this land as being home and traditional territory to other Indigenous people since time immemorial.

We recognize and honour the presence, resilience, and connection of your Nation to the land, which has been home to your ancestors for countless generations. We also acknowledge the cultural heritage, wisdom, and contributions that the Indigenous peoples of this territory have made and continue to make to the broader community.

As we embark on the Project, we commit to fostering meaningful relationships and engaging in ongoing dialogue. We acknowledge the importance of understanding and respecting your rights, traditions, and sacred knowledge, and we will strive to collaborate in a manner that is based on mutual trust, equity, and cooperation.



Agenda



- Introduction to Niagara Peninsula Energy Inc.
- Project Need and Location
- Environmental Assessment (EA) Process
- Environmental Screening – Main Findings
- Discussion

Who is NPEI?

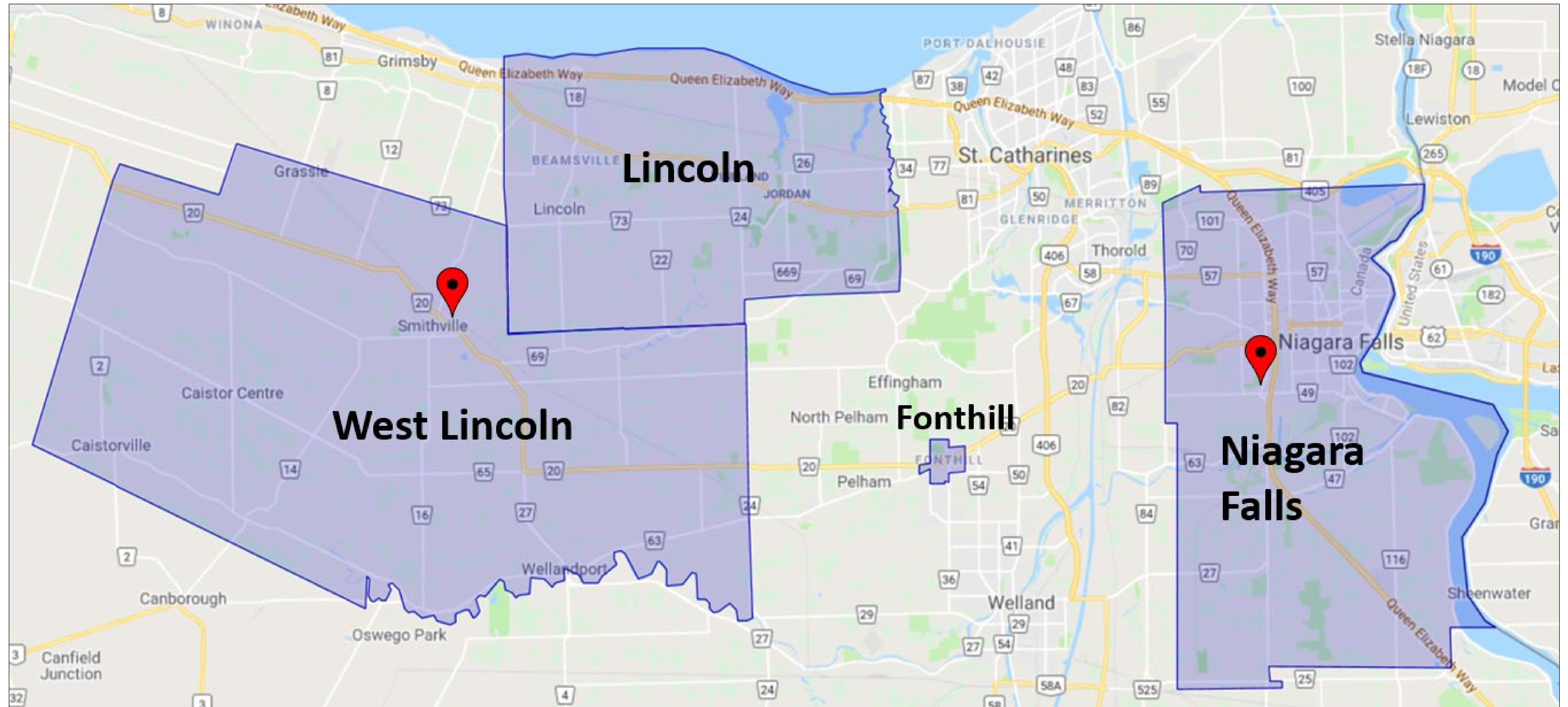
Niagara Peninsula Energy Inc. (NPEI) is a local electricity distribution provider in the City of Niagara Falls, Town of Lincoln, a portion of Fonthill in the Town of Pelham and the Township of West Lincoln.

Background

- On January 1, 2008, Niagara Falls Hydro and Peninsula West Utilities officially merged to become Niagara Peninsula Energy Inc.
- Jointly owned by Niagara Falls Holding Corporation and Peninsula West Power Inc. Holding Corporation.



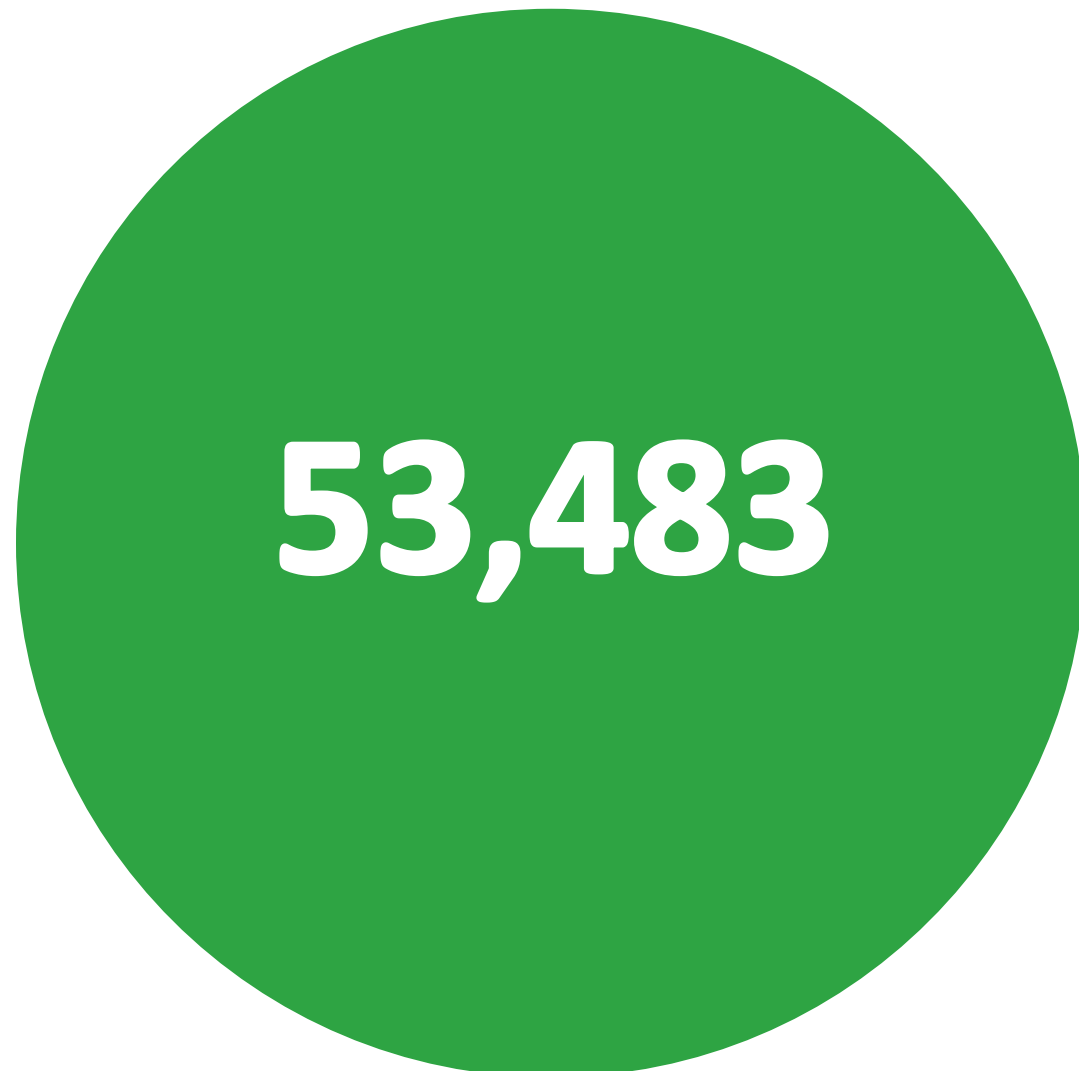
Service Territory



□ - NPEI Service Territory

📍 - NPEI Office and Service Centre

Key Statistics



Residential Customers



Commercial Customers



Circuit KM of line



Transformers
4,076 - Pad Mounts
6,669 - Pole Mounts

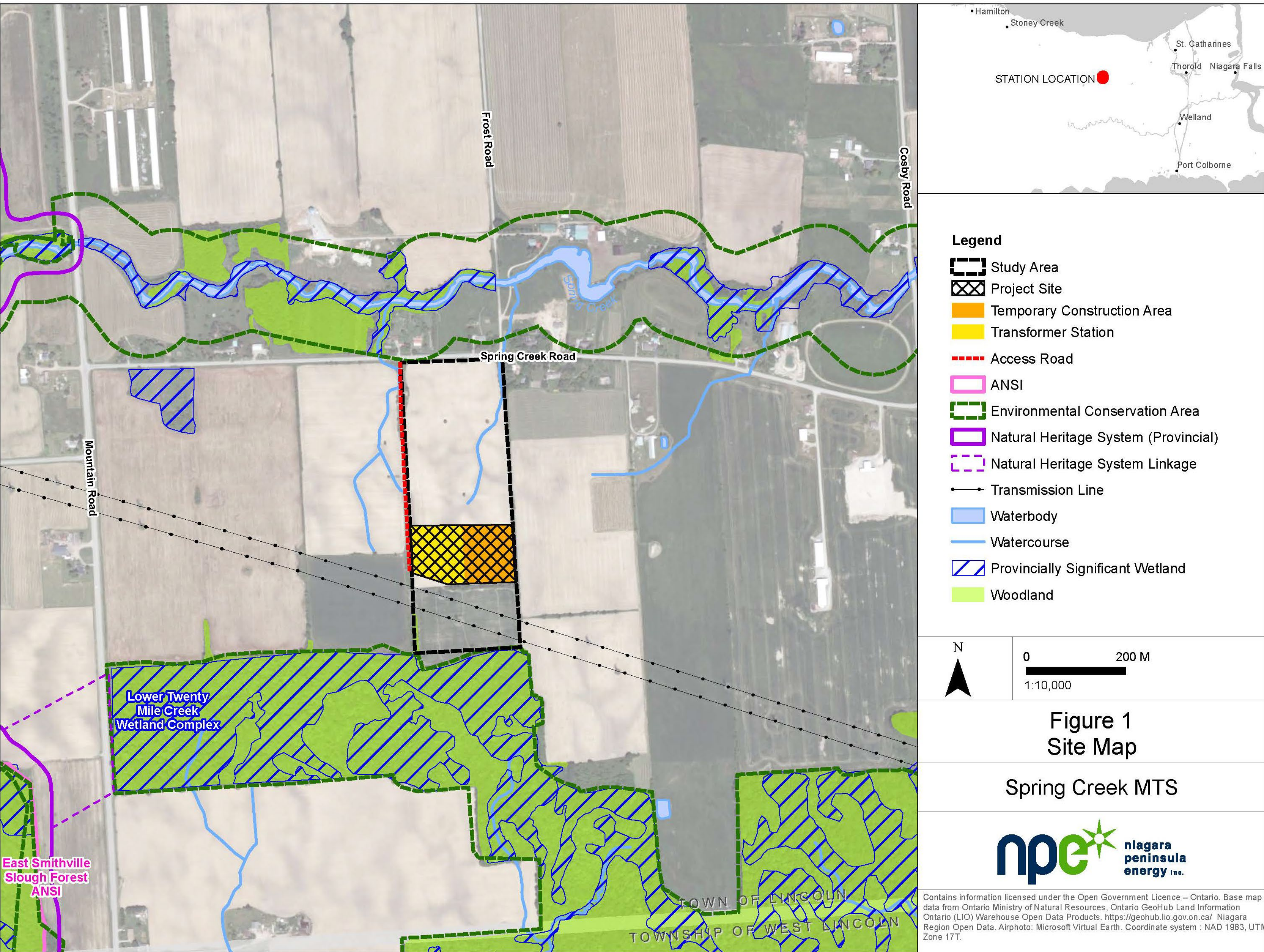


Poles owned

Project Need and Location

The proposed Spring Creek MTS will accommodate growing demand and provide system resiliency in the Niagara Peninsula.

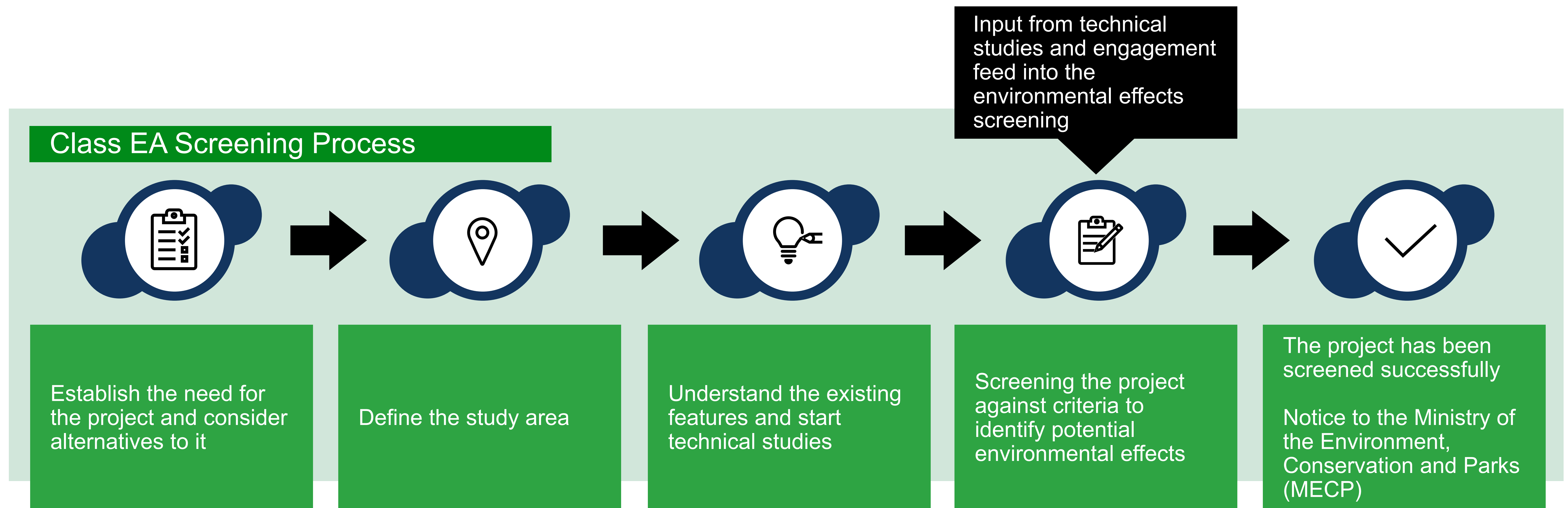
- The Independent Electricity System Operator's (IESO) Niagara Integrated Regional Resource Plan (2022) identified that the existing transformer stations (TS) servicing the Lincoln, West-Lincoln and Grimsby areas are forecasted to meet station limits and identified the need for a new TS.
- The Spring Creek MTS has been identified as the best technical and cost-effective solution to meet this need.



Path: H:\VA\ANZ\9751 - AVA\ANZ SorinaCreekMTS\GIS\mxds\Figure 1 Site Map.mxd Revised: September 13, 2024

Environmental Approval Process

- Under the Ontario *Environmental Assessment Act*, the project is subject to the Class Environmental Assessment for Transmission Facilities (Class EA) as the project will have an operating voltage between 115kV to 500kV



Environmental Screening

Technical studies, including ecological and archaeological assessments, have been completed to inform project design and the Class EA Screening.

Key Environmental Components Screened during the EA include:

Indigenous Knowledge

Air & Acoustics

Stormwater,
Hydrological &
Hydraulic
Resources

Natural Heritage
& Ecology

Agricultural
Lands &
Operations

Land Use &
Policy

Archaeological
& Heritage
Resources

Community
Services &
Facilities

Neighbourhoods
& Community

Landscaping &
Visual
Aesthetics

Natural Environment



Project activities will not use or disrupt natural habitats or sensitive species during the construction, operation, maintenance, or decommissioning phases.

- The project site does not contain any Areas of Natural and Scientific Interest or Provincially Significant Wetlands.
- The project will not involve the removal of timber resources or affect forestry resources, wildlife habitat, fisheries, or sensitive species.
- The Lower Twenty Mile Creek Wetland Complex is located outside the southern extent of the project site. Implementation of standard management practices and mitigation measures will result in no negative effects on the natural heritage function of this feature.

Visual & Aesthetics



To ensure visual screening the project will be situated in the southern end of the project site, set back from the road and far from nearby residences.

- NPEI is planning to plant a vegetation buffer around the project to further facilitate the project's integration into the aesthetic landscape and mitigate any potential for visual disruption.
- Lighting will be designed to meet nighttime-friendly guidelines that promote maintaining a dark sky environment.

Noise



A Noise Assessment determined the Spring Creek MTS complies with regulatory guidelines for sound levels at all receptors.

- The MECP provides guidelines for ensuring that facility operations fall within acceptable noise levels as defined by the Ontario *Environmental Protection Act*. According to these guidelines, noise levels cannot exceed 40 decibels (dBA).
- A Noise Assessment was completed to evaluate sound levels at receptors such as residences, nearest to the project.
- Noise modelling considered a worst-case scenario, with the project operating at maximum capacity during all times of day.
- The maximum predicted sound level during the maximum predictable worst-case one-hour period was 35.5 dBA, which is well below the 40 dBA limit.

Land Use



The project is designed in such a way that the project site is capable of being restored to agricultural uses at the end of its lifespan.

- The project complies with the Town of Lincoln's Official Plan and is not located within a Specialty Crop Area.
- Project planning carefully considered the protection of the surrounding land for agricultural use.
- The project will occupy 3.75 hectares of land, leaving the remainder of the property to continue to be used for agriculture.
- Upon completion of construction, land used for staging and storage will again be available for agricultural use.

Surface Water and Groundwater



Surveys of headwater drainage features revealed the project will not result in changes to the form and function of the site's hydrology.

- The project will maintain existing surface drainage patterns within the project site. No downstream changes to aquatic environments are anticipated from project activities.
- Field investigations confirmed that no permanent or regulated water courses are located within the study area.
- The project site is not located in an area with a highly vulnerable aquifer and no groundwater wells are located on the project site. There are no anticipated effects on groundwater from the project.
- The team is working closely with the Niagara Peninsula Conservation Authority (NPCA) on site plan approval and permitting to ensure that waterways continue to be protected.

Thank You

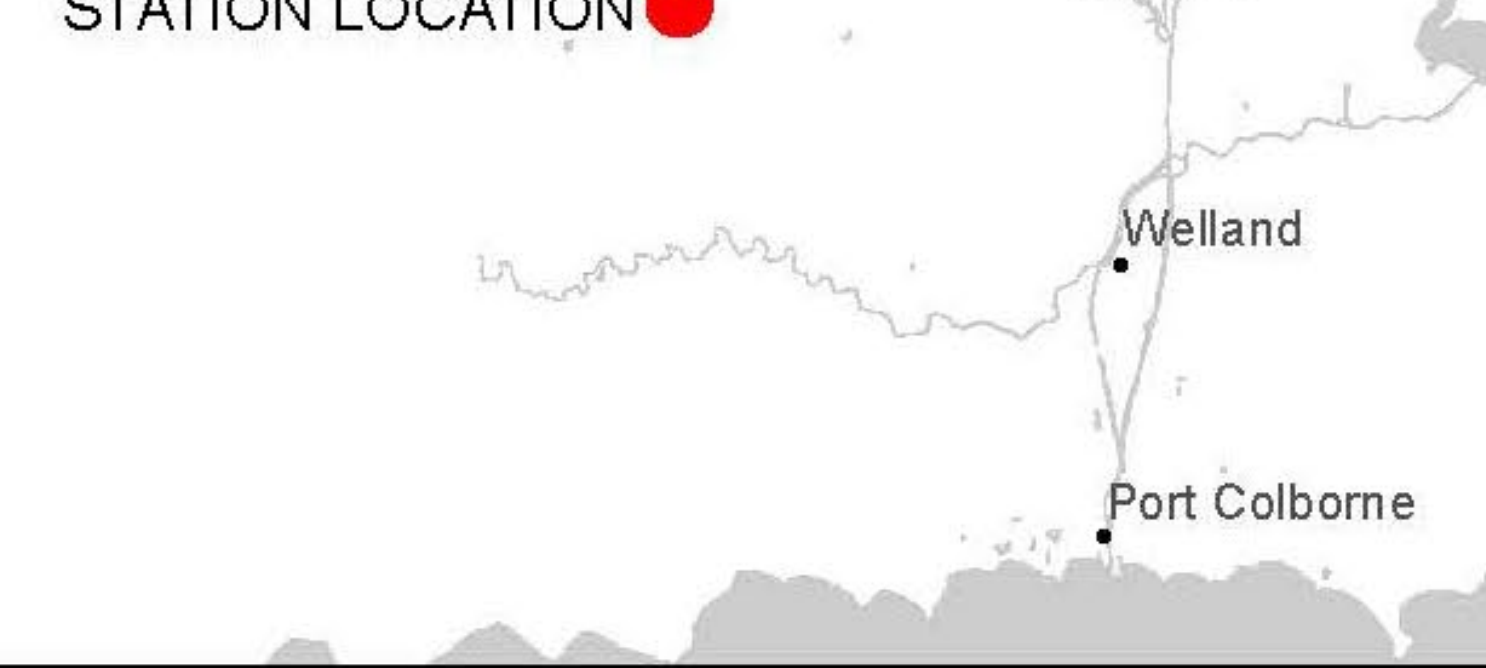
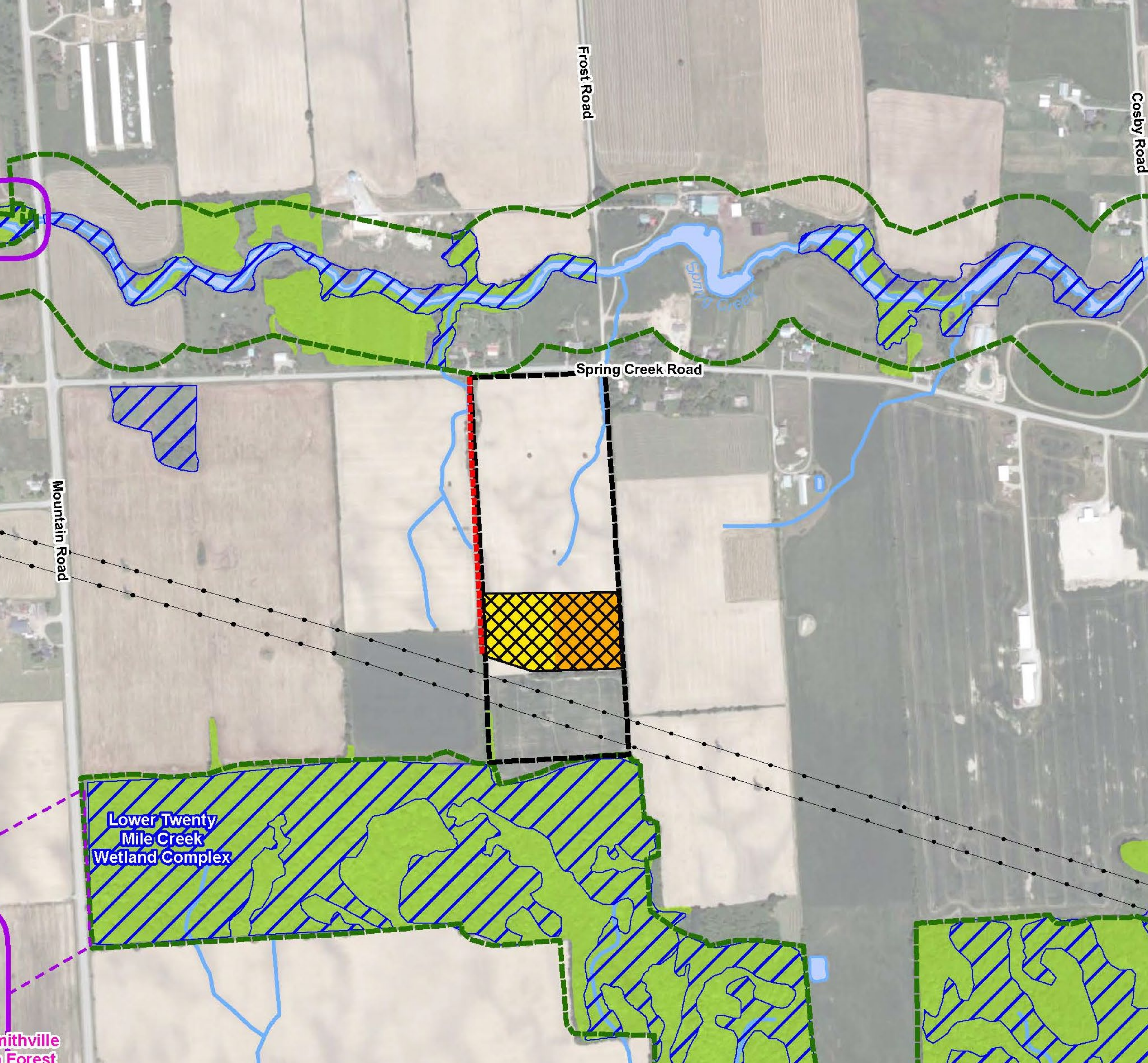


We appreciate the opportunity to share information about the Spring Creek Municipal Transformer Station.

Project contact: Shanon Wilson, Sr. VP Asset Management

Email: shanon.wilson@npei.ca

Telephone: 1-877-270-3938 Ext. 6015



- Legend**
- Study Area
 - Project Site
 - Temporary Construction Area
 - Transformer Station
 - Access Road
 - ANSI
 - Environmental Conservation Area
 - Natural Heritage System (Provincial)
 - Natural Heritage System Linkage
 - Transmission Line
 - Waterbody
 - Watercourse
 - Provincially Significant Wetland
 - Woodland

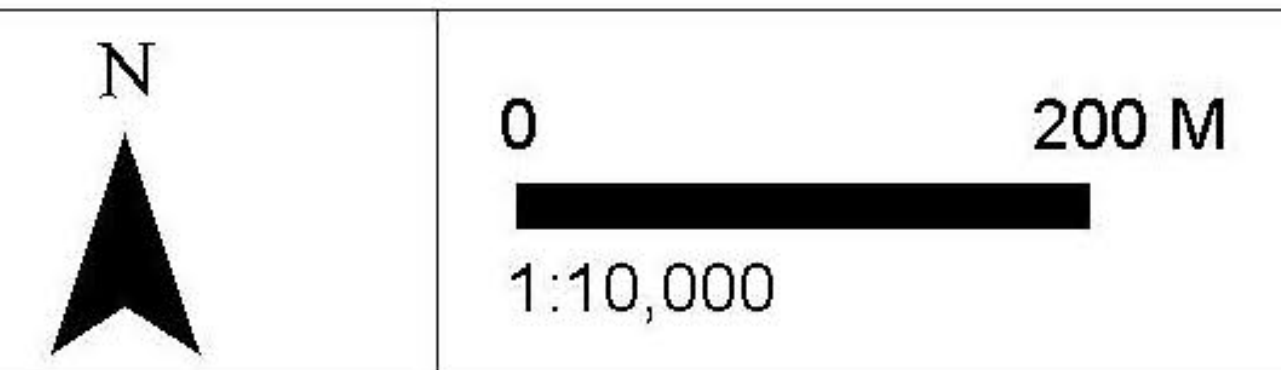


Figure 1
Site Map

Spring Creek MTS