

## Complément au mémoire

Madame,

Tel que demandé par le président de la Commission du BAPE hier, vous trouverez ci-contre l'article paru dans le Cape Cod Times, en date du 20 juin 2003, et cité dans le mémoire du RDDA. Voici l'adresse Internet de cet article:

<http://www.capecodonline.com/apps/pbcs.dll/article?AID=/20030620/NEWS01/306209948>

J'aimerais que vous remettiez également la référence suivante à monsieur le président; il s'agit de l'avis récent (8 juin 2010) d'un agent immobilier qui a étudié l'impact des parcs éoliens sur la valeur des propriétés. Il me semble qu'à tout le moins, il ne faille pas rejeter du revers de la main cet avis d'un expert! Il me semble que devrait s'appliquer ici le principe de précaution: les résidents impactés par un parc éolien (bruit, pollution visuelle, atteinte à la santé pour certains) doivent à tout prix être protégés au niveau de la valeur principale qu'ils possèdent soit leur résidence. Je souhaiterais que le président et le personnel de la commission d'enquête lisent avec attention l'avis de cet expert: <http://www.windturbinesyndrome.com/news/wp-content/uploads/2010/09/McCann-appraisal-6-8-10.pdf>

Ce n'est pas l'industrie qui fera les premiers pas pour reconnaître et dédommager les résidents pour les pertes subies! C'est au gouvernement du Québec et à l'instance du BAPE d'obliger les promoteurs éoliens à compenser tout propriétaire contre toute perte de valeur à leur propriété dont la responsabilité est imputable au parc éolien. Rappelons finalement que les compagnies de tabac ont toujours nié que l'inhalation de la fumée de cigarette causait des troubles de santé importants; ces mêmes compagnies cachaient dans leurs bureaux des études attestant du contraire! Si nous ne pouvons pas compter sur nos gouvernements, ou leurs représentants pour prendre notre défense alors qu'ils possèdent les outils pour le faire, sur qui devra-t-on compter?

J'apprécierais recevoir un accusé réception.

Je vous remercie Madame Boutin de votre attention.

Michel Vachon  
Président intérimaire du RDDA

# Study: Wind farms don't erode value

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By **JOHN LEANING, STAFF WRITER**

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YARMOUTHPORT — A national study of land-based wind farms shows that those projects didn't cause a drop in the value of nearby property.

The report has drawn the attention of Cape Wind Associates, the developer of a proposed 130 turbine-farm in Nantucket Sound, as well as the Alliance to Protect Nantucket Sound, a group opposed to the project.

The study examined 25,000 property transactions over a six-year period in communities within sight of land-based wind farms and comparable communities with no nearby wind farm.

"All we can say for sure from the U.S. experience is that this has not been a problem, and the U.S. experience has been on land," Cape Wind spokesman Mark Rodgers said.

"But even if it has not been a problem, it has been a major fear. This is not a topic that comes up only with Cape Wind. It's one of the most persistent complaints about a wind farm, pretty much any place," Rodgers said.

Opponents of wind farms have claimed the projects hurt nearby property values.

Isaac Rosen, executive director of the Alliance to Protect Nantucket Sound, said he was concerned a study dealing with land-based wind farms was being used to address coastal property value issues from offshore wind farms.

"It's trying to compare apples and oranges," he said.

The \$25,000 study conducted by the nonprofit Renewable Energy Policy Project in Washington, D.C., was underwritten by the U.S. Energy Department. It was an attempt to determine the validity of claims that wind farms decrease nearby property values.

The study actually found that in most cases property values within view of wind farms increased in value faster than properties out of sight of the wind projects.

**However, experts have stressed there is no proof that wind farms were the reason for the increased values. "We have no idea," said George Sterzinger, executive director of the Renewable Energy Policy Project, noting that his group did not have enough time or money to answer that question.**

Assessors in the communities studied could only guess at the reasons.

For example, in Carson County, Texas, appraiser Mike Darnell said properties near the wind farms were desirable, in part because the area was generally rural, and people lived there, commuting to jobs in larger cities.

But the results do not convince Rosen, who said that the 10 wind farms selected, including one in Searsburg, Vt., two in Madison County, N.Y., and others in the Midwest, Texas and California, have nothing in common with the Cape and islands.

"Sterzinger agreed that the study's findings have to be applied carefully to different situations.

"There are thousands of real estate micro-climates in the U.S. Chatham, Falmouth, Hyannisport, they are different communities than a lot of the ones we looked at," he said.

The study's findings do have some relevance for offshore wind projects, he said.

"I think one way to judge how useful the results of the study are is to think about what would have happened if the study had the opposite results. People would have used that to support the claim that there was widespread negative impact on property values.

Cape Wind President Jim Gordon seized the study results as vindication of his company's stance.

"This new study is consistent with the experience being reported in Europe, where no harm has been found to occur to real estate values of coastal communities where offshore wind farms have been built," Gordon said in a statement.