

December 7, 2011

Sarah Raetsen
Senior Project Evaluator
Ontario Ministry of the Environment
Environmental Assessment and Approvals Branch
12A Floor
2 St. Clair Avenue W.
Toronto, ON M4V 1L5

Dear Ms. Raetsen:

**Subject: RE Midhurst 3 Solar Project (MOE Reference Number 9821-8KYRF5)
Township of Oro-Medonte Municipal Consultation Form
Addendum to Consultation Report**

The Renewable Energy Approval (REA) Application for the RE Midhurst 3 Solar Project, being proposed by RE Midhurst 3 ULC, was submitted to the Ministry of the Environment (MOE) on August 22, 2011.

On November 8, 2011, the Township of Oro-Medonte submitted a completed Municipal Consultation Form for the proposed Project. Please consider this letter as an Addendum to the RE Midhurst 3 Solar Project Consultation Report. Attached is the completed Municipal Consultation Form from the Township of Oro-Medonte. Also attached is a table which includes a summary of the comments or concerns, our response and how and if the comment or concern has resulted in an amendment to the Project or the Project reports.

Please do not hesitate to contact me if you have any questions or additional information requirements regarding this matter.

Yours faithfully,



Noel Boucher
NB:sg

Attachments
Township of Oro-Medonte Municipal Consultation Form (dated November 8, 2011)
Table 1 – Summary of Municipal Consultation Form Comments and Responses

cc: B. Leah, RE Midhurst 3 ULC

Ministry of the Environment

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY

Section 1 - Project Description

1.1 - Renewable Energy Project

Project Name (*Project identifier to be used as a reference in correspondence*)
RE Midhurst 3

Project Location

Same as Applicant Physical Address? Yes No (If no, please provide site address information below)

Civic Address- Street information (includes street number, name, type and direction)

217 Line 5 North, Oro Station, ON

Unit Identifier (i.e. apartment number)

Survey Address (Not required if Street Information is provided)

Lot and Conc.:

used to indicate location within a subdivided township and consists of a lot number and a concession

Lot

Conc.

Part and Reference:

used to indicate location within unorganized territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan. number.

Part

Reference Plan

Location Information (includes any additional information to clarify physical location)(e.g. municipality, ward/ township)

Township of Oro-Medonte, Simcoe County.

Geo Reference (e.g. southwest corner of property)

Map Datum

Zone

Accuracy Estimate

Geo Referencing Method

UTM Easting

UTM Northing

Project Phasing (outline construction, operation and decommissioning activities)

Construction – Construction of access roads, laydown area preparation, installation of underground cabling, construction of foundations and substructures for arrays, construction of concrete pad for transformer station and inverter, erection of a 44-kV distribution connection from the facility to the connection point, and site restoration of disturbed areas. Fencing and security lighting to be installed. Construction duration 6 to 10 months

Operation – Operation and maintenance of solar panels, including occasional cleaning with water, and associated infrastructure. No waste produced. Estimated COD December 2012

Decommissioning – removal of all project infrastructure and site restoration of disturbed areas, after 30 years of service

1.2 - Environmental Context

Describe any negative environmental effects that may result from engaging in the project (consider construction, operation and decommissioning activities.)

Environmental effects that may occur from this project include, but are not limited to:

- erosion and sedimentation into adjacent watercourses and natural areas
- removal of some natural vegetation and tree species
- disturbance of local wildlife and some loss of habitat
- noise emissions from transformers

Propose early avoidance/prevention/mitigation concepts and measures.

- Standard sediment/erosion control measures will be used on site
- Impacts to areas of natural vegetation will be minimized where possible
- No construction to occur within at least 300 m of the high water mark of a watercourse
- A spill clean-up procedure/emergency response plan will be developed for the site by the construction contractor
- Noise studies carried out in order to ensure no impact on receptors; noise barriers will be installed

1.3 - Renewable Energy Generation Facility

Type of Facility / Operation (select all that apply & complete all appropriate sections)

<input type="checkbox"/>	Wind Facility (Land Based)	<input type="checkbox"/>	Biofuel Facility
<input type="checkbox"/>	Wind Facility (Off-Shore)	<input checked="" type="checkbox"/>	Solar Photo Voltaic Facility
<input type="checkbox"/>	Biogas Facility (Anaerobic Digesters)	<input type="checkbox"/>	Other Describe :
<input type="checkbox"/>	Biomass Facility (Thermal Treatment)	<input checked="" type="checkbox"/>	Class (if applicable) : 3

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site (hectares)
3.5 MW	4,740,901 kWh in first year	Midhurst Transformer	12

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.

Solar photovoltaic panels will be installed on the site to convert solar energy into electricity. The exact panels to be used remain to be determined.

DC electricity generated from the PV panels is converted in AC electricity by an inverter. The inverter steps up electricity to distribution level voltages by a series of transformers

1.4 - Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The facility will operate 365 days per year, when sufficient solar radiation exists to generate electricity. Typical electricity generation begins shortly after sunrise and stops shortly before sunset. Operation is remotely monitored. The facility requires periodic visits for maintenance during the operation phase, such as checking and replacing worn parts, checking electrical connections and cleaning panels.

Section 2 - Supporting Documents

2.1 - Requirement	Name of Draft documents distributed for consultation	Date available to Municipal or Local Authority Contact
DRAFT Project Description Report	Draft Project Description Report	March 2, 2010
DRAFT Design and Operations Report	Draft Design and Operations Report	May 13, 2011
DRAFT Construction Plan Report	Draft Construction Plan Report	May 13, 2011
DRAFT Decommissioning Plan Report	Draft Decommissioning Plan Report	May 13, 2011
List of other Documents	Draft Natural Heritage Assessment	May 13, 2011
	Draft Water Body Assessment	May 13, 2011
	Draft Executive Summary	May 13, 2011
	Draft Noise Assessment Study	May 13, 2011
	Draft Stage 1-2 Archaeological Assessment Report	May 13, 2011

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality <i>(include each local municipality in which project location is situated)</i>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone/Fax	E-Mail Address	
Upper Tier Municipality <i>(include each upper tier municipality in which project location is situated)</i>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
Name of Municipality	Address	Phone	Clerk's name	Clerk's Phone/Fax	E-Mail Address	
Local roads area <i>(include each local roads area in which project location is situated)</i>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
Name of local roads board	Address	Phone	Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address	
Board Area <i>(include each board area in which project location is situated)</i>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address	

Section 5: Consultation Requirement

<p>5.1 - Project Location</p> <p>Provide comment on the project location with respect to infrastructure and servicing.</p> <p>Project is located on a year round maintained hard surface Township road.</p>
<p>5.2 - Project Roads</p> <p>Provide comment on the proposed project's plans respecting proposed road access.</p> <p>Current proposal only identifies one access to site, second access required for emergency purposes. Roads to be constructed to standard acceptable to Township for emergency vehicle purposes. Entrance permit to be obtained from Township for construction.</p> <p><u>Identify any issues and provide recommendations with respect to road access</u></p> <p>Second access to be provided within site. Internal gravel road to be constructed to Township satisfaction with minimum width of 10 feet. Entrance Permit required for both access points. Wide load permit required from applicable authorities (Township and County) during construction.</p> <p><u>Provide comment on any proposed Traffic Management Plans</u></p> <p>Up to 20 trucks per day during construction, proponent to work with Township to address impacts to Township in Traffic Management Plan.</p> <p><u>Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans</u></p> <p>Two access points required to proposed solar project. Requirement for traffic plan for existing roads during construction and agreement required with Township in relation to potential road damage during construction phase anticipated to be 6-10 months duration.</p>

5.3 - Municipal or Local authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

Township requires lock box at entrance for Fire and Emergency Services Department to obtain access to site in event of emergency, given the site is secured and unmanned.

5.4 - Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Landscape and buffering required to be provided to Township's satisfaction along Line 13 North frontage of project to ensure visual protection to neighbouring properties. Fencing along perimeter may require Township permit as proposed height which exceeds 1.8 metres (5.9 feet). Requirement for all lighting for security purposes to be designed to reflect within site and minimize potential impact on neighbouring properties

Provide comment on the proposed project plans for emergency management procedures / safety protocols

Emergency management plan to be drafted and approved by Township's Fire and Emergency Services Department including requirement for training of volunteers fire personnel. Township will require further consultation at the time of Building Permit submission. Requirement for emergency plans for both the construction period and also once operations commence

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Same comments as noted above.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location

Confirm in the current legal description the "S/T execution 93-02351, if applicable" and "S/T execution 99-00491, if applicable"

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Potential for road damage at time of construction; Township Transportation and Environmental Services Department requires agreement with proponent to address potential road damage prior to construction commencing.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

Confirmation required of Stormwater management measures to be implemented and identification of location of drainage swales within site. Identification of sediment and erosion control plan prior to commencement of construction.

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

May be requirement for noise reduction measures, to be verified upon commencement of operations.

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections
3 phase line to be constructed to transformer station on site.
Provide comment on the proposed project plans with respect to Building Code permits and licenses.
Project will require building permits for transformer station. Entrance and wide load permits also required as noted above.
Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.
Erosion and sediment control measures to be implemented prior to construction commencing. Tree removal to be restricted during breeding/rearing season for potential species at risk bird and reptile species, if found on site by qualified biologist. . Comments from Lake Simcoe Region Conservation Authority required on Natural Heritage records review, Site Investigation, Evaluation of Significance, Environmental Impact Study, Water Body Records and Site Investigation Reports. Mitigation recommendations identified in Natural Heritage Impact Study to be implemented during development. Township staff also note that the project is located within Class 2 and 3 agricultural lands.
Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.
No archaeological sites determined to be present on site through completion of Stage 1-2 assessment report.

Table 1 – Summary of Municipal Consultation Form Comments and Responses

Township of Oro-Medonte Comment	RE Midhurst 3 ULC's Response
Section 5.1 – Project Location	
<i>Provide comment on the project location with respect to infrastructure and servicing.</i>	
<ul style="list-style-type: none"> Project is located on a year-round maintained hard surface Township road. 	Comment noted.
Section 5.2 – Project Roads	
<i>Provide comment on the proposed project's plans respecting proposed road access.</i>	
<ul style="list-style-type: none"> Current proposal only identifies one access to site, second access required for emergency purposes. Roads to be constructed to standard acceptable to Township for emergency vehicle purposes. Entrance permit to be obtained from Township for construction. 	Secondary access will be evaluated for practicality and effectiveness during the detailed design process and reviewed with the township. RE Midhurst 3 ULC will consult with the Township to ensure that access roads can accommodate emergency response vehicles, emergency responders have appropriate ingress and egress, and that all necessary permits are obtained from the Township prior to construction.
<i>Identify any issues and provide recommendations with respect to road access.</i>	
<ul style="list-style-type: none"> Second access to be provided within site. Internal gravel road to be constructed to Township satisfaction with minimum width of 10 ft. Entrance Permit required for both access points. Wide load permit required from applicable authorities (Township and County) during construction. 	Secondary access will be evaluated for practicality and effectiveness during the detailed design process and reviewed with the township. RE Midhurst 3 ULC will consult with Township to ensure that access roads can accommodate emergency response vehicles, emergency responders have appropriate ingress and egress, and that all necessary permits are obtained from the Township prior to construction.
<i>Please provide comment on any proposed Traffic Management Plans.</i>	
<ul style="list-style-type: none"> Up to 20 trucks per day during construction, proponent to work with Township to address impacts to Township Traffic Management Plan. 	RE Midhurst 3 ULC will review with the Township the planned construction routes for the project to understand impacts to the Township Traffic Management Plan.
<i>Identify any issues and recommendations with respect to the proposed Traffic Management Plans.</i>	
<ul style="list-style-type: none"> Two access points required to proposed solar project. Requirement for traffic plan for existing roads during construction and agreement required with Township in relation to potential road damage during construction phase anticipated to be 6 to 10 months. 	Secondary access evaluated for practicality and effectiveness during the detailed design process, as required. RE Midhurst 3 ULC will consult with Township to prepare a traffic plan during construction and come to an agreement regarding potential road damage during construction. The traffic generated by the construction work proposed by RE Midhurst 3 ULC is not unlike any other such work in the municipality. It is expected that the impact on

Table 1 – Summary of Municipal Consultation Form Comments and Responses

Township of Oro-Medonte Comment	RE Midhurst 3 ULC's Response
	municipal roads will be minimal. RE Midhurst 3 ULC will abide by all applicable by-laws, laws, and regulations with respect to road use, including axle load restrictions and "frost laws". In the province of Ontario, normal wear and tear is the responsibility of the township, but RE Midhurst 3 ULC will work with the township to repair negligent damage caused solely by RE Midhurst 3 ULC's contractors.
Section 5.3 – Municipal or Local authority Service Connections	
<i>Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.</i>	
<ul style="list-style-type: none"> No comments provided. 	n/a
<i>Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.</i>	
<ul style="list-style-type: none"> Township requires lock box at entrance for Fire and Emergency Services Department to obtain access to site in event of emergency, given the site is secured and unmanned. 	RE Midhurst 3 ULC will prepare and review with the Township and County an Emergency Response Plan to include access to the site and procedures to follow in the case of an emergency.
Section 5.4 – Facility Other	
<i>Identify any issues or recommendations with respect to the proposed landscaping design for the facility.</i>	
<ul style="list-style-type: none"> Landscape and buffering required to be provided to Township's satisfaction along Line 13 North frontage of project to ensure visual protection to neighbouring properties. Fencing along perimeter may require Township permit as proposed height which exceeds 1.8 m (5.9 ft). Requirement for all lighting for security purposes to be designed to reflect within site and minimize potential impact on neighbouring properties. 	<p>The conceptual landscaping plan, which includes visual screen vegetation plantings along the Line 5 North frontage of the property (note: the reference to Line 13 North in the completed Municipal Consultation Form from the Township is incorrect), is included in Appendix C of the Design and Operations Report. This conceptual information, as presented on the display boards at the final public meeting.</p> <p>RE Midhurst 3 ULC will obtain a permit, if necessary, to construct the perimeter fence around the facility.</p> <p>Security lighting will be designed to reflect within the site to minimize potential impacts on adjacent properties.</p>
<i>Provide comment on the proposed project plans for emergency management procedures / safety protocols.</i>	
<ul style="list-style-type: none"> Emergency management plan to be drafted and approved by Township's Fire and Emergency Services Department including requirement for training of volunteer fire personnel. Township will require further consultation at 	RE Midhurst 3 ULC will prepare Emergency Response Plans for operations and construction and review with the Township and Municipal Fire Department each plan prior to start of construction and the start of operations respectively.

Table 1 – Summary of Municipal Consultation Form Comments and Responses

Township of Oro-Medonte Comment	RE Midhurst 3 ULC's Response
the time of Building Permit submission. Requirement for emergency plans for both the construction period and also once operations commence.	
<i>Provide any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.</i>	
<ul style="list-style-type: none"> • Same comments as noted above. 	See above.
<i>Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project location.</i>	
<ul style="list-style-type: none"> • Confirm in the legal description the “S/T execution 93-02351, if applicable” and “S/T execution 99-00491, if applicable” 	RE Midhurst 3 ULC will review the legal description of the property.
Section 5.5 – Project Construction	
<i>Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.</i>	
<ul style="list-style-type: none"> • Potential for road damage at time of construction; Township requires agreement with proponent to address potential road damage. 	The traffic generated by the construction work proposed by RE Midhurst 3 ULC is not unlike any other such work in the municipality. It is expected that the impact on municipal roads will be minimal. RE Midhurst 3 ULC will abide by all applicable by-laws, laws, and regulations with respect to road use, including axle load restrictions and “frost laws”. In the province of Ontario, normal wear and tear is the responsibility of the township, but RE Midhurst 3 ULC will work with the township to repair negligent damage caused solely by RE Midhurst 3 ULC's contractors.
<i>Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers.</i>	
<ul style="list-style-type: none"> • Confirmation required of stormwater management measures to be implemented and identification of location of drainage swales within the site. Identification of sediment and erosion control plan. 	Erosion and sediment control measures are discussed in the Construction Plan Report, and the Natural Heritage Environmental Impact Study. A more detailed stormwater management report and sediment and erosion control plan will be prepared by the design contractor during the detailed design stage.
<i>Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults.</i>	
<ul style="list-style-type: none"> • May be requirement for noise reduction measures. 	Noise reduction measures are specified in the Noise Assessment Study.

Table 1 – Summary of Municipal Consultation Form Comments and Responses

Township of Oro-Medonte Comment	RE Midhurst 3 ULC's Response
<i>Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections.</i>	
<ul style="list-style-type: none"> • 3 phase line to be constructed to transformer station on site. 	<p>Comment noted.</p>
<i>Provide comment on the proposed project plans with respect to Building Code permits and licenses.</i>	
<ul style="list-style-type: none"> • Project will require building permits for transformer station. Entrance and wide load permits also required as noted above. 	<p>RE Midhurst 3 ULC will work with the Township to ensure that all applicable Building permits, Entrance Permits and Wide Load permits are obtained, as necessary.</p>
<i>Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.</i>	
<ul style="list-style-type: none"> • Erosion and sediment control measures to be implemented. Tree removal to be restricted during breeding/rearing season for potential species at risk bird and reptile species, if on site by qualified biologist. • Comments from Lake Simcoe Region Conservation Authority required on Natural Heritage records review, Site Investigation, Evaluation of Significance, Environmental Impact Study, Water Body Records and Site Investigation Reports. • Mitigation recommendations identified in Natural Heritage Impact Study to be implemented during development. • Township staff also notes that the project is located within Class 2 and 3 agricultural lands. 	<ul style="list-style-type: none"> • Erosion and sediment control measures, as discussed in the Construction Plan Report, will be implemented. As specified in the Construction Plan Report and the Natural Heritage Environmental Impact Study, tree removal will be timed to avoid the breeding period. If not possible, a qualified biologist will assess the site for the presence of breeding wildlife. Restrictions on clearing will be implemented if breeding is observed. • The REA supporting documents have been submitted to the LSRCA for review and comment. RE Midhurst 3 ULC is committed to meeting requirements of the LSRCA and will follow up with LSRCA accordingly following receipt of their response. • All mitigation recommended in the Natural Heritage EIS will be implemented during development. • Comment noted. RE Midhurst 3 ULC has met all OPA requirements with respect to development on agricultural lands.
<i>Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource.</i>	
<ul style="list-style-type: none"> • No archaeological sites determined to be present on site through completion of Stage 1-2 Assessment Report. 	<ul style="list-style-type: none"> • Comment noted.