



August 24, 2012

Attention: Municipal Clerk  
Municipality of Strathroy-Caradoc  
52 Frank Street  
Strathroy, Ontario  
N7G 2R4

Dear: Municipal Clerk

Re: **Canadian Solar Developers Ltd - Solar Energy Projects (L.P. #1)**

Canadian Solar Developers Ltd is in the process of initiating renewable energy projects on long term leased properties located within the municipality. The proposed solar projects are small scale 100kW operations.

The Ontario Renewable Energy Approval application process provides municipalities with a minimum 90-day review period of draft application reports prior to the final public meeting (see attached "Consultation Requirements for Renewable Energy Approvals" diagram). For your review and comment, enclosed are the draft reports prepared to support the Renewal Energy Approval (REA) application of Project LP 1, proposed for 9307 Union Drive, Strathroy.

The background reports include:

- **Project Description Report (PDR)** – The PDR presents an overview of the proposed project, including the proposed size, location, information on the proponents, project activities, and potential environmental effects. The environmental impacts during the construction, operation and decommissioning phases have been determined to be able to be mitigated and/or manageable.

The proposed solar power project is named Ground Mount Solar PV Power Project – L.P #1. It is being initiated by Canadian Solar Developers Ltd, based in Barrie, Ontario. Exp Services Inc will be representing Canadian Solar Developers Ltd during the application and approval process. The Project is located in the Township of Strathroy-Caradoc, which is located approximately 25km west of the City of London. The project address is L.P #1 9307 Union Drive, Strathroy-Caradoc, Ontario, N0L 1W0.

The project will consist of a ground mounted, solar panel facility used to convert solar energy into electricity using photovoltaic panels (PV). The maximum name plate capacity will be 100 kW and is therefore classified as a Class 3 solar facility. The electricity generated will be connected to the

electrical distribution system of Hydro One Networks Inc. The project has received the Feed In Tariff approval.

- **Design and Operations Report (DOR)** – The DOR includes a detailed Facility Site Plan, Facility Design Plan, Facility Operational Plan, and Environmental Effects Monitoring Plan. The DOR also outlines the procedure for preparing an Emergency Response Plan, which will include an Emergency Communications Plan. The site plan shows the layout of the solar array field, the associated electrical components, topographical features and other amenities within the study area. This layout has been designed to minimize the footprint and the potential environmental effects, yet maximize the system capability for power generation. The setting is an actively cultivated farm field next to a farmyard.
- **Construction Plan Report (CPR)** - This CPR provides the details of the construction and installation activities and their timing. It identifies the potential negative environmental effects that may arise as a result of the construction and installation activities and their associated mitigation and monitoring measures. The environmental impacts during the construction, operation and decommissioning phases have been determined to be able to be fully mitigable and/or manageable.
- **Decommissioning Plan Report (DPR)** – The DPR provides the details of construction for the decommissioning activities at the end of the project’s lifecycle. The report identifies the potential negative environmental effects that may arise as a result of the decommissioning construction activities and their associated mitigation measures. The environmental impacts during the decommissioning phase have been determined to be fully mitigable. The DPR describes that the site will be returned to its original agricultural usage after decommissioning and that the site will be left in a safe and clean condition.
- **Acoustic Assessment Report (Noise)** - The noise assessment conducted and reported below was based on MOE guidance documentation (“Basic Comprehensive Certificates of Approval (Air – User Guide”, MOE, 2004). The report found that that the equipment to be operated at the site that has the potential to give rise to environmental noise is limited to one inverter. The operation of solar panels does not give rise to environmental noise. The calculated worst predictable case noise impacts are significantly lower than the applicable MOE exclusionary limits of 45 / 40 / 40 dBA for daytime / evening /nighttime periods respectively. The report concludes that the proposed facility would be in compliance with MOE noise criteria.
- **Record Review Natural Heritage Report and Water Body Assessments** – The purpose of the Natural Heritage Record Review investigation was to identify natural heritage features located in close proximity of the proposed solar farm and to resolve any potential effect(s) that the construction activities will have on the natural environment. The review found that there are no provincial parks, ANSIs or water bodies within 120 metres of the proposed solar array field. There is a natural feature within the prescribed limit, but the Project will not impact this feature.
- **Archaeological Assessment Report** - A Stage 1 Archaeological Assessment was conducted and concluded that the property exhibited archaeological potential. A Stage 2 field inspection has been completed.

- **Preliminary Geotechnical Investigation Report** – A borehole was placed at the development site as part of the geotechnical investigation. The soil profile and design parameters for structure foundations were described. The Preliminary Geotechnical Investigation report concluded that there would be no major groundwater problems for construction.

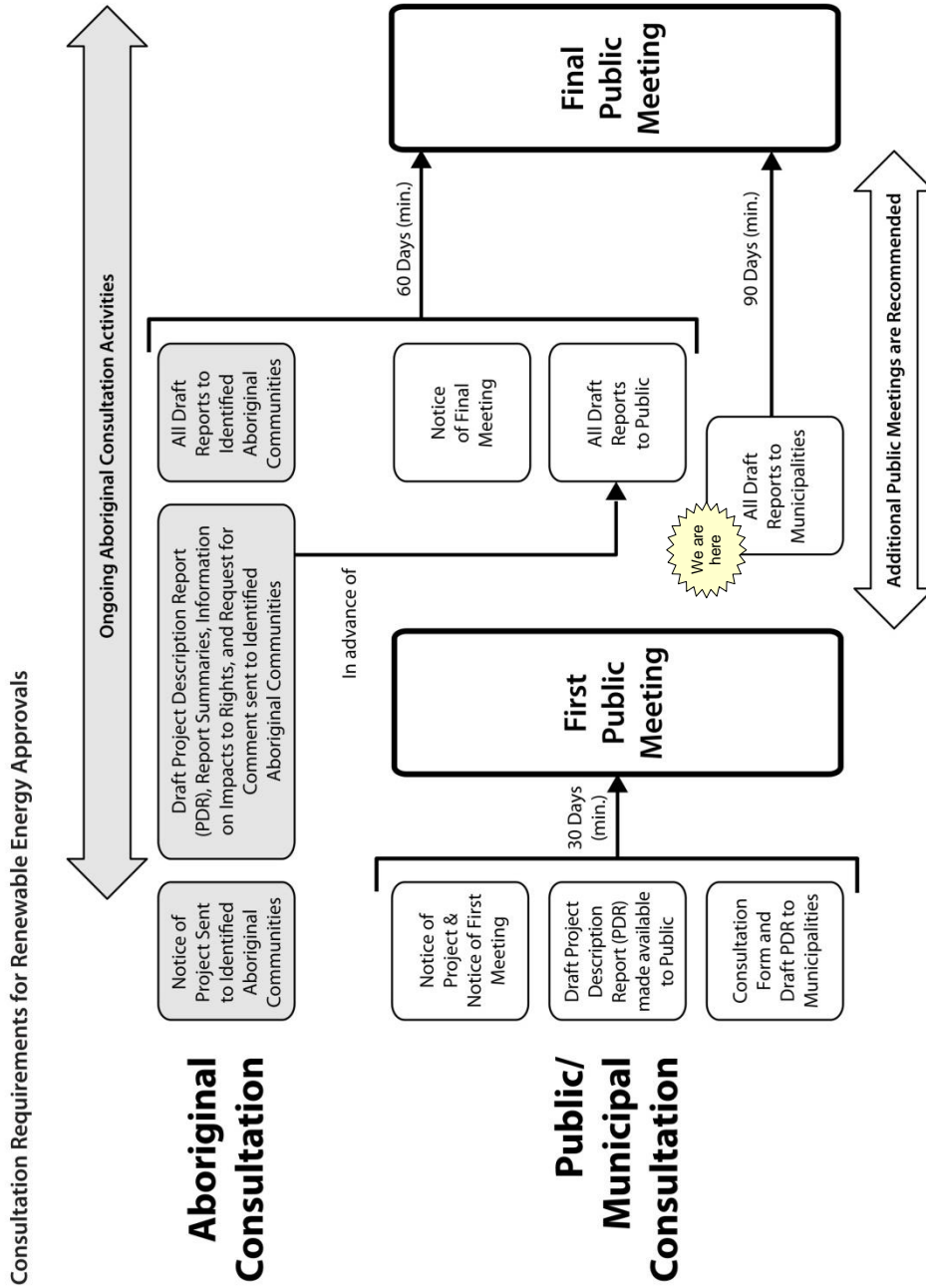
Enclosed is a municipal consultation form for you to complete and return once you have received and reviewed the REA application documents (a similar form was included when the draft PDR was sent to your municipality at a previous date). Furthermore, we would be happy to meet with municipal staff to discuss any issues you may have. If you have any questions please do not hesitate to contact myself at 905 793 9800 extension 2533 or Canadian Solar Developers at:

Peter McArthur  
Managing Director  
Canadian Solar Developers Ltd.  
Phone: (705) 726-8510

Sincerely,



John Smith  
Project Manager



**Figure 6.** Overview of consultation requirements in the REA application

# Appendix 4. Consultation Form: Municipalities, Local Authorities



Ministry of the Environment

## Renewable Energy Approval Consultation Form: municipalities, local authorities ss. 18(2) Ontario Regulation 359/09

Ce formulaire est disponible en français

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

#### Section 1 - Project Description

<b>1.1 - Renewable Energy Project</b>					
Project Name <i>(Project identifier to be used as a reference in correspondence)</i> Ground Mount Solar PV Power Project - L.P #1					
Project Location 9307 Union Drive, Strathroy-Caradoc, ON, N0L 1W0					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
Civic Address- Street information <i>(includes street number, name, type and direction)</i>					Unit Identifier <i>(i.e. apartment number)</i>
16 Neelands Street, Barrie, ON, L4M 7A1					
Survey Address <i>(Not required if Street Information is provided)</i>					
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.			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.		
Lot		Conc.	Part		Reference Plan
Location Information <i>(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)</i>					
Geo Reference <i>(e.g. southwest corner of property)</i>					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing

Project Phasing <i>(outline construction, operation and decommissioning activities)</i>
See: Design and Operations report Construction Plan Report Decommissioning Plan Report

**1.2 - Environmental Context**

Describe any negative environmental effects that may result from engaging in the project (*consider construction, operation and decommissioning activities.*)  
 (see Design and Operations Report for full list and mitigation)  
 1. Change of land use during construction/operation  
 2. Potential for erosion during construction activities  
 3. Potential for dust/emissions during construction

Propose early avoidance/prevention/mitigation concepts and measures.  
 No negative impacts anticipated.  
 1. Removed topsoil to be stored onsite; replaced and amended after decommissioning.  
 2. Use of construction best management practices (BMPs) and erosion measures.  
 3. Use of standard construction BMPs/mitigation measures to reduce dust

**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 type="checkbox"/>	Class (if applicable) :

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site ( <i>hectares</i> )
100 kw		Strathroy	

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.  
 The project will consist of a ground mounted, solar panel facility used to convert solar energy into electricity using photovoltaic panels (PV). The electricity generated will be connected to the electrical distribution system of Hydro One Networks Inc.

**1.4 - Renewable Energy Generation Activities**

Describe the activities that will be engaged in as part of the renewable energy project  
 1st public open house (completed), completion of background and REA application studies/documents, distribution of draft REA application documents and consultation with stakeholders, final public meeting, submission of final REA application

**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 Proposed Groundmount Solar Facility L.P #1	Jan 17, 2012
DRAFT Design and Operations Report	Draft Design and Operations Report Proposed Groundmount Solar Facility L.P #1	Aug 24, 2012

<b>DRAFT Construction Plan Report</b>	Draft Construction Plan Report Proposed Groundmount Solar Facility L.P #1	Aug 24, 2012
<b>DRAFT Decommissioning Plan Report</b>	Draft Decommissioning Plan Report Proposed Groundmount Solar Facility L.P #1	Aug 24, 2012
<b>List of other Documents</b>		
Water Assessment Records Review		Aug 24, 2012
<del>Water Assessment Site Investigation Report</del>		<del>Aug 24, 2012</del>
Records Review		Aug 24, 2012
<del>Stage 1 Archaeological Assessment: Background Study and Property Inspection</del>		<del>Aug 24, 2012</del>
Acoustic Assessment Report LP 1		Aug 24, 2012
Preliminary Geotechnical Investigation		Aug 24, 2012
<b>Location where written draft reports can be obtained for public inspection</b> ( <i>physical location for viewing and the applicants project website if one is available</i> ):		
www.futuresolardevelopments.com/projects		

### Section 3 – Applicant Address and Contact Information

<b>3.1 - Applicant Information (Owner of project/facility)</b>				
Applicant Name ( <i>legal name of individual or organization as evidenced by legal documents</i> )			Business Identification Number	
Canadian Solar Developers Ltd				
Business Name ( <i>the name under which the entity is operating or trading - also referred to as trade name</i> )			<input checked="" type="checkbox"/> same as Applicant Name	
Civic Address- Street information ( <i>includes street number, name, type and direction</i> )			Unit Identifier ( <i>i.e. apartment number</i> )	
16 Neelands Street, Barrie, ON				
Survey Address ( <i>Not required if Street Information is provided</i> )				
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.		Part and Reference: used to indicate location within an unsubdivided township or unsurveyed territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.		
Lot	Conc.	Part	Reference Plan	
Municipality	County/District	Province/State	Country	Postal Code

## 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

<b>5.1 - Project Location</b>
Provide comment on the project location with respect to infrastructure and servicing.
<b>5.2 – Project Roads</b>
Provide comment on the proposed project's plans respecting proposed road access.
Identify any issues and provide recommendations with respect to road access
Provide comment on any proposed Traffic Management Plans



Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans
<b>5.3 – Municipal or Local authority Service Connections</b>
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.
<b>5.4 – Facility Other</b>
Identify any issues and recommendations with respect to the proposed landscaping design for the facility
Provide comment on the proposed project plans for emergency management procedures / safety protocols.
Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.
Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location
<b>5.5 Project Construction</b>
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.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers
Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults
Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections
Provide comment on the proposed project plans with respect to Building Code permits and licenses.
Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.
Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.