

## **Appendix E**

### ***Municipal Correspondence***



200, 4723 - 1 Street SW  
Calgary AB T2G 4Y8  
T 403.668.1575  
blueearthrenewables.com

May 24, 2016

Township of Stone Mills  
4504 County Road 4  
Centreville, Ontario, K0K 1N0  
Attention: Roger Hogan, Deputy Clerk

**Notice of a Proposal to Engage in a Renewable Energy Project  
Notice of First Public Meeting – Loyalist Solar Project – June 29, 2016**

Dear Mr. Hogan:

As you are aware, Loyalist Solar LP, a partnership between BluEarth Renewables Inc. and the Mohawks of the Bay of Quinte, submitted a proposal to the Independent Electricity System Operator (IESO) under the Large Renewable Procurement (LRP) process on September 1, 2015. Loyalist Solar LP was subsequently awarded a contract by the IESO to generate electricity, and the project will now require approval under *Ontario Regulation 359/09 – Renewable Energy Approval (REA)* under Part V.0.1 of the *Ontario Environmental Protection Act*.

Loyalist Solar LP is proposing to design and construct a ground mounted solar facility with a name plate capacity of 54 MW (megawatts) alternating current, to be known as the “Loyalist Solar Project,” located in the Township of Stone Mills, and in the County of Lennox & Addington. The proposed project is rated as a Class 3 Solar Facility. A map outlining the project location is available in the attached documents.

As per the requirements of the REA process, included with this letter, you will find two copies of the draft Project Description Report (PDR) and combined Notice of Proposal and Notice of First Public Meeting for the proposed project.

We request that you make one copy of the enclosed draft PDRs available to the public for review at the Township office between May 27, 2016 and the first public meeting on June 29, 2016.

In addition, we have attached the Municipal Consultation Form (MCF) as required under the Regulation. The draft REA technical reports, which will assist you in completing the MCF, are anticipated to be provided in the summer of 2016, once field studies and the engineering/design work has been advanced.

Throughout the REA process, Loyalist Solar LP is committed to ongoing consultation. If you have any questions, comments, or concerns about the project or any of the attached documents please do not hesitate to contact me.

Yours sincerely,

**LOYALIST SOLAR LP**

Tom Bird  
Director, Regulatory  
Loyalist Solar LP  
34 Harvard Road  
Guelph, ON N1G 4V8  
Telephone: 519-265-5316  
E-mail: tom@bluearth.ca

Attachments:

Combined Notice of a Proposal and Notice of First Public Meeting (2 copies)  
Draft Project Description Report (2 copies)  
Municipal Consultation Form

**Our file: 16-3674**

# NOTICE OF A PROPOSAL

By Loyalist Solar LP to Engage in a Renewable Energy Project

## FIRST NOTICE OF FIRST PUBLIC MEETING

To be held by Loyalist Solar LP regarding a Proposal to  
Engage in a Renewable Energy Project

Project Name: Loyalist Solar Project

IESO Reference Number: L-006345-SPV-001-054

Project Location: Within the Township of Stone Mills, County of Lennox and Addington, approximately 9 km north of the community of Napanee.

Dated at: The Township of Stone Mills this the 26th of May 2016.

Loyalist Solar LP is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval (REA) is required. The distribution of this notice of a proposal to engage in this renewable energy project and the project itself are subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment and Climate Change.

### Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which the project is to be engaged in, is considered to be a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of 54 MW. The project location is described in the map below. All components will be located within the project boundary area as shown in the map.

### Documents for Public Inspection:

This project is being proposed in accordance with the requirements of the Act and Regulation. The Draft Project Description Report titled *Loyalist Solar Project Description Report* describes the facility as a ground-mounted solar facility, including information on the solar PV technology and associated project components and activities. A written copy of the Draft Project Description Report is being made available for public inspection on May 26, 2016 at the following locations:

- Camden East Public Library, 2832 County Rd. 1 East, Camden East, ON
- Township of Stone Mills, 4504 County Road 4, Centreville, ON
- Proponent's website at [www.blueearth.ca/loyalist](http://www.blueearth.ca/loyalist)

### Meeting Information and Location:

In order to provide information to, and engage with community members, stakeholder groups, Aboriginal communities and government agencies, Loyalist Solar LP is hosting a public meeting. The public meeting will be in an open house, drop-in format where you will be able to view information, collect handouts, and discuss the project directly with the proponent.

DATE: June 29, 2016

TIME: 5:30-8:30 pm

LOCATION: Newburgh Community Hall  
2 Factory Street, Newburgh, ON K0K 2S0

### Project Contact and Information:

To learn more about the project proposal and upcoming public meeting, or to provide comments, please contact:

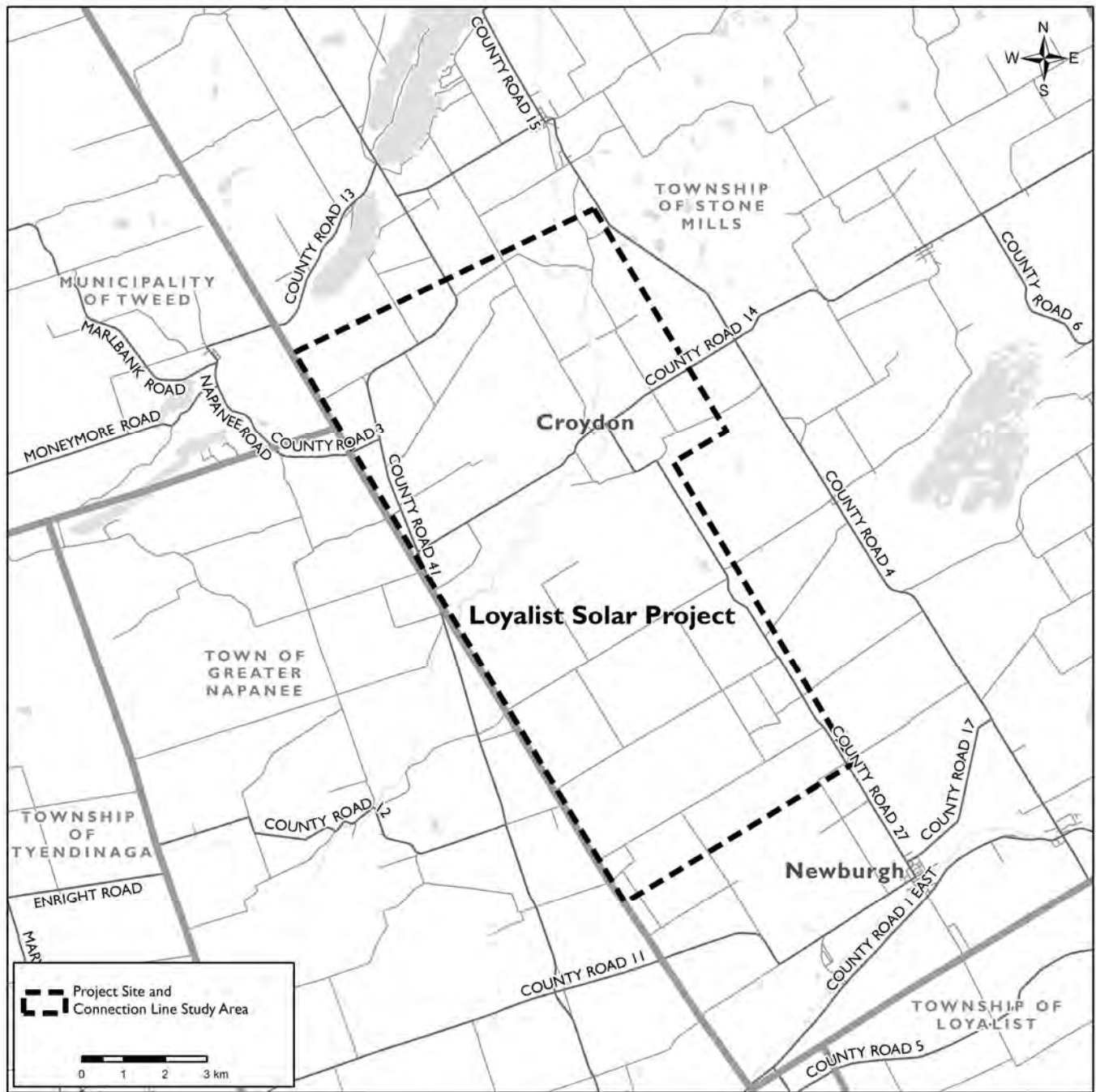
Tom Bird, Director, Regulatory

Loyalist Solar LP

34 Harvard Rd., Guelph ON N1G 4V8

Toll Free Number: 1-844-214-2578

[projects@blueearth.ca](mailto:projects@blueearth.ca)



**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)

Loyalist Solar Project

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)

Unit Number

Street Number

Street Name

City/Town

Township of Stone Mills

Province

Ontario

Postal Code

Telephone Number

Fax Number

Email Address (if available)

**Survey Address** (Not required if the Civic Address is provided)

Lot/Part

Concession/Reference Plan

Municipality/Unorganized Township

County/District

Province/State

Country

Postal Code

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

Bounded on the north by Howes Road, Nugent Road to the south, Edges Road to the east, and County Road 41 to the west. Township of Stone Mills, County of Lennox &amp; Addington, approximately 9 km north of the community of Napanee.

**Geo Reference** (Southwest corner of property)

Map Datum

NAD 83

Zone

18 North

Accuracy Estimate

+/- 5m

Geo Referencing Method

SW Corner of Property

UTM Easting

342972 m E

UTM Northing

4910351 m N

**Project Phasing** (outline construction, operation and decommissioning activities)

Preliminary information is provided in the attached draft Project Description Report.  
Additional information will be provided in the draft REA documents, available in Fall 2016.

**1.2 – Environmental Context**

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

Preliminary information is provided in the attached draft Project Description Report.  
Additional information will be provided in the draft REA documents, available in Fall 2016.

Propose early avoidance/prevention/mitigation concepts and measures.



### 1.3 – Renewable Energy Generation Facility

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

- |  |  |
|--|--|
| <input type="checkbox"/> Wind (Land Based)   | <input type="checkbox"/> Biofuel                       |
| <input type="checkbox"/> Wind (Off-Shore)    | <input checked="" type="checkbox"/> Solar Photovoltaic |
| <input type="checkbox"/> Biogas              | <input type="checkbox"/> Others(describe) _____        |
| <input type="checkbox"/> Thermal Treatment   | <input type="checkbox"/> Class (if applicable) _____   |
| <input type="checkbox"/> Anaerobic Digestion |  |

Name Plate Capacity 54 MW	Expected Generation 54 MW	Service Area	Total Area of Site (hectares) 200 ha
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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

Preliminary information is provided in the attached draft Project Description Report.  
Additional information will be provided in the draft REA documents, available in Fall 2016.

### 1.4 – Renewable Energy Generation Activities

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

Preliminary information is provided in the attached draft Project Description Report.  
Additional information will be provided in the draft REA documents, available in Fall 2016.

## Section 2 – Supporting Documents

### 2.1 – Required Documents Distributed for Consultation

Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Project Description Report		Attached
DRAFT Design and Operations Report		To be determined
DRAFT Construction Plan Report		To be determined
DRAFT Decommissioning Plan Report		To be determined

If applicable, as outlined in O. Reg. 359/09

DRAFT Archaeological Assessment		
DRAFT Heritage Assessment		
DRAFT Natural Heritage Assessment		
DRAFT Water Assessment		
DRAFT Effluent Management Plan Report	N / A	
DRAFT Emission Summary and Dispersion Modeling Report	N / A	
Dispersion Modeling Report	N / A	
DRAFT Hydrogeological Assessment Report		

Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Noise Study Report		
DRAFT Odour Study Report	N / A	
DRAFT Surface Water Assessment Report		
DRAFT Specifications Report		
DRAFT Off-shore Wind Report	N / A	

## 2.2 – Cross Reference to Part B Section 5 – Municipal Consultation Requirements

Requirement	Name(s) of Draft Document(s) and Page Numbers where Relevant Information can be Found
Infrastructure and Servicing	
Road Access	
Traffic Management Plans	
Municipal Service Connections (other than roads)	
Landscaping Design	
Emergency Management Procedures / Safety Protocols	
Easements or Restrictive Covenants	
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	
Fire Hydrants and Connections to Existing Drainage, Water Works and Sanitary Sewers	
Buried Kiosks and Above-Grade Utility Vaults	
Building Code Permits and Licenses	
Natural Features and Water Bodies	
Archaeological Resource or Heritage Resource	

## 2.3 – Location where written draft reports can be obtained for public inspection

**Identify the location where written draft reports can be obtained for public inspection** (physical location for viewing and the applicants project website if one is available)

- Township of Stone Mills Main Office (4504 County Road 4, Centreville)
- Camden East Public Library (2832 County Rd. 1 East, Camden East)
- Proponent's website at: [www.blueearth.ca/loyalist](http://www.blueearth.ca/loyalist).

## Section 3 – Applicant Address and Contact Information

### 3.1 – Applicant Information (Owner of project/facility)

Applicant Name (legal name of individual or organization as evidenced by legal documents)

Business Identification Number

Loyalist Solar LP

Business Name (the name under which the entity is operating or trading - also referred to as trade name)

☒ Same as Applicant Name



**Civic Address**

Unit Number	Street Number 34	Street Name (Include type and direction) Harvard Road	
City/Town Guelph		Province Ontario	Postal Code N1G 4V8

**Survey Address** (Not required if the Civic Address is provided)

Lot/Part	Concession/Reference Plan	Municipality/Unorganized Township	
County/District	Province/State	Country	Postal Code

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

**PART B – To be completed by the Municipality or local authority****Section 4 – Municipality or Local Authority Contact Information****4.1 – Municipal or local authority Information (complete one of the following sections)****Local Municipality / Unorganized Township** ☒ Yes ☐ No

Name of Municipality

Township of Stone Mills

**Address**

Unit Number	Street Number 4504	Street Name (Include type and direction) County Road 4		PO Box
City/Town Centreville		Province Ontario		Postal Code K0K 1N0
Telephone Number (incl. area code) 613 378 2475		Fax Number (incl. area code) 613 378 0033	Mobile Number (incl. area code)	

**Clerk**

Last Name Brooks		First Name Bryan	Middle Initial
Telephone Number (incl. area code) 613 378 2475	Email Address bbrooks@stonemills.com		
Signature		Date (yyyy/mm/dd)	

**Upper Tier Municipality**☐ Yes ☐ No

Name of Municipality

**Address**

Unit Number	Street Number	Street Name (Include type and direction)		PO Box
City/Town		Province		Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)	

**Clerk**

Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

**Local Roads Area**☐ Yes ☐ No

Name of Local Roads Board

<b>Address</b>			
Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

**Secretary–Treasurer**

Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

**Local Service Board area**☐ Yes ☐ No

Name of Local Service Board

<b>Address</b>			
Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

**Secretary**

Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

**Section 5 – Consultation Requirements**

See Part A Section 2.2 to cross reference to locations in Draft Reports where information on specific Consultation Requirements can be found

**5.1 – Project Location**

Provide comment on the project location with respect to infrastructure and servicing.

**5.2 – Project Roads**

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.

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Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans.

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**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.

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

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**5.4 – Facility Other**

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

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

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

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

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## 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
  - proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers
  - proposed location of buried kiosks and above-grade utility vaults
  - proposed location of existing and proposed gas and electricity lines and connections
  - Building Code permits and licenses
  - identification of any significant natural features and water bodies within the municipality or territory.
  - identification any archaeological resource or heritage resource
  - aerodromes and / or airports
-



200, 4723 – 1 Street SW  
Calgary AB T2G 4Y8  
T 403.668.1575  
blueearthrenewables.com

May 24, 2016

County of Lennox & Addington  
97 Thomas Street East  
Napanea ON K7R 4B9  
Attention: Larry Keech, CAO/Municipal Clerk

**Notice of a Proposal to Engage in a Renewable Energy Project  
Notice of First Public Meeting – Loyalist Solar Project – June 29, 2016**

Dear Mr. Keech:

As you are aware, Loyalist Solar LP, a partnership between BluEarth Renewables Inc. and the Mohawks of the Bay of Quinte, submitted a proposal to the Independent Electricity System Operator (IESO) under the Large Renewable Procurement (LRP) process on September 1, 2015. Loyalist Solar LP was subsequently awarded a contract by the IESO to generate electricity, and the project will now require approval under *Ontario Regulation 359/09 – Renewable Energy Approval* (REA) under Part V.0.1 of the *Ontario Environmental Protection Act*.

Loyalist Solar LP is proposing to design and construct a ground mounted solar facility with a name plate capacity of 54 MW (megawatts) alternating current, to be known as the “Loyalist Solar Project,” located in the Township of Stone Mills, and in the County of Lennox & Addington. The proposed project is rated as a Class 3 Solar Facility. A map outlining the project location is available in the attached documents.

As per the requirements of the REA process, included with this letter, you will find two copies of the draft Project Description Report (PDR) and combined Notice of Proposal and Notice of First Public Meeting for the proposed project.

We request that you make one copy of the enclosed draft PDRs available to the public for review at the County office between May 27, 2016 and the first public meeting on June 29, 2016.

In addition, we have attached the Municipal Consultation Form (MCF) as required under the Regulation. The draft REA technical reports, which will assist you in completing the MCF, are anticipated to be provided in the summer of 2016, once field studies and the engineering/design work has been advanced.



Throughout the REA process, Loyalist Solar LP is committed to ongoing consultation. If you have any questions, comments, or concerns about the project or any of the attached documents please do not hesitate to contact me.

Yours sincerely,

**LOYALIST SOLAR LP**

Tom Bird  
Director, Regulatory  
Loyalist Solar LP  
34 Harvard Road  
Guelph, ON N1G 4V8  
Telephone: 519-265-5316  
E-mail: tom@bluearth.ca

Attachments:

Combined Notice of a Proposal and Notice of First Public Meeting (2 copies)  
Draft Project Description Report (2 copies)  
Municipal Consultation Form

**Our file: 16-3674**

# NOTICE OF A PROPOSAL

By Loyalist Solar LP to Engage in a Renewable Energy Project

## FIRST NOTICE OF FIRST PUBLIC MEETING

To be held by Loyalist Solar LP regarding a Proposal to  
Engage in a Renewable Energy Project

Project Name: Loyalist Solar Project

IESO Reference Number: L-006345-SPV-001-054

Project Location: Within the Township of Stone Mills, County of Lennox and Addington, approximately 9 km north of the community of Napanee.

Dated at: The Township of Stone Mills this the 26th of May 2016.

Loyalist Solar LP is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval (REA) is required. The distribution of this notice of a proposal to engage in this renewable energy project and the project itself are subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment and Climate Change.

### Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which the project is to be engaged in, is considered to be a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of 54 MW. The project location is described in the map below. All components will be located within the project boundary area as shown in the map.

### Documents for Public Inspection:

This project is being proposed in accordance with the requirements of the Act and Regulation. The Draft Project Description Report titled *Loyalist Solar Project Description Report* describes the facility as a ground-mounted solar facility, including information on the solar PV technology and associated project components and activities. A written copy of the Draft Project Description Report is being made available for public inspection on May 26, 2016 at the following locations:

- Camden East Public Library, 2832 County Rd. 1 East, Camden East, ON
- Township of Stone Mills, 4504 County Road 4, Centreville, ON
- Proponent's website at [www.blueearth.ca/loyalist](http://www.blueearth.ca/loyalist)

### Meeting Information and Location:

In order to provide information to, and engage with community members, stakeholder groups, Aboriginal communities and government agencies, Loyalist Solar LP is hosting a public meeting. The public meeting will be in an open house, drop-in format where you will be able to view information, collect handouts, and discuss the project directly with the proponent.

DATE: June 29, 2016

TIME: 5:30-8:30 pm

LOCATION: Newburgh Community Hall  
2 Factory Street, Newburgh, ON K0K 2S0

### Project Contact and Information:

To learn more about the project proposal and upcoming public meeting, or to provide comments, please contact:

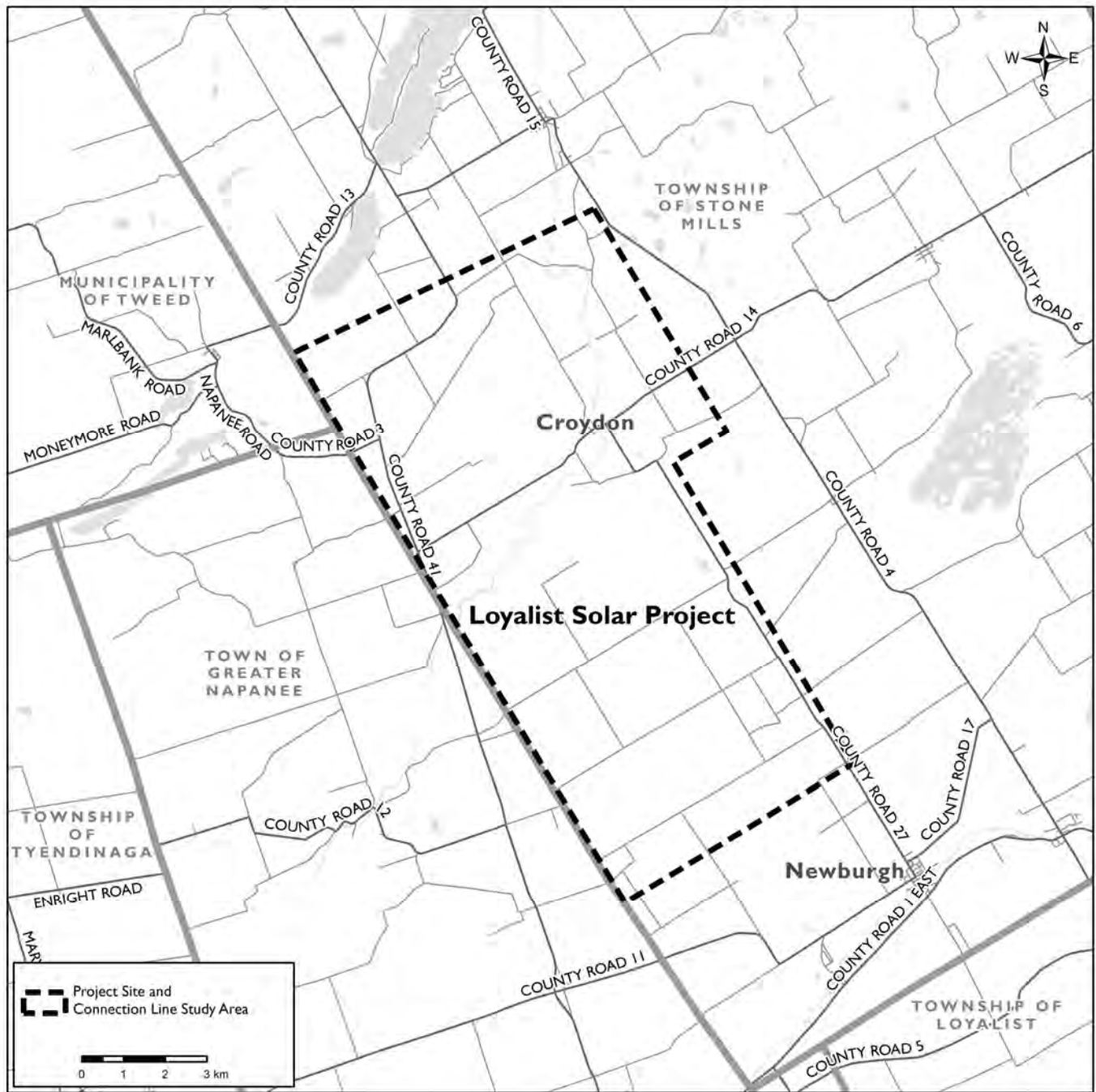
Tom Bird, Director, Regulatory

Loyalist Solar LP

34 Harvard Rd., Guelph ON N1G 4V8

Toll Free Number: 1-844-214-2578

[projects@blueearth.ca](mailto:projects@blueearth.ca)



**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)

Loyalist Solar Project

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)

Unit Number

Street Number

Street Name

City/Town

Township of Stone Mills

Province

Ontario

Postal Code

Telephone Number

Fax Number

Email Address (if available)

**Survey Address** (Not required if the Civic Address is provided)

Lot/Part

Concession/Reference Plan

Municipality/Unorganized Township

County/District

Province/State

Country

Postal Code

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

Bounded on the north by Howes Road, Nugent Road to the south, Edges Road to the east, and County Road 41 to the west. Township of Stone Mills, County of Lennox &amp; Addington, approximately 9 km north of the community of Napanee.

**Geo Reference** (Southwest corner of property)

Map Datum

NAD 83

Zone

18 North

Accuracy Estimate

+/- 5m

Geo Referencing Method

SW Corner of Property

UTM Easting

342972 m E

UTM Northing

4910351 m N

**Project Phasing** (outline construction, operation and decommissioning activities)

Preliminary information is provided in the attached draft Project Description Report.  
Additional information will be provided in the draft REA documents, available in Fall 2016.

**1.2 – Environmental Context**

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

Preliminary information is provided in the attached draft Project Description Report.  
Additional information will be provided in the draft REA documents, available in Fall 2016.

Propose early avoidance/prevention/mitigation concepts and measures.

### 1.3 – Renewable Energy Generation Facility

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

- |  |  |
|--|--|
| <input type="checkbox"/> Wind (Land Based)   | <input type="checkbox"/> Biofuel                       |
| <input type="checkbox"/> Wind (Off-Shore)    | <input checked="" type="checkbox"/> Solar Photovoltaic |
| <input type="checkbox"/> Biogas              | <input type="checkbox"/> Others(describe) _____        |
| <input type="checkbox"/> Thermal Treatment   | <input type="checkbox"/> Class (if applicable) _____   |
| <input type="checkbox"/> Anaerobic Digestion |  |

Name Plate Capacity 54 MW	Expected Generation 54 MW	Service Area	Total Area of Site (hectares) 200 ha
------------------------------	------------------------------	--------------	---

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

Preliminary information is provided in the attached draft Project Description Report.  
Additional information will be provided in the draft REA documents, available in Fall 2016.

### 1.4 – Renewable Energy Generation Activities

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

Preliminary information is provided in the attached draft Project Description Report.  
Additional information will be provided in the draft REA documents, available in Fall 2016.

## Section 2 – Supporting Documents

### 2.1 – Required Documents Distributed for Consultation

Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Project Description Report		Attached
DRAFT Design and Operations Report		To be determined
DRAFT Construction Plan Report		To be determined
DRAFT Decommissioning Plan Report		To be determined

If applicable, as outlined in O. Reg. 359/09

DRAFT Archaeological Assessment		
DRAFT Heritage Assessment		
DRAFT Natural Heritage Assessment		
DRAFT Water Assessment		
DRAFT Effluent Management Plan Report	N / A	
DRAFT Emission Summary and Dispersion Modeling Report	N / A	
Dispersion Modeling Report	N / A	
DRAFT Hydrogeological Assessment Report		



Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Noise Study Report		
DRAFT Odour Study Report	N / A	
DRAFT Surface Water Assessment Report		
DRAFT Specifications Report		
DRAFT Off-shore Wind Report	N / A	

## 2.2 – Cross Reference to Part B Section 5 – Municipal Consultation Requirements

Requirement	Name(s) of Draft Document(s) and Page Numbers where Relevant Information can be Found
Infrastructure and Servicing	
Road Access	
Traffic Management Plans	
Municipal Service Connections (other than roads)	
Landscaping Design	
Emergency Management Procedures / Safety Protocols	
Easements or Restrictive Covenants	
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	
Fire Hydrants and Connections to Existing Drainage, Water Works and Sanitary Sewers	
Buried Kiosks and Above-Grade Utility Vaults	
Building Code Permits and Licenses	
Natural Features and Water Bodies	
Archaeological Resource or Heritage Resource	

## 2.3 – Location where written draft reports can be obtained for public inspection

**Identify the location where written draft reports can be obtained for public inspection** (physical location for viewing and the applicants project website if one is available)

- Township of Stone Mills Main Office (4504 County Road 4, Centreville)
- Camden East Public Library (2832 County Rd. 1 East, Camden East)
- Proponent's website at: [www.blueearth.ca/loyalist](http://www.blueearth.ca/loyalist).

## Section 3 – Applicant Address and Contact Information

### 3.1 – Applicant Information (Owner of project/facility)

Applicant Name (legal name of individual or organization as evidenced by legal documents)

Business Identification Number

Loyalist Solar LP

Business Name (the name under which the entity is operating or trading - also referred to as trade name)

☒ Same as Applicant Name

**Civic Address**

Unit Number	Street Number 34	Street Name (Include type and direction) Harvard Road	
City/Town Guelph		Province Ontario	Postal Code N1G 4V8

**Survey Address** (Not required if the Civic Address is provided)

Lot/Part	Concession/Reference Plan	Municipality/Unorganized Township	
County/District	Province/State	Country	Postal Code

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

**PART B – To be completed by the Municipality or local authority****Section 4 – Municipality or Local Authority Contact Information****4.1 – Municipal or local authority Information (complete one of the following sections)****Local Municipality / Unorganized Township** ☐ Yes ☐ No

Name of Municipality

<b>Address</b>			
Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

**Clerk**

Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

**Upper Tier Municipality**☒ Yes ☐ No

Name of Municipality

County of Lennox &amp; Addington

<b>Address</b>			
Unit Number	Street Number 97	Street Name (Include type and direction) Thomas Street East	PO Box
City/Town Napanee		Province Ontario	Postal Code K7R 4B9
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

**Clerk**

Last Name Keech		First Name Larry	Middle Initial
Telephone Number (incl. area code) 613-354-4883	Email Address lkeech@lennox-addington.on.ca		
Signature		Date (yyyy/mm/dd)	

**Local Roads Area**☐ Yes ☐ No

Name of Local Roads Board

<b>Address</b>			
Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

**Secretary–Treasurer**

Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

**Local Service Board area**☐ Yes ☐ No

Name of Local Service Board

<b>Address</b>			
Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

**Secretary**

Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

**Section 5 – Consultation Requirements**

See Part A Section 2.2 to cross reference to locations in Draft Reports where information on specific Consultation Requirements can be found

**5.1 – Project Location**

Provide comment on the project location with respect to infrastructure and servicing.

**5.2 – Project Roads**

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.

---

**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.

---

**5.4 – Facility Other**

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.

---

## 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
  - proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers
  - proposed location of buried kiosks and above-grade utility vaults
  - proposed location of existing and proposed gas and electricity lines and connections
  - Building Code permits and licenses
  - identification of any significant natural features and water bodies within the municipality or territory.
  - identification any archaeological resource or heritage resource
  - aerodromes and / or airports
-





200, 4723 - 1 Street SW  
Calgary AB T2G 4Y8  
T 403.668.1575  
blueearthrenewables.com

November 1, 2016

97 Thomas Street East  
Napanea, ON  
K7R 4B9

Attention: Larry Keech, CAO/Municipal Clerk

**Release of Draft REA Documents for Municipal Review -  
Loyalist Solar Project**

Dear Mr. Keech:

As you are aware, Loyalist Solar LP, a limited partnership between Mohawks of the Bay of Quinte and BluEarth Renewables Inc., by its General Partner BER Ontario Solar GP Inc., is proposing to design and construct a ground mounted solar facility with a name plate capacity of 54 megawatts alternating current (MW<sub>AC</sub>), to be known as the "Loyalist Solar Project," located in the Township of Stone Mills, County of Lennox & Addington. The proposed project is rated as a Class 3 Solar Facility

In May 2016, you were provided with an introductory letter; a draft Project Description Report (PDR), a copy of the combined Notice of Proposal and Notice of First Public Meeting and a Municipal Consultation Form for the proposed Project. The first Public Meeting was held June 29, 2016, which provided an overview of the Project and upcoming activities.

The project will require approval under *Ontario Regulation (O. Reg.) 359/09 – Renewable Energy Approval* (REA) under Part V.0.1 of the *Ontario Environmental Protection Act*. As per the requirements of the REA process, all draft REA studies and reports are now complete and a second public meeting is anticipated to be held in January, 2017 (you will receive a notice confirming the details at a later date). Please find the enclosed draft REA documents:

- Draft Project Description Report;
- Draft Construction Plan Report;
- Draft Design and Operations Report;
- Draft Decommissioning Plan Report;
- Draft Noise Study Report;
- Draft Water Assessment Report and Water Body Report;
- Draft Natural Heritage Assessment (4 reports);
- Archaeological Assessments (Stage 1 and 2); and

- Cultural Heritage Assessment
- Executive Summary Reports

The draft reports are being provided for the Township's review with the anticipation that it will aid the Township in completing the Municipal Consultation Form that was previously provided in our June, 2016 correspondence. The Municipal Consultation Form requests input from the Township on any potential issues related to infrastructure and servicing as they relate to the proposed Project.

Please note that the REA process requires a separate, 60-day consultation period for the general public. We anticipate this will commence in mid-November. At this time, the draft REA documents will be made available for public review and a notice confirming the second public meeting will be issued.

Throughout the REA process, Loyalist Solar LP is committed to ongoing public consultation. If you have any questions, comments, or concerns about the project or any of the attached documents please do not hesitate to contact me.

Yours sincerely,

**LOYALIST SOLAR LP**

Tom Bird  
Director, Regulatory  
Loyalist Solar LP  
34 Harvard Road  
Guelph, ON N1G 4V8  
Telephone: 519-265-5316  
E-mail: tom@bluearth.ca

Attachments: Draft REA Documents

**Our file: 16-3674**



200, 4723 - 1 Street SW  
Calgary AB T2G 4Y8  
T 403.668.1575  
blueearthrenewables.com

November 1, 2016

Township of Stone Mills  
4504 County Road 4  
Centreville, ON K0K 1N0

Attention: Roger Hogan, Deputy Clerk

**Release of Draft REA Documents for Municipal Review - Loyalist Solar Project**

Dear Mr. Hogan:

As you are aware, Loyalist Solar LP, a limited partnership between Mohawks of the Bay of Quinte and BluEarth Renewables Inc., by its General Partner BER Ontario Solar GP Inc., is proposing to design and construct a ground mounted solar facility with a name plate capacity of 54 megawatts alternating current (MW<sub>AC</sub>), to be known as the "Loyalist Solar Project," located in the Township of Stone Mills, County of Lennox & Addington. The proposed project is rated as a Class 3 Solar Facility.

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- Executive Summary Report

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Yours sincerely,

**LOYALIST SOLAR LP**

Tom Bird  
Director, Regulatory  
Loyalist Solar LP  
34 Harvard Road  
Guelph, ON N1G 4V8  
Telephone: 519-265-5316  
E-mail: tom@bluearth.ca

Attachments: Draft REA Documents



2:27 PM

County of Lennox and Addington  
Attention: Larry Keech, CAO/Municipal Clerk  
97 Thomas Street East  
Napanee, ON  
K7R 4B9

**DATE:** November 1, 2016

**Delivery Details**

DRAFT Renewable Energy Approval Submission for the  
Loyalist Solar Project (2 Binders + USB Key)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Receiver:**

**Name:** Glenda Hudgins Glenda Hudgins  
**Address:** 97 Thomas St E Napanee  
**Signature:** Glenda Hudgins



2:50 PM

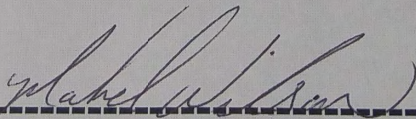
Township of Stone Mills  
Attention: Roger Hogan, Deputy Clerk  
4504 County Road 4  
Centreville, ON  
K0K 1N0

**DATE:** November 1, 2016

**Delivery Details**

DRAFT Renewable Energy Approval Submission for the  
Loyalist Solar Project (2 Binders + USB Key)

**Receiver:**

Name: ----- 

Address: -----

Signature: -----



200, 4723 - 1 Street SW  
Calgary AB T2G 4Y8  
T 403.668.1575  
blueearthrenewables.com

November 23, 2016

Township of Stone Mills  
4504 County Road 4  
Centreville, ON K0K 1N0

Attention: Roger Hogan, Deputy Clerk

**Request for Documents to be Available for Public Review**

Dear Mr. Hogan:

As you are aware, Loyalist Solar LP, a limited partnership between Mohawks of the Bay of Quinte and BluEarth Renewables Inc., by its General Partner BER Ontario Solar GP Inc., is proposing to design and construct a ground mounted solar facility with a name plate capacity of 54 megawatts alternating current (MW<sub>AC</sub>), to be known as the "Loyalist Solar Project," located in the Township of Stone Mills, County of Lennox & Addington. The proposed project is rated as a Class 3 Solar Facility.

Earlier this month, you were provided with copies of the draft REA documents for your review prior to the second public meeting. The purpose of this letter is to provide you with an additional copy of the draft REA documents for the purposes of public viewing.

Included with this letter are binders containing all draft REA documents and a copy of the Notice of Second Public Meeting (to take place on January 31, 2017). **We request that you make the enclosed binders and notice available to the public for review at the Township office in Centreville no later than December 1, 2016, and that the documents remain available for review until the public meeting scheduled for January 31, 2017.**

If you have any questions, comments, or concerns about the project or any of the attached documents please do not hesitate to contact me.

Yours sincerely,

**LOYALIST SOLAR LP**

Tom Bird  
Director, Regulatory  
Loyalist Solar LP  
34 Harvard Road  
Guelph, ON N1G 4V8  
Telephone: 519-265-5316  
E-mail: tom@bluearth.ca

Attachments: Draft REA Documents and Notice of Second Public Meeting

If you have any questions, comments, or concerns about the project or any of the attached documents please do not hesitate to contact me.

Yours sincerely,  
Tom Bird  
Director, Regulatory  
Loyalist Solar LP  
34 Harvard Road  
Guelph, ON N1G 4V8  
Telephone: 519-265-5316  
E-mail: tom@bluearth.ca

Attachments: Draft REA Documents and Notice of Second Public Meeting



From: Andrea Garcia  
Sent: December-20-16 4:19 PM  
To: Jim Klaver  
Cc: Jeff Thompson ([jthompson@stonemills.com](mailto:jthompson@stonemills.com)); Keith Miller; Roger Hogan; Chris Wagar  
Subject: RE: Project Questions

Good Afternoon Jim,

Thanks again for sending along these questions and comments. Please see my responses below. In reference to your question regarding the Municipal Consultation Form, I sent along the document via e-mail yesterday. I have attached that e-mail here for your convenience. I am aiming to send you our comments back on the Road Use Agreement tomorrow. In the meantime, here is the information you requested.

**1. Will there be any entrances from County roads into the solar sites?**

At this time, we do not anticipate requiring any entrances from County Roads onto any of the nine Project properties. As you have correctly pointed out, none of the project parcels are located off of County roads. We have maintained provisions in the draft Road Use Agreement that would allow the Parties to agree upon Entrance Work Plans if any entrances from County Roads are required.

**2. Transmission line route – has this been further reviewed/determined and if so what is the likely routing.**

The Project team has completed a number of environmental field studies, technical evaluations and stakeholder consultations on the various transmission line route options. As a result of, we have identified a Preferred Route for the location of the Project's transmission line. Please refer to the attached PDF map illustrating the Preferred Route. Development of the Project is currently proceeding under the assumption that the Preferred Route will be the final transmission line corridor, and the Project team is currently confirming the suitability of the Preferred Route with the Independent Electricity System Operator (IESO).

**3. Will the transmission line be a joint use line with Hydro One or Bell? This would be our preference as it streamlines approvals for line construction and does not require easements and or additional agreements. Also it is our preference to only have one pole line rather than two.**

We are working with Hydro One Networks, Inc. (HONI) to achieve joint use with their existing distribution lines along the Preferred Route. To date we have submitted all requested information to HONI, and we expect a response and estimate from HONI in early 2017. It is the Project's preference to achieve joint use with HONI as well. In the event that joint use with HONI cannot be achieved, the transmission line for the Project would then either (a) be installed overhead on the opposite side of the road from HONI's distribution line or (b) be buried underground. This decision will be taken in consultation with both the Township of Stone Mills and the County relating to their respective Road Allowances. In fact, the existing Road Use Agreement with the Township requires approval of an "Installation Plan" for the location of Electrical Infrastructure, which must provide locational details for pole placement, side of road and underground/overhead options. The proposed RUA with the County also stipulates a Plan for the location of Electrical Infrastructure, which will similarly need to be approved by the County Manager. Finally, we note that although joint use with HONI is the preferred approach for both the County and the Project, there are some locations along County Road 27 (where the Preferred Route is proposed) that do not contain any existing utilities. As a result, joint use will not be available for the transmission line and new poles will be required at such locations.

**4. Tree cutting in County road rights-of-way can be an issue when it is adjacent to residential properties. As you know people get pretty upset if all the trees across their frontage are being removed for pole line construction. Something to keep in mind as the route selection and design progresses.**

We appreciate your insight regarding tree removal. We are committed to actively engaging landowners adjacent to the Project's transmission line. In early December we hand delivered an introductory letter to inform landowners adjacent to the Preferred Route of the planned transmission line. We plan to keep this line of communication open and ensure landowners' concerns and requests are considered as the design progresses, while meeting standard engineering practices and electrical safety requirements. Our consultation effort will continue in the new year as we request in-person meetings with each of the affected landowners.

**5. Are you aware of any road improvements needed on/at a County road intersections?**

At this point, we are not aware of any road improvements to be required at County road intersections. However, we are preparing a Traffic Management Plan and a Road Work Plan which will inform the need for any improvements. We have also maintained in the draft Road Use Agreement a provision for road improvement work (i.e., "Road Work") to the extent agreed to beforehand by the Parties. Additionally, we will conduct a pre-construction study of road conditions in Spring 2017 which will further inform the need for road upgrades.

**6. The Traffic Management Plan (TMP) has to, among other things, clearly identify sources and subsequent routing for aggregate, concrete, racking, panels, etc. When we have a better idea on the traffic information we can provide you with our information on our construction projects to ensure that we do not have any conflicts (ie roads or bridges under construction on your haul routes).**

Thank you for the additional information regarding the TMP. We will provide this information to the Project Engineer to ensure the TMP captures these requirements. We look forward to receiving additional information once you have the chance to review a draft of the TMP.

**7. Excess Load permitting should be addressed in the TMP. All loads in excess of HTA limits require oversize permits. Carriers are generally well aware of this requirement but should be reminded.**

Thank you the information. We will work with our Suppliers and Contractors to ensure these permits are properly obtained.

**8. Note that many County roads, as well as Township Roads have spring load restrictions. March 1 to April 30th is the typical timeframe for the reduced load period. Maximum 5,000kg per axle during the reduced load period. The construction schedule should identify and take into account this restriction. We typically do not issue overweight permits during reduced load periods for repeat hauls. We may permit a single move for a piece of equipment but not for example for 50 loads of concrete per day.**

We have discussed spring load restrictions with the Township and this information is in line with what we are assuming in the project schedule (i.e. March 1 to May 1 half load restrictions; 5,000 kg per axle).

**9. FYI from our past experience with Solar Projects the items that have generated complaints or concerns:**

- **Routing of construction traffic.**
- **Speed of construction traffic.**
- **Noise from construction and traffic.**
- **Mud tracking onto roads and dust issues.**
- **Changes and/or perceived changes to drainage patterns.**
- **Visual concerns at the sites.**
- **Tree removals.**



Thank you for identifying common complaints and concerns related to solar projects. Many of these concerns are addressed in the Renewable Energy Approval reports and the Vegetation Screening Plan recently approved by the Township of Stone Mills. The Project is also currently undertaking a hydrogeological assessment to address site drainage. The results of this assessment will be incorporated into the Stormwater Management Plan, as well as Engineering Drawings detailing site grading, drainage and stormwater control. The Engineering Drawings will be developed in consultation with the Township of Stone Mills, per our Community Vibrancy Agreement, and ultimately approved by Township Council.

**10. Mitigation strategies used by other Solar developers:**

- **Temporary construction traffic route signing.**
- **Speed enforcement and installation of driver feedback signs (Your Speed Signs).**
- **Daily road sweeping at construction site entrances.**
- **Maintaining existing drainage patterns and not concentrating flows to single locations.**
- **Berms, landscaping, tree planting at sites.**
- **Where trees have to be removed from road right-of-way this has to be carefully communicated to affected parties. Planting of replacement trees in suitable locations including on private property in consultation with affected landowners.**

Thank you for providing typical mitigation strategies implemented at existing solar projects in the area. Many of these mitigations are included in the Project's Renewable Energy Approval reports, the Township Road Use Agreement, the Vegetation Screening Plan recently approved by the Township and the draft County Road Use Agreement.

**11. Will you ultimately require Municipal Consultation forms from the County for your project? If so at what point will we have all the reports, etc to complete these forms?**

Yes, the Ministry of Environment and Climate Change (MOECC) encourages Proponents to submit a Municipal Consultation Form (MCF) as part of the Renewable Energy Approval application. Please find attached my e-mail from yesterday which contains the MCF. Please review and complete at your convenience. We are happy to assist in your review of the reports if you wish. You may also provide us with feedback on the reports via e-mail, rather than using the form. The Renewable Energy Approval reports were provided to the County on November 1, 2016. Additional copies of the reports for public display were provided on November 24, 2016. You may also find digital copies of the reports at our website: [www.blueearth.ca/loyalist](http://www.blueearth.ca/loyalist).

Jim – I trust this answers all of your questions thus far. If anything else comes to mind, please don't hesitate to contact me.

Thanks,

Andrea

**ANDREA GARCIA, MCIP, RPP** | LEAD, DEVELOPMENT

**DIRECT:** 519.265.5317

**MOBILE:** 416.660.5418

**EMAIL:** [andrea.garcia@bluearth.ca](mailto:andrea.garcia@bluearth.ca)

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**BLUEARTH RENEWABLES INC.**

34 HARVARD ROAD  
GUELPH, ONTARIO N1G 4V8  
[BLUEARTH.CA](http://BLUEARTH.CA)



*\* Please consider the environment before printing this email.*

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From: Jim Klaver [<mailto:jklaver@lennox-addington.on.ca>]

Sent: December-16-16 3:51 PM

To: Andrea Garcia <[andrea.garcia@bluearth.ca](mailto:andrea.garcia@bluearth.ca)>

Cc: Jeff Thompson ([jthompson@stonemills.com](mailto:jthompson@stonemills.com)) <[jthompson@stonemills.com](mailto:jthompson@stonemills.com)>; Keith Miller <[kmiller@stonemills.com](mailto:kmiller@stonemills.com)>; Roger Hogan <[RHogan@stonemills.com](mailto:RHogan@stonemills.com)>; Chris Wagar <[cwagar@lennox-addington.on.ca](mailto:cwagar@lennox-addington.on.ca)>

Subject: Project Questions

Hi Andrea,

Further to the draft RUA submitted for the Loyalist Solar Project I have a few questions:

- 1) Will there be any entrances from County roads into solar sites? I'm thinking no as there are no sites directly on a County Rd.
- 2) Transmission line route, has this been further reviewed/determined and if so what is the likely routing.
- 3) Will the transmission line be a joint use line with Hydro One or Bell? This would be our preference as it streamlines approvals for line construction and does not require easements and or additional agreements. Also it is our preference to only have one pole line rather than two.
- 4) Tree cutting in County road rights-of-way can be an issue when it is adjacent to residential properties. As you know people get pretty upset if all the trees across their frontage are being removed for pole line construction. Something to keep in mind as the route selection and design progresses.
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- 6) The Traffic Management Plan (TMP) has to, among other things, clearly identify sources and subsequent routing for aggregate, concrete, racking, panels, etc. When we have a better idea on the traffic information we can provide you with our information on our construction projects to ensure that we do not have any conflicts (ie roads or bridges under construction on your haul routes).

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Daily road sweeping at construction site entrances.

Maintaining existing drainage patterns and not concentrating flows to single locations.

Berms, landscaping, tree planting at sites.

Where trees have to be removed from road right-of-way this has to be carefully communicated to affected parties. Planting of replacement trees in suitable locations including on private property in consultation with affected landowners.

I have attached a copy of our typical consultation requirements for renewable energy projects for your reference. Will you ultimately require Municipal Consultation forms from the County for your project? If so at what point will we have all the reports, etc to complete these forms?

Let me know if you have any questions.

Thanks and Happy Holidays,

Jim Klaver

Operations & Development Technologist

Roads & Bridges

County of Lennox & Addington

97 Thomas Street East  
Napanee, ON K7R 4B9  
[613-354-4883 Ext 3226](tel:613-354-4883)



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\*\*\*CONFIDENTIALITY NOTICE\*\*\*

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----- Forwarded message -----

From: Andrea Garcia <[andrea.garcia@blueearth.ca](mailto:andrea.garcia@blueearth.ca)>  
To: "Jim Klaver" <[jklaver@lennox-addington.on.ca](mailto:jklaver@lennox-addington.on.ca)>  
Cc:  
Date: Mon, 19 Dec 2016 17:29:13 +0000  
Subject: Loyalist Solar - Municipal Consultation Form

Hi Jim,

We are working through your comments from the RUA and follow-up e-mail. In the meantime, I wanted to send you the Municipal Consultation Form (MCF) since you inquired about it in your list of questions. Please find the form attached. I did not fill-out the section with the County contact information, since I wasn't sure if you or someone else would be conducting the review. Please note that we can also receive your comments via e-mail if you prefer not to complete the form.

The Renewable Energy Approval reports were delivered to the County office on November 1, 2016. You can also find them on our website at [www.blueearth.ca/loyalist](http://www.blueearth.ca/loyalist)

Please let me know if you have any questions.

Thanks!

andrea

**ANDREA GARCIA** | LEAD, DEVELOPMENT

**DIRECT:** 519.265.5317

**MOBILE:** 416.660.5418

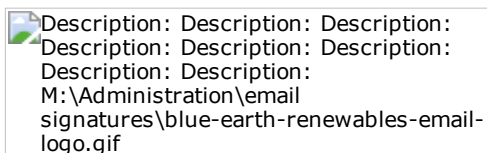
**EMAIL:** [andrea@bluearth.ca](mailto:andrea@bluearth.ca)

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**BLUEARTH RENEWABLES INC.**

34 HARVARD ROAD  
GUELPH, ONTARIO N1G 4V8  
[BLUEARTH.CA](http://BLUEARTH.CA)



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----- Forwarded message -----

From: Andrea Garcia <[andrea.garcia@bluearth.ca](mailto:andrea.garcia@bluearth.ca)>  
To: "Jim Klaver" <[jklaver@lennox-addington.on.ca](mailto:jklaver@lennox-addington.on.ca)>  
Cc:  
Date: Mon, 19 Dec 2016 17:29:13 +0000  
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The Renewable Energy Approval reports were delivered to the County office on November 1, 2016. You can also find them on our website at [www.bluearth.ca/loyalist](http://www.bluearth.ca/loyalist)

Please let me know if you have any questions.

Thanks!

andrea

**ANDREA GARCIA** | LEAD, DEVELOPMENT



**DIRECT:** 519.265.5317

**MOBILE:** 416.660.5418

**EMAIL:** [andrea@bluearth.ca](mailto:andrea@bluearth.ca)

-

---

**BLUEARTH RENEWABLES INC.**

34 HARVARD ROAD  
GUELPH, ONTARIO N1G 4V8  
[BLUEARTH.CA](http://BLUEARTH.CA)

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logo.gif

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4 attachments



LPV - MCF (Rev B).pdf  
1588K



LPV - MCF (Rev B).pdf  
1588K



noname.eml  
2191K



LPV - Map of Preferred Route.pdf  
214K



Bellamy, Megan &lt;mbellamy@dillon.ca&gt;

---

**Fwd: Loyalist Solar - Municipal Consultation Form**

1 message

---

**From:** Andrea Garcia  
**Sent:** Wednesday, January 11, 2017 11:51:20 AM  
**To:** Roger Hogan  
**Cc:** Keith Miller; Jeff Thompson; Bryan Brooks  
**Subject:** RE: Loyalist Solar - Municipal Consultation Form

Good Afternoon Roger,

Thank you for reviewing the REA reports for the Loyalist Solar Project and providing your comments. Please note that by way of this e-mail we confirm receipt and acknowledgement of your comments provided in the document titled "REA MOEE Supplemental," dated December 14, 2016 and attached to your e-mail on December 29, 2016.

Additionally, please find below our responses to those comments where clarification and/or additional information was requested. Please don't hesitate to contact me if you have any additional comments.

Finally, I kindly request that you sign the Municipal Consultation Form and perhaps reference in the form that your comments on provided under separate cover.

Thanks Roger.

DOR-7.1.2: A waste disposal system permit will be required in those instances where waste is generated and must be disposed of on site. An application will be required and submitted to the Kingston Frontenac Lennox and Addington Public Health.

During construction the Project and Project Contractors will rent bins from an approved waste disposal company. During Operations there is very little waste and no waste is anticipated to be disposed on site. Any waste that may be generated on site during Operations will be taken to our central Operations & Maintenance office located in Sterling, Ontario. If, at any point, a large amount of waste is generated, such that it cannot be taken by the operations technicians to the central office, the waste will be taken directly to the local transfer station.

DOR-7.1.3: The consumption of water over 10,000 liters per day will require approval from the Ministry of Environmental and Climate Change.

Water use during operations is minimal and not required for the operation or maintenance of the facility. Water use will be well below 10,000 L/day. If any unanticipated activities arise which require the use of water greater than 10,000 L/day, then the Project will consult with the Ministry of Environment and Climate Change and undertake the proper permitting & approvals at that time.

PDR-5.4.7: The construction plan for access roads is acceptable. However due to the long term of this project being at least 20 years, provisions may be required to provide for the periodic maintenance of the standards established at the time of construction of the access roads.

The REA reports have been updated to reflect this comment.

-

CPR-7.10.3: There is general agreement with the list of potential threats as identified. However, accidental spills of fluids such as fuels or any other toxic fluids have not been identified and should be included. Fluids from spills could readily access the underground water system as a result of karst topography.

The REA reports have been updated to reflect this comment. Accidental spills of fluids, such as fuels or any other toxic fuels, have been identified and included in the list of fluids and mitigation.

DOR-9.1: It is anticipated that the Emergency Response Plan, albeit specific to this proposal could be incorporated as a site specific amendment to the existing municipal emergency response plan and where applicable will reflect those procedures already adopted.

Per the REA requirements, the Project is required to prepare an Emergency Response Plan. This plan can be provided to the Township so that it may be incorporated into the existing municipal emergency response plan. The Project's plan can also be developed in consultation with the Township to ensure proper coordination between plans and provide comfort that no gaps exist.

DOR-9.2: The municipal emergency response plan already contains a list of contacts and these could be supplemented to address any site specific requirements arising from the approval and operation of this proposal.

Thank you for the information. We will ensure the existing municipal emergency response plan is reviewed in the preparation of the Project's emergency response plan.

CPR-6.7: The temporary uses identified are generally anticipated to be all inclusive and the application of granular materials to provide for a cleaner work area is acceptable. The location of these areas has not been identified and it is

anticipated these areas will be in a location that is generally removed and screened from the travelling public and neighbours properties.

The temporary use areas will be placed within the project footprint (or "construction disturbance area"). As you are aware, the entirety of the project footprint is generally setback from the road.

CPR-7.2: A Cultural Heritage Resources assessment was prepared by Archaeological Research Associates Ltd. For the Loyalist Solar project that identified 87 Built Heritage Resources and 5 Cultural Heritage Resources. A list of potential mitigation measures has been identified but which of these measures are most appropriate for each of these resources has not been identified.

Given that the mitigations vary by construction technique, the type of mitigation to be used will be confirmed once the construction contractor has been hired. A primary mitigation technique will be avoidance. The ability to avoid Built Heritage Resources will be determined by the final choice of Connection Line route, as well as the final placement of infrastructure, specifically poles.

**ANDREA GARCIA, MCIP, RPP** | LEAD, DEVELOPMENT

**DIRECT:** 519.265.5317

**MOBILE:** 416.660.5418

**EMAIL:** [andrea.garcia@bluearth.ca](mailto:andrea.garcia@bluearth.ca)

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**BLUEARTH RENEWABLES INC.**

34 HARVARD ROAD  
GUELPH, ONTARIO N1G 4V8  
[BLUEARTH.CA](http://bluearth.ca)



\* Please consider the environment before printing this email.

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From: Roger Hogan [mailto:[RHogan@stonemills.com](mailto:RHogan@stonemills.com)]

Sent: December-29-16 4:09 PM

To: Andrea Garcia <[andrea.garcia@bluearth.ca](mailto:andrea.garcia@bluearth.ca)>

Cc: Keith Miller <[kmiller@stonemills.com](mailto:kmiller@stonemills.com)>; Jeff Thompson <[jthompson@stonemills.com](mailto:jthompson@stonemills.com)>; Bryan Brooks

<[bbrooks@stonemills.com](mailto:bbrooks@stonemills.com)>

Subject: RE: Loyalist Solar - Municipal Consultation Form

Andrea:

Attached are my comments in respect to the Municipal Consultation form as requested. All comments have been included in the form of a supplemental and relate back to the references included in the Municipal Consultation form and the Renewable Energy Approval Draft Release information.

If you have any questions, please do not hesitate to contact me.

Thanks,

Roger J. Hogan, Deputy Clerk

Township of Stone Mills

4504 County Road 4

Centreville, Ontario

K0K 1N0

Tel. [613 378 2475](tel:6133782475)

Fax. [613 378 0033](tel:6133780033)

Email [rhogan@stonemills.com](mailto:rhogan@stonemills.com)

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From: Andrea Garcia [<mailto:andrea.garcia@bluearth.ca>]

Sent: December-14-16 10:54 AM

To: Roger Hogan

Subject: Loyalist Solar - Municipal Consultation Form

Hello Roger,

Per our telephone conversation, please find attached the Municipal Consultation Form ("MCF") for the Loyalist Solar Project. As discussed, we are happy to review the relevant sections in person if it would make this process easier for you. We can also receive your comments on the reports, if you have any you wish to submit, via e-mail.

Thanks,



Andrea

**ANDREA GARCIA, MCIP, RPP** | LEAD, DEVELOPMENT

**DIRECT:** 519.265.5317

**MOBILE:** 416.660.5418

**EMAIL:** [andrea.garcia@bluearth.ca](mailto:andrea.garcia@bluearth.ca)

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**BLUEARTH RENEWABLES INC.**

34 HARVARD ROAD  
GUELPH, ONTARIO N1G 4V8  
[BLUEARTH.CA](http://BLUEARTH.CA)



*\* Please consider the environment before printing this email.*



February 2, 2017

BLUEARTH RENEWABLES INC.  
34 HARVARD ROAD  
GUELPH, ONTARIO N1G 4V8

**Attention: Andrea Garcia, Lead, Development**

Dear Ms. Garcia:

**Re: Loyalist Solar Project**

---

As requested we have completed and enclosed Part B of the Municipal Consultation Forms for the Loyalist Solar Project.

As you are aware from discussions and correspondence with County Staff the following are some of the items that we are aware of that remain to be completed:

Road Use Agreement  
Traffic Management Plan  
Transmission Line Route and Details  
Pre-construction road condition survey  
Emergency Management Plan / Safety Protocols

From our past experience with Solar Projects some items that have generated public complaints or concerns include:

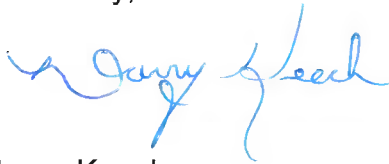
- Insufficient communications and public notice
- Routing of construction traffic
- Speed of construction traffic
- Noise from construction and traffic
- Mud tracking onto roads and dust issues
- Changes and/or perceived changes to drainage patterns
- Visual concerns at the sites
- Tree removals

Mitigation strategies used by other Solar developers to address some of these concerns:

- Community Liaison Committee
- Construction notices and updates
- Temporary construction traffic route signing
- Speed enforcement (OPP) and installation of driver feedback signs (Your Speed Signs)
- Construction of Mud Mats at site entrances
- Daily road sweeping at site entrances
- Maintaining existing drainage patterns and not concentrating flows to single locations.
- Berms, landscaping, tree planting at sites.

If you have any questions please contact Jim Klaver, Operations & Development Technologist at 613-354-4883 Ext 3226.

Sincerely,



Larry Keech  
Chief Administrative Officer/Clerk

Copy: Bryan Brooks, CAO/Clerk, Township of Stone Mills

Attachments

**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)

**Loyalist Solar Project**

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)

Unit Number

Street Number

Street Name

**Multiple properties- see below**

City/Town

**Township of Stone Mills**

Province

**Ontario**

Postal Code

Telephone Number

Fax Number

Email Address (if available)

**Survey Address** (Not required if the Civic Address is provided)

Lot/Part

**Various lots - see below**

Concession/Reference Plan

**Various concessions - see below**

Municipality/Unorganized Township

**Township of Stone Mills**

County/District

**County of Lennox & Addington**

Province/State

**Ontario**

Country

**Canada**

Postal Code

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

**PT Lot 2 Con 4, PT Lot 3-4 Con 4, PT Lot 8 Con 4, PT Lot 9 Con 4, PT Lot 4 Con 5, PT Lot 5 Con 5, PT Lot 8 Con 5, PT Lot 7 Con 5, PT Lot 6 Con 5, PT Lot 1 Con 5**
**Geo Reference** (Southwest corner of property)

Map Datum

**NAD83**

Zone

**18**

Accuracy Estimate

**+/- 5m**

Geo Referencing Method

UTM Easting

**342800m**

UTM Northing

**4910640m**

Project Phasing (outline construction, operation and decommissioning activities)

**Construction - Fall 2017 to Fall 2018**
**Operation - Fall 2018 for 20 years or more if contract term increased**
**Decommissioning - Upon end of contract - 2038 or beyond if contract term increased**
**1.2 – Environmental Context**

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

**Potential effects exist for archaeological resources, cultural heritage resources, natural heritage features and local residents. These are described in the REA reports (Project Description, Construction Plan, Design and Operations, and Decommissioning Plan). Mitigations are listed below.**

Propose early avoidance/prevention/mitigation concepts and measures.

**Sensitive natural features have been avoided (significant alvars, provincially significant wetlands, etc.). A noise study was conducted to ensure noise compliance during facility operations. Other mitigations are listed in the REA reports, specifically in the Environmental Effects Mitigation Plan.**

### 1.3 – Renewable Energy Generation Facility

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

- |  |  |
|--|--|
| <input type="checkbox"/> Wind (Land Based)   | <input type="checkbox"/> Biofuel                       |
| <input type="checkbox"/> Wind (Off-Shore)    | <input checked="" type="checkbox"/> Solar Photovoltaic |
| <input type="checkbox"/> Biogas              | <input type="checkbox"/> Others(describe) _____        |
| <input type="checkbox"/> Thermal Treatment   | <input type="checkbox"/> Class (if applicable) _____   |
| <input type="checkbox"/> Anaerobic Digestion |  |

Name Plate Capacity <b>54 MW AC</b>	Expected Generation <b>54 MW AC</b>	Service Area <b>East</b>	Total Area of Site (hectares) <b>200</b>
--	--	-----------------------------	---

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

**Photovoltaic panels will convert solar energy into direct current (DC) electricity. This occurs by transferring energy from sunlight to semiconductors in the panels. DC electricity generated from the panels is collected and converted into alternating current (AC) electricity by inverters.**

### 1.4 – Renewable Energy Generation Activities

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

**The Project was awarded a contract to generate electricity by the IESO and is now subject to several approvals, such as the REA. Upon permit approval, construction will commence for the duration of one year, followed by a 20-year (or more) operations term. Decommissioning will follow.**

## Section 2 – Supporting Documents

### 2.1 – Required Documents Distributed for Consultation

Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Project Description Report	<b>Draft Project Description Report</b>	<b>2016/10/31</b>
DRAFT Design and Operations Report	<b>Draft Design and Operations Report</b>	<b>2016/10/31</b>
DRAFT Construction Plan Report	<b>Draft Construction Plan Report</b>	<b>2016/10/31</b>
DRAFT Decommissioning Plan Report	<b>Draft Decommissioning Plan Report</b>	<b>2016/10/31</b>

**If applicable, as outlined in O. Reg. 359/09**

DRAFT Archaeological Assessment	<b>Draft Stage 1 and 2 Archaeological Assessments</b>	<b>2016/10/21</b>
DRAFT Heritage Assessment	<b>Loyalist Solar Cultural Heritage Assessment</b>	<b>2016/10/24</b>
DRAFT Natural Heritage Assessment	<b>Draft Natural Heritage Assessment Environmental Impact Study Report</b>	<b>2016/10/31</b>
DRAFT Water Assessment	<b>Draft Water Body Report</b>	<b>2016/10/31</b>
DRAFT Effluent Management Plan Report	<b>N/A</b>	
DRAFT Emission Summary and Dispersion Modeling Report	<b>N/A</b>	
Dispersion Modeling Report	<b>N/A</b>	
DRAFT Hydrogeological Assessment Report	<b>N/A</b>	



Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Noise Study Report	<a href="#">Environmental Noise Impact Assessment</a>	2016/10/13
DRAFT Odour Study Report	N/A	
DRAFT Surface Water Assessment Report	N/A	
DRAFT Specifications Report	N/A	
DRAFT Off-shore Wind Report	N/A	

## 2.2 – Cross Reference to Part B Section 5 – Municipal Consultation Requirements

Requirement	Name(s) of Draft Document(s) and Page Numbers where Relevant Information can be Found
Infrastructure and Servicing	<a href="#">Design &amp; Operations Report - p.17 and p.22; Construction Plan Report - p.37</a>
Road Access	<a href="#">Project Description Report - p.11; Design &amp; Operations Report - p.19; Construction Plan Report - p.18</a>
Traffic Management Plans	<a href="#">N/A - addressed in Road Use Agreement</a>
Municipal Service Connections (other than roads)	N/A
Landscaping Design	<a href="#">Construction Plan Report - Section 6.16 (p.22)</a>
Emergency Management Procedures / Safety Protocols	<a href="#">Design &amp; Operations Report - p.26; Construction Plan Report - p.38</a>
Easements or Restrictive Covenants	N/A
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	<a href="#">Construction Plan Report - p.20 and p.37</a>
Fire Hydrants and Connections to Existing Drainage, Water Works and Sanitary Sewers	<a href="#">Construction Plan Report - p.17 and p.34; Design &amp; Operations Report - p.20, p.21 and p.22</a>
Buried Kiosks and Above-Grade Utility Vaults	<a href="#">Construction Plan Report - p.17</a>
Building Code Permits and Licenses	<a href="#">Project Description Report - p.7-8, Table 3</a>
Natural Features and Water Bodies	<a href="#">Construction Plan Report - p.26 and p.29</a>
Archaeological Resource or Heritage Resource	<a href="#">Construction Plan Report - p.24</a>

## 2.3 – Location where written draft reports can be obtained for public inspection

Identify the location where written draft reports can be obtained for public inspection (physical location for viewing and the applicants project website if one is available)

[Physical locations - Township of Stone Mills office and Camden East Library](#)

[Project website - \[www.blueearth.ca/loyalist\]\(http://www.blueearth.ca/loyalist\)](#)

## Section 3 – Applicant Address and Contact Information

### 3.1 – Applicant Information (Owner of project/facility)

Applicant Name (legal name of individual or organization as evidenced by legal documents)

[Loyalist Solar LP](#)

Business Identification Number

[250559275](#)

Business Name (the name under which the entity is operating or trading - also referred to as trade name)

☒ Same as Applicant Name

**Civic Address**

Unit Number <b>200</b>	Street Number <b>4723</b>	Street Name (Include type and direction) <b>1st Street SW</b>		Province <b>AB – Alberta</b>	Postal Code <b>T2G 4Y8</b>
City/Town <b>Calgary</b>					

**Survey Address** (Not required if the Civic Address is provided)

Lot/Part	Concession/Reference Plan	Municipality/Unorganized Township			
County/District	Province/State	Country	Postal Code		

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

**PART B – To be completed by the Municipality or local authority****Section 4 – Municipality or Local Authority Contact Information****4.1 – Municipal or local authority Information (complete one of the following sections)****Local Municipality / Unorganized Township** ☒ Yes ☐ No

Name of Municipality

**Address**

Unit Number	Street Number	Street Name (Include type and direction)		PO Box
City/Town			Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)	

**Clerk**

Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

**Upper Tier Municipality**☒ Yes ☐ No

Name of Municipality

**County of Lennox & Addington****Address**

Unit Number	Street Number <b>97</b>	Street Name (Include type and direction) <b>Thomas Street East</b>		PO Box
City/Town <b>Napanee</b>			Province <b>ON – Ontario</b>	Postal Code <b>K7R 4B9</b>
Telephone Number (incl. area code) <b>613 354-4883</b>		ext.	Fax Number (incl. area code) <b>613 354-3112</b>	Mobile Number (incl. area code)

**Clerk**

Last Name <b>Keech</b>		First Name <b>Larry</b>	Middle Initial
Telephone Number (incl. area code) <b>613 354-4883</b>	Email Address <b>lkeech@lennox-addington.on.ca</b>		
Signature		Date (yyyy/mm/dd)	

**Local Roads Area**☐ Yes ☒ No

Name of Local Roads Board

**Address**

Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

**Secretary–Treasurer**

Last Name	First Name	Middle Initial
Telephone Number (incl. area code)	Email Address	
Signature		Date (yyyy/mm/dd)

**Local Service Board area**☐ Yes ☒ No

Name of Local Service Board

**Address**

Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

**Secretary**

Last Name	First Name	Middle Initial
Telephone Number (incl. area code)	Email Address	
Signature		Date (yyyy/mm/dd)

**Section 5 – Consultation Requirements**

See Part A Section 2.2 to cross reference to locations in Draft Reports where information on specific Consultation Requirements can be found

**5.1 – Project Location**

Provide comment on the project location with respect to infrastructure and servicing.

There is limited infrastructure and servicing in the project area, however the project location would appear to be suitable.

**5.2 – Project Roads**

Provide comment on the proposed project's plans respecting proposed road access.

Direct access to the Solar Project Sites is via Township of Stone Mills roads. Please ensure that you have consulted the Township of Stone Mills with regard to road access. County roads that connect to the Township roads to provide access to the sites would be subject to a Road Use Agreement.

Identify any issues and provide recommendations with respect to road access.

Roadway damage could occur due to the increased heavy truck traffic during construction of the project and/or the transmission line. The County will require the Developer to enter into a Road Use Agreement to address any potential damage to County roads.



Provide comment on any proposed Traffic Management Plans.

Traffic Management Plans (TMP's) have not been provided at this time. Approved TMP's will be a requirement of the Road Use Agreement.

Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans.

A traffic management plan has not been provided at this time. Traffic control must be carried out in accordance with the latest edition of the Ontario Traffic Manual – Book 7 (Temporary Conditions). The traffic management plan must address traffic/truck routing, speeds, noise, dust, safety, etc.

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### 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.

The local municipality (Township of Stone Mills) should be consulted with regard to this item.

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

The local municipality (Township of Stone Mills) should be consulted with regard to this item.

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### 5.4 – Facility Other

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

The local municipality (Township of Stone Mills) should be consulted with regard to this item.

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

An emergency response plan has not been provided, but reports indicate that one will be developed. Please ensure that these plans are developed in consultation with the Township of Stone Mills and the County of Lennox & Addington.

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

See above.

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

The County of Lennox & Addington has not researched easements or restrictive covenants at this location. The local municipality (Township of Stone Mills) and other applicable agencies should be consulted with regard to this item.

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## 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
- proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers
- proposed location of buried kiosks and above-grade utility vaults
- proposed location of existing and proposed gas and electricity lines and connections
- Building Code permits and licenses
- identification of any significant natural features and water bodies within the municipality or territory.
- identification any archaeological resource or heritage resource
- aerodromes and / or airports

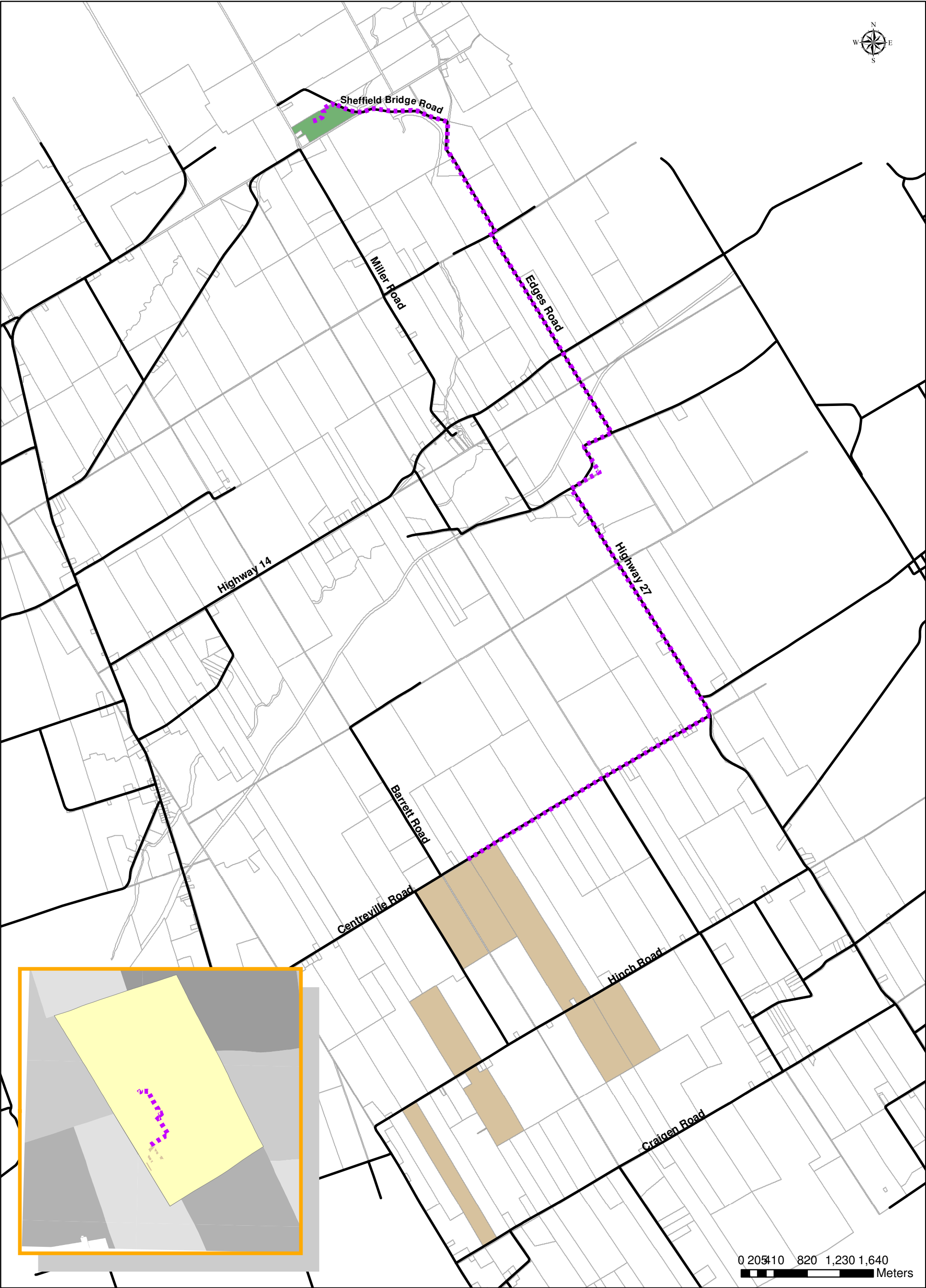
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County roads could be subject to damage by construction traffic. A Road Use Agreement will be required. A pre-construction road condition survey of County Road haul routes must be conducted by the proponent prior to the commencement of construction. Upon completion of the construction a post construction survey of road conditions should be conducted to determine if any damage has occurred. In the event that damage has occurred the proponent shall be responsible to return the roads to their pre-construction condition.

Any loads that exceed the Highway Traffic Act loading regulations will require excess load permits from the County of Lennox & Addington and all other applicable road authorities.

The location of transmission lines has not been definitively confirmed at this time. Tree removals associated with transmission line construction may be of concern to area residents. Removal of trees will be subject to the requirements of the Road Use Agreement.





Legend

- Preferred Route - Connection Line
- Existing Road
- Parcel
- Site
- Connection Point

Connection Line  
Preferred Route  
Loyalist Solar Project



Coord. System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter