

May 26, 2017

To City of Kawartha Lakes Council Members,

We are seeking a municipal council support resolution for a small scale solar project located on the property of 390 Northline Road. We will go through a brief presentation with you at the next council meeting that summarizes the project details and our neighborhood consultation results. We have attached the following materials for your consideration in advance of the meeting:

1. Municipal Council Support Resolution - Notice To Proceed (Project Specific)

*This is the resolution we are seeking council to pass at this upcoming meeting.*

2. Presentation Slides

*We will go through this presentation at the upcoming meeting.*

3. Letter from Mayor of Kapuskasing

*This is a letter of support from another municipality we have worked with.*

4. Neighbourhood Canvass Results

*This summarized the neighborhood canvass results.*

5. Feed-in Tariff Visual Screening Requirements

*This shows the IESO visual screening requirements. We are committing to go above and beyond these requirements. Please see presentation for more details.*

6. Prescribed Form – Landscape Architect's Screening & Setbacks Report Certification

*This is the prescribed form we will need to fill out in order to meet the IESO visual screening requirements.*

7. Prescribed Form: Municipal Council Support Resolution Confirmation (Project-Specific) RE: Notice to Proceed

*This is the form that we are asking the municipality staff to sign along with the resolution attached to that form in order to meet the Notice-to-Proceed requirements of the IESO.*

We hope you will support the construction of this solar project and look forward to presenting this information to you at the upcoming council meeting.

Sincerely yours,

Tim Burke, P. Eng.  
CEO  
Evergreen Power Ltd.

## TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION (PROJECT-SPECIFIC) - NOTICE TO PROCEED

Section 2.4(d)(vii) of the FIT Contract, Version 3.1

Resolution NO: \_\_\_\_\_

Date: \_\_\_\_\_

**[WHEREAS]** capitalized terms not defined herein have the meanings ascribed thereto in the FIT Contract, Version 3.1;

**[AND WHEREAS]** \_\_\_\_\_ 2387282 Ontario Inc. \_\_\_\_\_ (the "Supplier") has entered into a FIT Contract to construct and operate a \_\_\_\_\_ Solar (PV) Non-Rooftop \_\_\_\_\_ Facility (the "Project") on \_\_\_\_\_ 390 Northline Road \_\_\_\_\_ (the "Lands") in the \_\_\_\_\_ City of Kawartha Lakes \_\_\_\_\_ (the "Local Municipality") under the Province's FIT Program;

**[AND WHEREAS]** the Supplier previously requested that the Council of the Local Municipality ("Council") indicate by resolution Council's support for the construction and operation of the Project on the Lands or all Projects with the same Renewable Fuel anywhere in the Local Municipality, and Council did provide such support in a prior resolution.

**[AND WHEREAS]** the Supplier has requested that the Council indicate, by a resolution dated no earlier than June 10, 2015 (the "New Resolution"), Council's continued support for the construction and operation of the Project on the Lands;

**[AND WHEREAS]** where a New Resolution is received in respect of a Project, the Supplier will be recognized as fulfilling the requirements under Section 2.4(d)(vii) of the FIT Contract, which may result in the Supplier being offered Notice to Proceed in accordance with the terms of the Supplier's FIT Contract;

### **[NOW THEREFORE BE IT RESOLVED THAT]:**

Council of the \_\_\_\_\_ City of Kawartha Lakes \_\_\_\_\_ supports the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Supplier to achieve Notice to Proceed under its FIT Contract and may not be used for the purpose of any other form of municipal approval in relation to the FIT Contract or Project or for any other purpose.

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Title:

*(signature lines for elected representatives.)*

FIT Contract ID #: F-006126-SPV-310-722



# City of Kawartha Lakes

SFF 13

SMALL GROUND-MOUNT SOLAR PROJECT

**REQUEST FOR MUNICIPAL SUPPORT**



The purpose of this presentation to build trust and demonstrate our commitment to community engagement and support. We are different from the rest and we are here to support Kawartha Lakes and the local economy.



## Resolution Summary

BE IT RESOLVED Council of the supports the construction and operation of the Solar Project on the Lands (390 Northline Road).

This resolution's sole purpose is to enable the Supplier to achieve Notice to Proceed under its FIT Contract and may not be used for the purpose of any other form of municipal approval in relation to the FIT Contract or Project or for any other purpose.

# Who We Are

- ▶ Property owner: Steward John Coppins
- ▶ Evergreen Power Ltd. ("EPL")
  - ▶ Experienced EPC Firm from City of Kawartha Lakes area
  - ▶ Responsible for the construction & installation of SFF 13, managing the implementing of any visual screening required
- ▶ 2387282 Ontario Inc, on behalf of Solar Flow-Through Funds ("SFF")
  - ▶ 2387282 Ontario Inc is a Special Purpose Vehicle that holds the solar projects in a financing-friendly manner
  - ▶ SFF owns and operates 50+ small solar energy projects in Ontario
- ▶ Town of Kapuskasing



# Our Approach

- ▶ We were asked to directly engage the community, so that's exactly what we did:
  - ▶ 1) Municipal Council member engagement
    - ▶ We approached each member of council, either in person or over the phone
    - ▶ Our goal was to understand each council member's concern so they can be addressed in this presentation, as well as the project's build & operation
  - ▶ 2) Neighbour Council engagement
    - ▶ We went to every door immediately neighbouring SFF 13
    - ▶ We had general conversations with neighbours about solar energy, asked them if they supported this specific project, and addressed any concerns that they had, if any
  - ▶ 3) General community engagement
    - ▶ Throughout our time in the Kawarthas, we've had dozens of general conversations with local residents regarding the solar industry and economic benefits accruing to the community from projects constructed locally.

# The project – 390 Northline Rd.



~ Solar footprint: 330  
ft by 330 ft (2.5-3  
acres)

1,700 ft from the road

About 2,000 ft from  
closest home.



# Community Consultation

As per councillor feedback, we went to the neighbours abutting the property. We explained the solar project, responded to any concerns that were raised and did a lot of listening. We also asked each person to fill out a survey indicating what issues they have and how they feel about the project. These are the handouts we gave.

## PROJECT SUMMARY

SOLAR PROJECT SITE: 390 NORTHLINE RD

### Local Job Creation

from California and a new project will require additional construction and construction labor employment for 15 months for a full year, plus 3 full years of construction plus 4 full years of ongoing construction of the project.

### Economic benefits

Synthesized into construction activity and training programs and will bring approximately 3,000 of them into the Great Kanawha Valley (GKV) area, through local and national efforts. Grouping of material within jobs, or even better, grouping it with training activities, results in GCV.

### Environmental Benefit

[illegible]

**PROJECT SIZE: 500 KW**  
**Solar Panel Footprint: 2.5 Acres**

When will the project start and how long do they take to build?

**What is building the project? How big is the team? A large number of contractors and vendors are involved. They are well funded and providing supplies for the project. The contractors are located all over the United States and abroad.**

With this innovative design, the 1000 ft. long, 100 ft. wide, 10 ft. high structure will be built on a single pier in just four hours. It covers the long-term, dirt-bounded aqueduct and is as much as 100 ft. wide, making the need for construction of large gas or water piers, which will reduce the cost of opening the pier to a minimum.

[illegible]

Will this decrease property values? The parcels will not be directly visible from the adjoining properties, and there will be no loss of other scenery. They will not negatively impact your view either.

Page No. \_\_\_\_\_  
Candidate Name \_\_\_\_\_

 **Green Life Power**

### Keweenaw Lakes Survey

More...

Date:

### Ergebnisse

Property location: 1001 44th St, Portland, OR 97217

2. **Agreement**  
3. **Consent**  
4. **Approval**  
5. **Assent**

Approximate distance to nearest edge of the group is

How do you feel about this estimate for your project?

- |   |   |   |   |   |
|---|---|---|---|---|
|  |  |  |  |  |
| Kinetik<br>Dulu   | Sistem<br>Dulu  | Rencana<br>Dulu   | Struktur<br>Dulu  | Klasifikasi<br>Dulu   |

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Where your bookshelf eddies?

- **Paul**

Here are some examples of local businesses that will benefit from this project:

- Greenhouse and landscape equipment retailers
- Building materials suppliers
- Nurseries
- Wholesale florists
- Garden centers

The next business category includes those who sell plants and flowers.

Do you know anyone who works in these local industries?

2. *How*

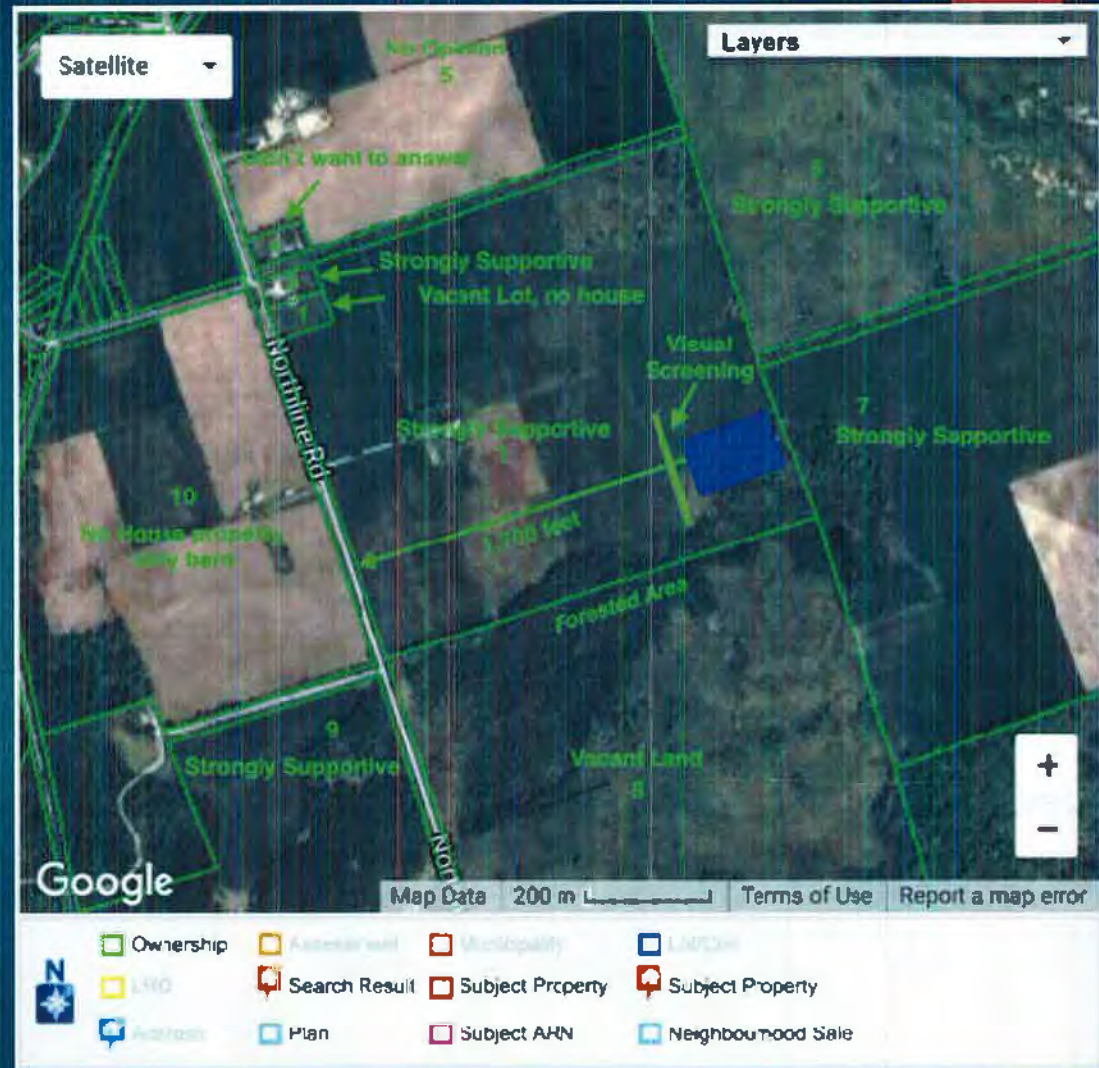
Our ability to move forward with constructing this project is currently subject to municipal council approval. Would you be willing to see your local council take on a leadership role in this project?

- | Year | Value |
|------|-------|
| 1990 | 1.0   |
| 1991 | 1.1   |
| 1992 | 1.2   |
| 1993 | 1.3   |
| 1994 | 1.4   |
| 1995 | 1.5   |
| 1996 | 1.6   |
| 1997 | 1.7   |
| 1998 | 1.8   |
| 1999 | 1.9   |
| 2000 | 2.0   |
| 2001 | 2.1   |
| 2002 | 2.2   |
| 2003 | 2.3   |
| 2004 | 2.4   |
| 2005 | 2.5   |
| 2006 | 2.6   |
| 2007 | 2.7   |
| 2008 | 2.8   |
| 2009 | 2.9   |
| 2010 | 3.0   |
| 2011 | 3.1   |
| 2012 | 3.2   |
| 2013 | 3.3   |
| 2014 | 3.4   |
| 2015 | 3.5   |
| 2016 | 3.6   |
| 2017 | 3.7   |
| 2018 | 3.8   |
| 2019 | 3.9   |
| 2020 | 4.0   |

510-223-2345 or 1-800-451-1234

# Results

Positive or neutral feedback from neighbours.  
See sample copies of survey results





Project ID: 380 Hawthorne Road, SPS 13  
Canvasser Name: Stu Resnick

 **Green Life Power**

### Kawartha Lakes Survey

Name: Mary Bolton

705-922-5640

Date: Jan 22, 2017

Address: 1275 Cumby Road 120

Property location relative to project ID:

- ☐ North  
☐ South  
☒ East  
☐ West

Approximate distance in closest edge of the project: 500 ft. to house on 1275 Cumby Rd 120

What do you think about this particular solar project?

- ☐ Strongly Oppose ☐ Somewhat Oppose ☐ Neutral ☐ Somewhat Support ☒ Strongly Support

If no, what concerns do you have regarding this solar project?

Were your concerns addressed?

- ☐ Yes  
☐ No

Here are some examples of local businesses that will benefit from this project:

Construction trades (electricians, equipment operators) / Building material suppliers (electrical wholesalers, lumber yards, gravel pits, concrete companies) / Steel fabrication shops

Do you know anyone who works in these local industries?

- ☐ Yes  
☒ No

Our ability to move forward with constructing this project is currently subject to municipal council approval. Would you be willing to ask your local councillor to support this solar project?

- ☒ Yes  
☐ No

  
Signature or Initials

Project ID: 380 Hawthorne Road, SPS 13  
Canvasser Name: Stu Resnick

 **Green Life Power**

### Kawartha Lakes Survey

Name: Sean Brooks

Date: Jan 22, 2017

Address: 1245 Cumby Rd 120

Property location relative to project ID:

- ☐ North  
☒ South  
☐ East  
☐ West

Approximate distance in closest edge of the project: 500 ft. to house on 1245 Cumby Rd 120

What do you think about this particular solar project?

- ☐ Strongly Oppose ☐ Somewhat Oppose ☐ Neutral ☐ Somewhat Support ☒ Strongly Support

If no, what concerns do you have regarding this solar project?

Were your concerns addressed?

- ☐ Yes  
☐ No

Here are some examples of local businesses that will benefit from this project:

Construction trades (electricians, equipment operators) / Building material suppliers (electrical wholesalers, lumber yards, gravel pits, concrete companies) / Steel fabrication shops


Do you know anyone who works in these local industries?

- ☐ Yes  
☒ No

Our ability to move forward with constructing this project is currently subject to municipal council approval. Would you be willing to ask your local councillor to support this solar project?

- ☐ Yes  
☐ No

If councillor called me I would say yes. 705-922-6105

  
Signature or Initials

Project ID: 390 Northline Rd, GFF 13

Canvasser Name: Steve Bessada



### Kawartha Lakes Survey

Name: Steven Crichton 705-444-7063

Date: Feb 22/17

Address: 418 Northline Rd

Property location relative to project ID

- ☒ North  
☐ South  
☐ East  
☐ West

Approximate distance to closest edge of the project: 600m

What do you think about this particular solar project?

- ☐ Strongly Oppose ☐ Somewhat Oppose ☐ Neutral ☐ Somewhat Support ☒ Strongly Support

If no, what concerns do you have regarding this solar project?

Were your concerns addressed?

- ☐ Yes  
☐ No

Here are some examples of local businesses that will benefit from this project:

Construction trades (electricians, equipment operators) / Building material suppliers (electrical wholesalers, lumber yards, gravel pits, concrete companies) / Steel fabrication shops

Do you know anyone who works in these local industries?

- ☒ Yes  
☐ No

Our ability to move forward with constructing this project is currently subject to municipal council approval. Would you be willing to ask your local councillor to support this solar project?

- ☒ Yes  
☐ No

Signature or Initials

Project ID: 390 Northline Rd, GFF 13

Canvasser Name: Steve Bessada



### Kawartha Lakes Survey

Name: Kevin Williams (Bart)

Date: Feb 22, 2017

Address: 311 Northline Rd

Property location relative to project ID

- ☐ North  
☐ South  
☐ East  
☒ West

Approximate distance to closest edge of the project: 500m of Northline on 711 Northline

What do you think about this particular solar project?

- ☐ Strongly Oppose ☐ Somewhat Oppose ☐ Neutral ☐ Somewhat Support ☒ Strongly Support

If no, what concerns do you have regarding this solar project?

Were your concerns addressed?

- ☐ Yes  
☐ No

Here are some examples of local businesses that will benefit from this project:

Construction trades (electricians, equipment operators) / Building material suppliers (electrical wholesalers, lumber yards, gravel pits, concrete companies) / Steel fabrication shops

Do you know anyone who works in these local industries?

- ☒ Yes  
☐ No

Our ability to move forward with constructing this project is currently subject to municipal council approval. Would you be willing to ask your local councillor to support this solar project?

- ☒ Yes  
☐ No

705-934-9124

Signature or Initials



## Addressing Concerns:

### *Visual Screening*

- ▶ The proposed project location is 1,700 ft away from the nearest road.
- ▶ We are required to meet IESO visual screening requirements but we are going to go above and beyond.

## Addressing Concerns:

### *Visual Screening – Regulator Requirements*

- ▶ The large 100+ acre solar projects in the area were a FIT 1.0 project, where no visual screening was required under the FIT rules which was later corrected.
- ▶ SFF 13 is a FIT 3.1 project, which requires certain visual screening. *Feed-in Tariff Visual Screening Requirements* document from the Ministry of Energy are included in the presentation package



# Visual Screening

- ▶ COMMITMENT: SFF and Evergreen Power will plant the environmentally-appropriate plants/vegetation so the site will not be visible within 12 months of operation, and for the following 20 years.

# Community Economic Benefits:

## SFF 13

- ▶ Each project represents direct investment in construction labour and locally supplied materials
  - ▶ Skilled trades employment during construction
    - ▶ Electricians (10-12)
    - ▶ Equipment Operators (5-6)
    - ▶ Surveyors (2)
  - ▶ Lumber, concrete, aggregates, electrical supplies
  - ▶ Ongoing service technical support
    - ▶ Electrician
    - ▶ Equipment Operator
- ▶ Income for property owner
- ▶ Economic spin-off: Hospitality, restaurants, landscaping & snow clearing



# Community Contribution

- ▶ **COMMITMENT:** \$10 000 voluntary donation
- ▶ Possible uses: student scholarship, community project/event, Kawartha Lakes capital maintenance, support of local ice rinks, or any other use that Kawartha Lakes Municipal Council deems fit.

# A Letter from the Mayor of Kapuskasing

- ▶ In an effort to exemplify the type of relationships that we like to build with our stakeholders, such as municipal communities, we asked the Mayor of Kapuskasing, Mr Alan Spacek, to say a few words about SFF and our on-going relationship.
- ▶ The letter is attached in your package of documents.



Thank you





Corporation  
of the Town of  
de la ville de  
Kapuskasing

Office of the Mayor — Bureau du maire

May 5, 2017

Mayor Andy Letham and members of Council  
City of Kawartha Lakes, Mayor's Office  
P.O. Box 9000  
24 Francis Street  
Lindsay, ON K9V 5R8  
Email: [aletham@city.kawarthalakes.on.ca](mailto:aletham@city.kawarthalakes.on.ca)

Dear Mayor Letham and members of Council,

As the Mayor of the Town of Kapuskasing ("Kap"), I am writing this letter to share our experience with you in our participation in solar projects in both our own community, and partnering with other municipalities in Ontario in the FIT program for renewable energy projects.

Kapuskasing has been an early adopter and supporter of the Ontario Renewable Energy Program and starting in 2012 we have completed 31 small solar projects in our Municipality, and have participated in another 9 small solar projects in the Greater Toronto Area. In addition, we have partnered with other municipalities in over 4 Megawatts of FIT 3 Projects throughout Ontario.

Our experience is that these small renewable energy projects can provide material value to our communities in both employment creation and future economic benefits for the people in our Community. These projects also serve as a point of pride for our community, assisting in Ontario's transition to a low-carbon economy and contributing to a healthy environment for our community's next generation.

Since 2013, we have partnered with a number of solar developers. We can proudly say that our experience in working with the Solar Flow-Through Fund has been extremely positive.

Solar Flow-Through has been strongly committed to complying with all municipal ordinances and the IESO regulations, including those for visual screening so that their sites will not be a distraction in your community. They have also been strongly committed to building relationships with communities by contributing to the local economy, specifically by hiring local contractors, tradesmen and labourers.

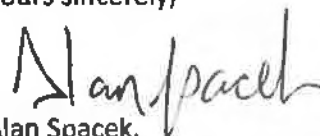
Solar Flow-Through has been communicative, transparent and most importantly have consistently delivered on their commitments to our community. I expect Solar Flow-Through to continue



exemplifying their company's values of integrity, reliability and relationship building with your community as they have with ours.

Please feel from to contact me at your convenience if there are any questions regarding this matter.

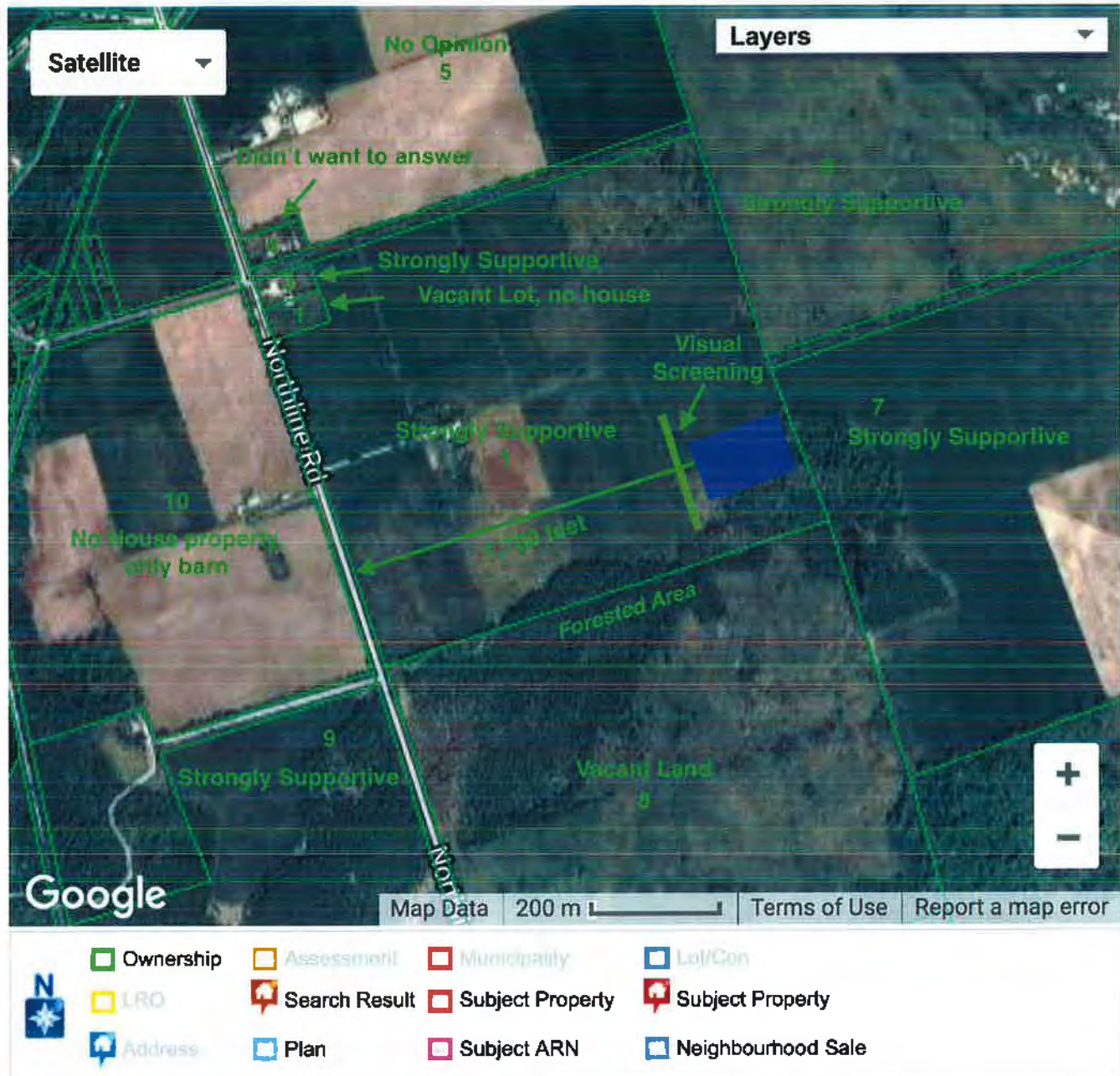
Yours sincerely,

A handwritten signature in black ink, appearing to read "Alan Spacek". The signature is written in a cursive, flowing style with a large initial "A".

Alan Spacek,

Mayor of the Town of Kapuskasing

# Neighbourhood Canvass Results





Project ID: 390 Northline Row, SFF13  
Canvasser Name: Steve Ressau



## Kawartha Lakes Survey

Name: Sean Brach

Date: Feb 22, 2017

Address: 1245 County Rd 121

Property location relative to project ID:

- ☐ North  
☒ South  
☒ East  
☐ West

Approximate distance to closest edge of the project about 50m to house on 1245 County Rd 121

What do you think about this particular solar project?



Strongly  
Dislike



Somewhat  
Dislike



Neutral



Somewhat  
Support



Strongly  
Support

If no, what concerns do you have regarding this solar project?

Were your concerns addressed?

- ☐ Yes  
☐ No

Here are some examples of local businesses that will benefit from this project:

Construction trades (electricians, equipment operators) / Building material suppliers (electrical wholesalers, lumber yards, gravel pits, concrete companies) / Steel fabrication shops

Do you know anyone who works in these local industries?

- ☐ Yes  
☒ No

Our ability to move forward with constructing this project is currently subject to municipal council approval. Would you be willing to ask your local councillor to support this solar project?

- ☐ Yes  
☐ No

*if councillor called me I would say yes. 705-887-6105*

*Sean Brach*

Signature or Initials

Project ID: 390 Northline Rd SFF 13  
Canvasser Name: Steve Bessada



## Kawartha Lakes Survey

Name: Shawn Crichton 705-484-7663  
Date: Feb 22/17  
Address: 418 Northline Rd

Property location relative to project ID:

- ☒ North  
☐ South  
☐ East  
☐ West

Approximate distance to closest edge of the project 600 m

What do you think about this particular solar project?



Strongly  
Dislike



Somewhat  
Dislike



Neutral



Somewhat  
Support



Strongly  
Support

If no, what concerns do you have regarding this solar project?

Were your concerns addressed?

- ☐ Yes  
☐ No

Here are some examples of local businesses that will benefit from this project:

Construction trades (electricians, equipment operators) / Building material suppliers (electrical wholesalers, lumber yards, gravel pits, concrete companies) / Steel fabrication shops

Do you know anyone who works in these local industries?

- ☒ Yes  
☐ No

Our ability to move forward with constructing this project is currently subject to municipal council approval. Would you be willing to ask your local councillor to support this solar project?

- ☒ Yes  
☐ No

  
Signature or Initials



Project ID: 390 Northline Rd, SFF13  
Canvasser Name: Shee Bessada



## Kawartha Lakes Survey

Name: Kevin Willisan (Partner)

Date: Feb 22, 2017

Address: 311 Northline Rd

Property location relative to project ID:

- ☐ North  
☐ South  
☐ East  
☒ West

Approximate distance to closest edge of the project 500m away, 90m to house on 311 Northline Rd

What do you think about this particular solar project?



Strongly  
Dislike



Somewhat  
Dislike



Neutral



Somewhat  
Support



Strongly  
Support

If no, what concerns do you have regarding this solar project?

Were your concerns addressed?

- ☐ Yes  
☐ No

Here are some examples of local businesses that will benefit from this project:  
Construction trades (electricians, equipment operators) / Building material suppliers (electrical wholesalers, lumber yards, gravel pits, concrete companies) / Steel fabrication shops  
Do you know anyone who works in these local industries?

- ☒ Yes  
☐ No

Our ability to move forward with constructing this project is currently subject to municipal council approval. Would you be willing to ask your local councillor to support this solar project?

- ☒ Yes  
☐ No

705-934-9934

*Kevin Willisan*

Signature or initials

Project ID: 320 Northline Road, SFF 13  
Canvasser Name: Steve Bessudin



## Kawartha Lakes Survey

Name: Mary Bolton

705-928-5640

Date: Jun 22 / 17  
P6

Address: 1295 Cuntz Road 121

Property location relative to project ID:

- ☐ North
- ☐ South
- ☒ East
- ☐ West

Approximate distance to closest edge of the project: 500 to house on 1295 Cuntz Rd 121

What do you think about this particular solar project?



Strongly  
Dislike



Somewhat  
Dislike



Neutral



Somewhat  
Support



Strongly  
Support

If no, what concerns do you have regarding this solar project?

Were your concerns addressed?

- ☐ Yes
- ☐ No

Here are some examples of local businesses that will benefit from this project:

Construction trades (electricians, equipment operators) / Building material suppliers (electrical wholesalers, lumber yards, gravel pits, concrete companies) / Steel fabrication shops

Do you know anyone who works in these local industries?

- ☐ Yes
- ☒ No

Our ability to move forward with constructing this project is currently subject to municipal council approval. Would you be willing to ask your local councillor to support this solar project?

- ☒ Yes
- ☐ No

Signature or Initials





MINISTRY OF ENERGY

## **Feed-in Tariff Visual Screening Requirements for Non-Rooftop Solar Facilities (the "Requirements")**

### **1.0 Interpretation**

1.1 Capitalized terms used in these Requirements and not otherwise defined shall have the respective meanings ascribed thereto in the Feed-In Tariff Contract version 5.0, Appendix 1 – Standard Definitions.

1.2 "herein" refers to these Requirements.

### **2.0 Design and Maintenance Requirements**

2.1 Suppliers shall design, provide and maintain effective year-round screening to block the view of the Facility, excluding the Connection Line, and related security fencing as provided herein.

2.2 Suppliers shall provide visual screening as provided herein during the period from the Commercial Operation Date through the Term.

2.3 Suppliers shall monitor and maintain visual screening a minimum of once every six months to ensure that the vegetation forming part of the visual screen as provided herein screens the Facility and related security fencing as provided herein.

### **3.0 General Design Requirements**

3.1 Visual screening shall include vegetative plantings. Other measures such as berms and/or fencing, if used, shall be used as provided in sections 4.2(a), 4.3(a) and 5.0.

3.2 Vegetative plantings shall consist of a continuous three (3.0) metre wide strip of trees and shrubs planted in staggered pattern.

3.3 Vegetative plantings shall comprise of a selection and diversity of species that are native, non-invasive and locally significant at a ratio of 60% coniferous vegetation and 40% multi-stem deciduous vegetation to provide year-round screening.

3.4 Vegetative plantings shall provide a minimum of 65% visual coverage as at the Commercial Operation Date and achieve a minimum of 90% coverage as at the fifth anniversary of the Commercial Operation Date and for the balance of the Term.

3.5 On and after the fifth anniversary of the Commercial Operation Date:

- (a) In the case of Facility containing one or more solar panels whose maximum height (at its greatest tracking elevation, where applicable) is equal to or less than three metres, the height of the visual screen shall be maintained at a height of no less than three metres; and

- (b) In the case of solar panel whose maximum height (at its greatest tracking elevation, where applicable) is greater than three metres, the height of the visual screen shall be maintained at height equal to or greater than such maximum height of the solar panel;  
above the level of the Site.

#### **4.0 Vegetative Specifications**

##### **4.1 Shrubs forming a part of the visual screening shall be:**

- (a) A minimum of 60 cm (3 gallon pots) in height at the time of planting;
- (b) Planted in a staggered and natural formation.

##### **4.2 Subject to Section 3.5, deciduous trees forming a part of the visual screening shall be:**

- (a) A minimum of two metres tall and a minimum of 50 mm in calliper (diameter at breast height) at the time of planting unless planted in combination with a berm, in which case the height at initial planting may be modified proportionately to provide effective screening for a combined height with the berm of:
  - (i) in the case of Facility containing one or more solar panels whose maximum height (at its greatest tracking elevation, where applicable) is equal to or less than three metres, no less than three metres; and
  - (ii) in the case of solar panel whose maximum height (at its greatest tracking elevation, where applicable) is greater than three metres, a height equal to or greater than such maximum height of the solar panel;

above the level of the Site; and

- (b) planted in a staggered manner and spaced within the three metre planting strip to prevent crowding.

##### **4.3 Subject to Section 3.5, coniferous trees forming a part of the visual screening shall be:**

- (a) A minimum of 1.5 metres tall at the time of planting unless planted in combination with a berm, in which case the height at initial planting may be modified proportionately to provide effective screening for a combined height with the berm of:
  - (i) in the case of Facility containing one or more solar panels whose maximum height (at its greatest tracking elevation, where applicable) is equal to or less than three metres, no less than three metres; and
  - (ii) in the case of solar panel whose maximum height (at its greatest tracking elevation, where applicable) is greater than three metres, a height equal to or greater than such maximum height of the solar panel;

above the level of the Site; and



- (b) planted in a staggered and natural manner and spaced within the three metre planting strip to prevent crowding.

4.4 All new plant material forming a part of the visual screening shall meet the standards set forth in the American Standard for Nursery Stock by the American Association of Nurserymen.

4.5 All new trees forming a part of the visual screening will be guyed or staked and mulched (3-4 inch layer) in accordance with generally accepted practices in the landscape industry, to prevent winds from loosening the roots.

#### **5.0 Berm and Fencing Requirements**

5.1 If used in supplement to vegetative planting as part of the visual screening, a berm shall be:

- (a) seeded with natural forbs and grasses;
- (b) designed to not impact stormwater management at the site;
- (c) designed not to use soils from CLI Organic, Class 1, 2 or 3 Lands in its construction.

5.2 If used in supplement to vegetative planting as part of the visual screening, a fence shall:

- (a) be a minimum of 1.8 metres in height; and
- (b) be in its entirety covered by screens or slats (e.g., the insertion of a green colored, plastic material between the chain links of the fence).

#### **6.0 Alternative Screening Requirements**

6.1 Where existing topography prevents the strict application of these Visual Screening Requirements, Alternative Screening Methods which perform to the same or higher level may be proposed by a Supplier to the affected municipality.

6.2 A Supplier must obtain the consent of the affected municipality (or municipalities) in the form of a municipal council resolution consenting to the use of an alternative screening method prior to its implementation. The Supplier shall provide a copy of such resolution to the IESO within 30 days of the date it is obtained.

#### **7.0 MAINTENANCE AND WARRANTY**

7.1 Suppliers shall be the first point of contact for the local community should there be any concerns that arise regarding the condition of the visual screening.

7.2 Suppliers shall prominently post the contact information for its project liaison at the entrance to the Site, consisting of signage of reasonable size and visibility for such purpose.

7.3 Suppliers shall forward to the IESO a record of any complaint, the remedy activities and the response action proposed within 30 days of such complaint.

## 8.0 CIRCUMSTANCES REQUIRING VISUAL SCREENING

8.1 The following table sets out the specific circumstances for Facilities where visual screening from Abutting properties is required.

Location		Screening Requirement
Abutting property is Residential Property (but is not Rural-Residential Lands)	A Property on which the Site is located Abuts Residential Property or a Residential Cluster	Visual buffer along the entire length of all External Boundaries along shared/Abutting property lines and "line of sight" for any existing residences on the Residential Property or the Residential Cluster
	A Property on which the Site is located Abuts a Settlement Area (and such Settlement Area is Residential Property)	Visual buffer along entire length of all External Boundaries Abutting such Settlement Area
Abutting Rural-Residential Lands	Abutting at side or rear Boundary of such Rural-Residential Lands where a dwelling exists as at the date the Supplier receives Notice to Proceed and where such Rural-Residential Lands are greater than 2 hectares in area.	Visual buffer for "line of sight" to such dwelling and any associated Amenity Areas*
	Abutting vacant Rural-Residential Lands where such Rural-Residential Lands are greater than 2 hectares in area	No visual screening
Abutting Exempt Residential Property	Abutting at side or rear Boundary of an Exempt Residential Property where a dwelling exists as at the at the date the Supplier receives Notice to Proceed	Visual buffer for "line of sight" to such dwelling along with associated Amenity Areas*
	Abutting an Exempt Residential Property where no dwelling exists as at the date the Supplier receives Notice to Proceed	No visual screening
Abutting Properties that are neither Residential Properties nor Exempt Residential Properties	Abutting at side or rear Boundary of properties that are neither Residential Properties nor Exempt Residential Properties	No visual screening
Abutting opened road allowances	Abutting the side or front Boundary of a road allowance opened as at the date the Supplier receives Notice to Proceed	Visual buffer along entire such Boundary with such opened road allowance (except along such Boundary at a driveway intersecting such opened road allowance)



\*Note: "Amenity Area" means any outdoor areas that are associated with a home (i.e., back, side or front yard, patio, swimming pool, etc.) that would fall within a 20 metre radius of the exterior of the residence.

8.2 For the purposes of the chart set out in 8.1 "Line of sight" is defined as any direct line drawn on a geo-referenced map that originates from any point within the Amenity Area that intersects with any portion of the Facility, excluding the Connection Line, or related security fencing. All such lines of sight must be obstructed by the visual buffer.

8.3 For clarity, Figures 1 and 2 illustrate two examples of a "line of sight".

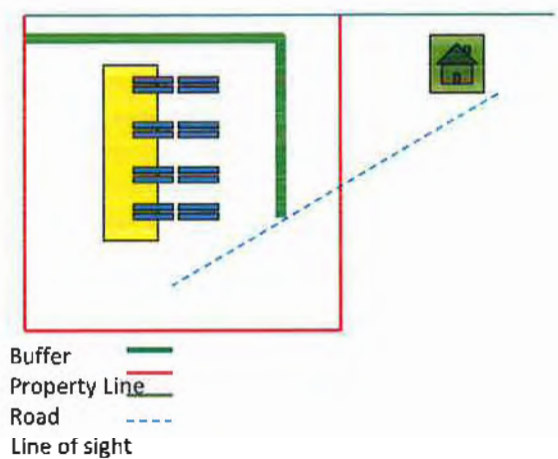


Fig. 1: Multiple Primary Use Area – Line of Sight

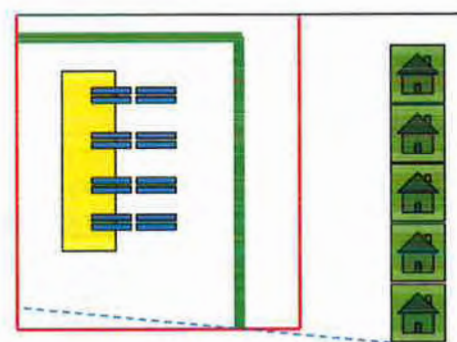


Fig. 2: Residential Cluster – Line of Sight

**Prescribed Form – Landscape Architect’s Screening & Setbacks  
Report Certification**

(Section 2.6(a)(vi) of the FIT Contract)

Page 1 of 3

February 2017

IESOCM-FIT-19

**SUBMIT BY EMAIL (PDF WITH SIGNATURE) TO CONTRACT MANAGEMENT:**

[FIT.Contract@ieso.ca](mailto:FIT.Contract@ieso.ca)

Capitalized terms not defined herein have the meaning ascribed thereto in the FIT Contract, and for the purposes of FIT Contract version 3.1 and 4.0.2, “IESO” refers to the Sponsor.

Date	<u>November 1, 2017</u>
Legal Name of Supplier	<u>2387282 Ontario Inc.</u>
FIT Contract Identification #	<u>&lt;insert FIT Contract Identification #&gt;</u>
Contract Date	<u>&lt;insert Contract Date&gt;</u>
FIT Contract Version	<input type="checkbox"/> Version 2.1.1 <input type="checkbox"/> Version 3.0.1 <input checked="" type="checkbox"/> Version 3.1 <input type="checkbox"/> Version 4.0.2
Contract Capacity	<u>&lt;insert Contract Capacity&gt;</u>
Renewable Fuel	<input checked="" type="checkbox"/> Solar (PV) Non-Rooftop that is located in whole or in part on one or more Properties that are Rural-Residential Lands as identified on the FIT Contract Cover Page
Legal Name of OALA Member	<u>&lt;insert legal name of OALA Member&gt;</u>
OALA Member Status	<u>&lt;insert OALA Member Status&gt;</u>
Employer Information	<u>&lt;insert employer name&gt;</u> <u>&lt;insert employer address&gt;</u> <u>&lt;insert employer email&gt;</u> <u>&lt;insert employer telephone&gt;</u>

**WHEREAS** Section 2.6(a)(vi)(A) of the FIT Contract provides that the Facility will be deemed to have achieved Commercial Operation at the point in time when, *inter alia*, the IESO has received a certificate (this “Certificate”) addressed to it from a Landscape Architect certifying certain statements with respect to the Facility;

**AND WHEREAS**, <insert name of Landscape Architect> (the “Undersigned”) acts as the Landscape Architect for the purposes of providing this Certificate;

**NOW THEREFORE, THE UNDERSIGNED CERTIFIES** to the IESO, and acknowledges that the IESO is relying on this Certificate, that:

- a) the Undersigned is a “full member” of the Ontario Association of Landscape Architects, as defined by the *Ontario Association of Landscape Architects Act, 1984*, c Pr 12.



**Prescribed Form – Landscape Architect’s Screening & Setbacks  
Report Certification**

*{Section 2.6(a)(vi) of the FIT Contract}*

Page 2 of 3

February 2017

IESOCM-FIT-19

- b) the Supplier has complied with the Visual Screening Requirements in respect of the Facility, and an “as-built” landscape architectural drawing, certified by the Undersigned, confirming where visual buffering was planted is attached hereto as Exhibit “A”.

The Landscape Architect represents and warrants that all of the information in this Certificate is complete, true and accurate, and there is no material information omitted from this Certificate that makes the information contained herein misleading or inaccurate.

<b>Professional Stamp of Landscape Architect:</b>	Independent Engineer: <u>&lt;insert name of Landscape Architect&gt;</u>
	Signature: _____
	Name: _____
	Title: _____
	Dated this ____ day of ____, 20__

**Prescribed Form – Landscape Architect’s Screening & Setbacks  
Report Certification**

*(Section 2.6(a)(vi) of the FIT Contract)*

Page 3 of 3

February 2017

IESOCM-FIT-19

**EXHIBIT “A”**

***“As-built” landscape architectural drawing of the visual buffering***

**PRESCRIBED FORM: MUNICIPAL COUNCIL SUPPORT RESOLUTION CONFIRMATION (PROJECT-SPECIFIC)**  
**RE: NOTICE TO PROCEED**

**(Section 2.4(d)(vii) of the FIT Contract, Version 3.1)**

Capitalized terms not defined in this form have the meanings ascribed thereto in the FIT Contract, Version 3.1.

1. I am the/an: \_\_\_\_\_ of the  
\_\_\_\_\_  
City of Kawartha Lakes (the "Municipality"),  
and have the delegated authority to provide this confirmation on behalf of the Municipality and without personal liability.
2. \_\_\_\_\_ 2387282 Ontario Inc. (the "Supplier") has entered into  
a FIT Contract to construct and operate a \_\_\_\_\_ Solar (PV) Non-Rooftop Facility  
(the "Project").
3. The Project is located on \_\_\_\_\_ 390 Northline Road (the "Lands").
4. The Council of the Municipality (the "Council") had previously provided a Municipal Council Support Resolution indicating the Council's support for the construction and operation of the Project on the Lands, which the Supplier obtained and submitted in its Application in accordance with the FIT Rules, Version 3.0 (the "Prior Resolution").
5. The Council has provided a new Municipal Council Support Resolution indicating by resolution Council's continued support for the construction and operation of the Project on the Lands (the "New Resolution"). The New Resolution is attached as Exhibit "A" hereto.
6. I have confirmed that the Project proposed by the Supplier and that is the subject of the New Resolution is the same Project on the same Lands as the Project that was the subject of the Prior Resolution.
7. I confirm that the New Resolution attached as Exhibit "A" is still in effect as of the date below and that the Council has not rescinded, revoked or repealed such resolution and confirm that the Municipality supports the construction and operation of the Project on the Lands.

DATE: \_\_\_\_\_

Signature: \_\_\_\_\_

Name:

Title:

FIT Contract ID #: F-006126-SPV-310-722



**PRESCRIBED FORM: MUNICIPAL COUNCIL SUPPORT RESOLUTION CONFIRMATION - NOTICE TO PROCEED**  
(Section 2.4(d)(vii) of the FIT Contract, Version 3.1)

---

**Exhibit "A"**

**New Resolution**

*Attach the new Municipal Council Support Resolution. This can be provided on Council letterhead or in the  
Template: Municipal Council Support Resolution (Project-Specific) - Notice to Proceed*

**TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION (PROJECT-SPECIFIC) - NOTICE TO PROCEED****Section 2.4(d)(vii) of the FIT Contract, Version 3.1**

Resolution NO: \_\_\_\_\_

Date: \_\_\_\_\_

**[WHEREAS]** capitalized terms not defined herein have the meanings ascribed thereto in the FIT Contract, Version 3.1;

**[AND WHEREAS]** \_\_\_\_\_ 2387282 Ontario Inc. \_\_\_\_\_ (the "Supplier") has entered into a FIT Contract to construct and operate a \_\_\_\_\_ Solar (PV) Non-Rooftop \_\_\_\_\_ Facility (the "Project") on \_\_\_\_\_ 390 Northline Road \_\_\_\_\_ (the "Lands") in the \_\_\_\_\_ City of Kawartha Lakes \_\_\_\_\_ (the "Local Municipality") under the Province's FIT Program;

**[AND WHEREAS]** the Supplier previously requested that the Council of the Local Municipality ("Council") indicate by resolution Council's support for the construction and operation of the Project on the Lands or all Projects with the same Renewable Fuel anywhere in the Local Municipality, and Council did provide such support in a prior resolution.

**[AND WHEREAS]** the Supplier has requested that the Council indicate, by a resolution dated no earlier than June 10, 2015 (the "New Resolution"), Council's continued support for the construction and operation of the Project on the Lands;

**[AND WHEREAS]** where a New Resolution is received in respect of a Project, the Supplier will be recognized as fulfilling the requirements under Section 2.4(d)(vii) of the FIT Contract, which may result in the Supplier being offered Notice to Proceed in accordance with the terms of the Supplier's FIT Contract;

**[NOW THEREFORE BE IT RESOLVED THAT]:**

Council of the \_\_\_\_\_ City of Kawartha Lakes \_\_\_\_\_ supports the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Supplier to achieve Notice to Proceed under its FIT Contract and may not be used for the purpose of any other form of municipal approval in relation to the FIT Contract or Project or for any other purpose.

\_\_\_\_\_  
Title:\_\_\_\_\_  
Title:*(signature lines for elected representatives.)*

FIT Contract ID #: F-006126-SPV-310-722

# **The Corporation of the City of Kawartha Lakes**

## **Council Report**

**Report Number PLAN2015-099**

---

**Date:** December 8, 2015

**Time:** 2:00 p.m.

**Place:** Council Chamber

---

**Ward Community Identifier:** Wards 3, 7 & 13

**Subject:** Feed-In Tarriff (FIT) 3.0 Request for Municipal Council Support  
Resolution Confirmation – Ground Mount Solar Projects

**Author/Title:** Ian Walker, Planner II

**Signature:**

---

### **Recommendations:**

**RESOLVED THAT** Report PLAN2015-099, **Feed-In Tariff (FIT) 3.0 Request for Municipal Council Support Resolution Confirmation – Ground Mount Solar Projects**, be received;

**THAT** the Chief Administrative Officer and Director of Development Services be authorized to sign the required Independent Electricity System Operator (IESO) forms on behalf of Council of the City of Kawartha Lakes for the following ground mount solar projects that were previously endorsed by Council:

### **Project/Address**

### **Applicant (Owner)**

2071 County Road 36

2387282 Ontario Inc. (Deflorio)

1092 County Road 8

2387282 Ontario Inc. (Leach)

169 Cosh's Road, Conc. 8 Pt. Lot 20

2387282 Ontario Inc. (Pooler)

390 Northline Road

2387282 Ontario Inc. (Coppins)

6456 Highway 35

2387282 Ontario Inc. (Pitcher)

Front Range, Part Lot 10

2387282 Ontario Inc. (Ellis)

790 Northline Road

2387282 Ontario Inc. (Goodhand)

**AND THAT** this resolution shall expire 12 months after its adoption by Council.

---

**Department Head:** \_\_\_\_\_

**Corporate Services Director / Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_



## **Background:**

The Independent Electricity System Operator (IESO), previously the Ontario Power Authority (OPA) have developed the Feed-In Tariff (FIT) Program for the Province to encourage and promote greater use of renewable sources including On-Shore Wind, Waterpower, Renewable Biomass, Biogas, landfill gas and solar (PV) for electricity generating projects in Ontario. The fundamental objective of the FIT Program, in conjunction with the Green Energy and Green Economy Act, 2009 (Ontario) and Ontario's Long Term Energy Plan, 2013, is to facilitate the increased development of Renewable Generating Facilities of varying sizes, technologies and configurations via a standardized, open and fair process.

On May 28, 2013, Council passed the following resolution:

**RESOLVED THAT** Report ED2013-012, **Large Solar Developments on Agricultural Land**, be received;  
**THAT** any requests for support for large, field-sized solar energy proposals on lands of Canada Land Inventory Class 1 through 4 received after May 28, 2013, be rejected;  
**THAT** requests for support for large, field-sized solar energy proposals on lands of Canada Land Inventory Class 5 and 6, if there is at least 6 inches of top soil where it may be productive for agricultural purposes received after May 28, 2013, be rejected;  
**THAT** staff be instructed to advise future proponents of Council's decision at the point of request submission; and  
**THAT** previously issued letters of Council support are not affected by this motion.

Version 3.0 of the FIT Program was implemented pursuant to Directions issued by the Minister of Energy, dated July 11, 2012 and June 12, 2013. On June 12, 2013, the Minister of Energy directed the OPA to make changes to the Feed-in Tariff (FIT) Program, including removing large projects from the program. Pursuant to the June 12, 2013 direction, as of that date and going forward the FIT Program is open only to Small FIT Projects. As such, the above resolution does not apply to any projects which originally sought and obtained a Municipal Council Support Resolution (MCSR) under the revised FIT 3.0 Program.

The FIT Program is for Renewable Energy projects that can generate more than 10 kilowatts (kW) of electricity, to a maximum capacity of 500 kW. Projects that are 10KW or less are considered under the microFIT program, and are subject to those rules.

All of the proposed ground mount solar projects are located on Class 5 to 6 soils according to the Canada Land Inventory mapping. Site specific, detailed soil studies and/or analysis have not been provided.

The FIT program awards priority points to projects that have demonstrated support from local municipalities, in the form of a Municipal Council Support Resolution. The resolution supports the construction and operation of the proposed project, and may not be used for any other form of municipal approval. To date, Council has endorsed a number of ground mount solar projects for FIT priority points, which includes the seven (7) properties requesting the MCSR Confirmation, as the previous resolution has expired.

### **Rationale:**

On November 12, 2013, Council passed the following resolutions:

**RESOLVED THAT** Report DEV2013-011, **Feed-In Tariff (FIT) 3.0 Requests for Municipal Council Support Resolution**, be received;

**CARRIED CR2013-1112**

**RESOLVED THAT** the Director of Development Services be authorized to sign the required Ontario Power Authority (OPA) forms on behalf of Council of the City of Kawartha Lakes for the following ground mount solar projects:

Address	Applicant (Owner)
2071 County Rd. 36 (Verulam)	2387282 Ontario Inc. (Deflorio)
1429 Fleetwood Rd. (Verulam)	2387282 Ontario Inc. (Galvin)
1092 County Road 8 (Verulam)	2387282 Ontario Inc. (Leach)
St. Alban's Rd, Conc. 8 Pt. Lot 20 (Verulam)	2387282 Ontario Inc. (Junkin)
309 Northline Rd. (Somerville)	2387282 Ontario Inc. (Coppins)
6456 Hwy 35 (Somerville)	2387282 Ontario Inc. (Pitcher)
1291 County Rd. 24 (Verulam)	2387282 Ontario Inc. (1675435 Ontario Inc.)
Front Range, Part Lot 10 (Somerville)	2387282 Ontario Inc. (Ellis)
790 Northline Rd. (Somerville)	2387282 Ontario Inc. (Goodhand)

**THAT** this resolution shall expire twelve (12) months after its adoption by Council;

**CARRIED CR2013-1113**

Since that resolution, the projects listed below have received a **Renewable Energy Approval (REA) from the Ministry of Environment and Climate Change (MOECC), under the FIT 3.0 program**. The IESO requires that successful applicants must receive confirmation of the original Municipal Council Support Resolutions.

To date, the following applications for a Municipal Council Support Resolution Confirmation have been received:

Project Type	Address	Township	Ward	Project Footprint (acres)	Size (kW)	Soil Class
<b>Ground-Mount</b> (Appendix 'B1')	2071 County Rd. 36	Verulam	13	2.5 - 3	500	6
<b>Ground-Mount</b> (Appendix 'B2')	1092 County Rd. 8	Verulam	7	2.5 - 3	250	6
<b>Ground-Mount</b> (Appendix 'B3')	169 Cosh's Rd.	Verulam	7	1.5	500	6
<b>Ground-Mount</b> (Appendix 'B4')	390 Northline Rd.	Somerville	7	2.5 - 3	500	6
<b>Ground-Mount</b> (Appendix 'B5')	6456 Hwy 35	Somerville	3	1.5	250	6
<b>Ground-Mount</b> (Appendix 'B6')	Front Range, Part Lot 10	Somerville	3	1.5	250	6
<b>Ground-Mount</b> (Appendix 'B7')	790 Northline Rd.	Somerville	3	2.5 - 3	500	5/6

### Planning Comments:

The projects seeking a Municipal Council Support Resolution Confirmation are all ground mount solar projects. All ground mount projects are located on land designated Rural in the City of Kawartha Lakes Official Plan (OP). The land area of each parcel ranges in size from 13 hectares (33 acres) to 63 hectares (156 acres). The proposed footprint for each project ranges from 0.6 hectares to 1.2 hectares (1.5 - 3 acres). In addition to the MCSR, the OPA required proponents to complete a Zoning Certificate for Non-rooftop Solar Projects. This prescribed form included the applicable zoning schedule, and confirmation of a rural land use on the property, as well as the land uses on abutting properties. Small scale solar installations are considered an accessory use to rural uses, and would not create a land use conflict with abutting uses.

Two (2) of these projects, which received the MCSR on November 12, 2013 were incorrectly identified in the mapping (see Schedule 'A') in Report DEV2013-011. The project at 390 Northline Road, geographic Township of Verulam was incorrectly identified as 309 Northline Road, geographic Township of Fenelon, due to a typographical error. The assessment of the project site indicates the project is located in the Rural designation of the OP. The property at 169 Cosh's Road, geographic Township of Verulam was incorrectly identified as St. Alban's Road, Conc. 8, Part Lot 20, geographic Township of Verulam, as a result of the maps submitted by the proponent, which indicated two (2) properties as one (1) property. The assessment of the project site indicates the project is located in



the Rural designation of the OP. Therefore, the analysis of these two projects has not changed. Staff recommend that Council support the proposed solar installations subject to this report.

**Other Alternatives Considered:**

No other alternatives were considered.

**Financial Considerations:**

In January 2013, the City's Fee Schedule was updated to include a fee of \$200 per request for a Municipal Council Support Resolution. This fee offsets the cost for staff resources to screen each request for completeness of information, sign the IESO prescribed form/template, and prepare a package to the proponent. The package includes the resolution from Council.

**Relationship of Recommendations to Strategic Priorities:**

In 2013, the City of Kawartha Lakes Council adopted the following Community Vision as part of its Strategic Planning exercise:

"A Community Pursuing Prosperity, Quality of Life and a Healthy Environment".

The Feed-in Tariff program does not directly impact or align with a specific Strategic Priority. The fee implementation reflects a goal of lessening the financial impact on individual tax payers and recovering costs from specific users where appropriate.

**Review of Accessibility Requirements and Development / Policy:**

Not applicable.

**Servicing Comments:**

Not applicable.

**Consultations:**

IESO website

**Attachments:**

Appendix 'A' – Correspondence from Proponents

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Appendix A -  
Correspondence.pdf

Appendix 'B' – Previously Endorsed Ground Mount Solar Projects ('B1' to 'B7')



Appendix B -  
Projects.pdf

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<b>Phone:</b>	705 324 9411 ext. 1368
<b>E-Mail:</b>	<a href="mailto:iwalker@city.kawarthalakes.on.ca">iwalker@city.kawarthalakes.on.ca</a>
<b>Department Head:</b>	Juan Rojas, Acting Director of Development Services
<b>Department File:</b>	D43-15

## 390 Northline Rd., Geographic Twp. of Verulam



### Legend

- Road Centreline
- Upper Municipalities
- Upper Municipalities
- Property ROLL#
- Property PIN#
- Lots and Concessions
- Citations

APPENDIX " B4  
to  
REPORT PLAN2015-099  
FILE NO. D43-15

### Notes



0.43

Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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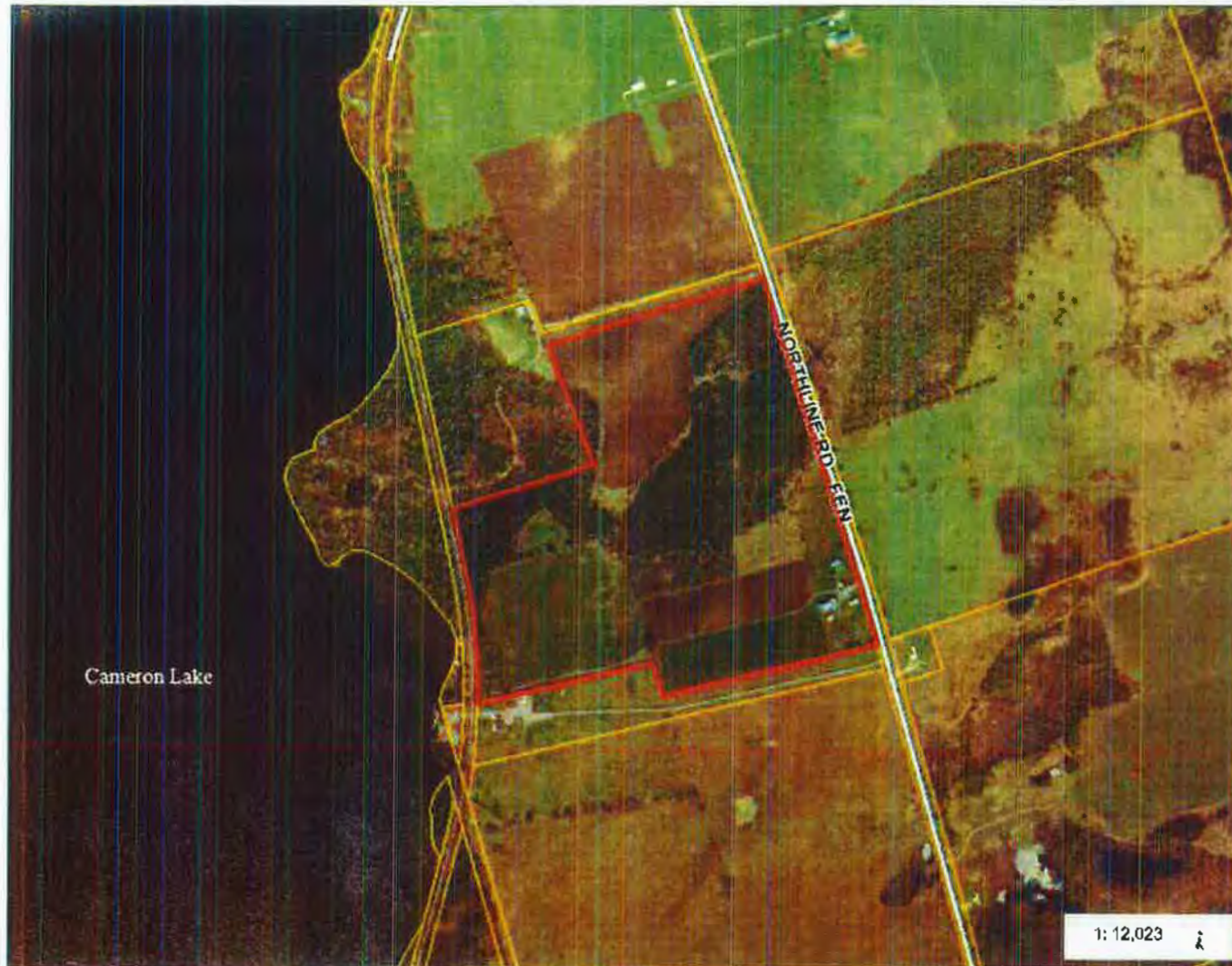
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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES





## 309 Northline Rd., Geographic Twp. of Fenelon



### Legend

- Road Centreline
- Upper Municipalities
- Parcel
- Populated Places
- Water Labels

### Notes

This map is derived from Kawartha Cityessentials web mapping service.

0.61

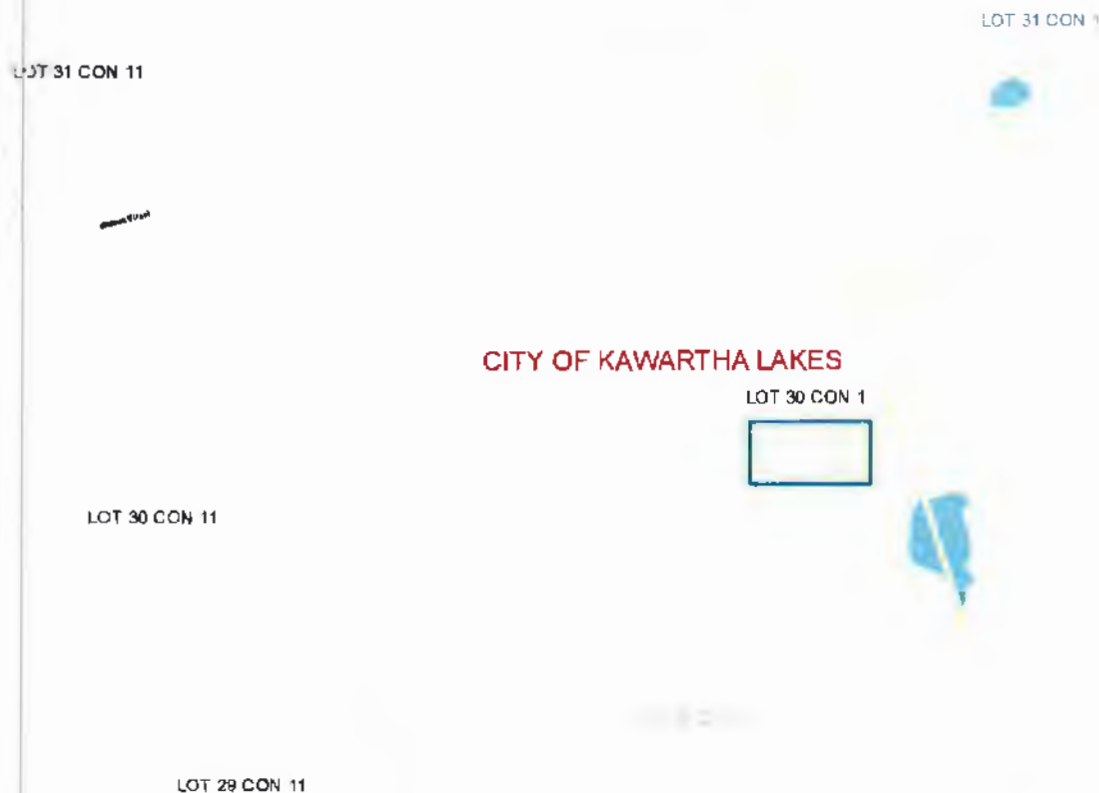
Kilometers

VKGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City Of Kawartha Lakes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# City of Kawartha Lakes Site 5 (500 kW) (S13)



## Legend

- ☐ Farm Assessment Parcel
- ☐ Assessment Parcel
- ☐ Lots
- ☐ Upper Tier or District Municipality
- ☐ Lower or Single Tier Municipality
- ☐ province\_extent



0.6 0 0.28 0.6 Kilometers

Scale: 1: 10,848



Map center: 44° 34' 37.8" N, 78° 43' 49.5" W

Map created: October 15,  
2013

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources (OMNR) shall not be liable in any way for the use or any information on this map, of, or reliance upon, this map

## Judy Currins

---

**From:** Patrick Harrington <pharrington@airdberlis.com>  
**Sent:** Tuesday, May 30, 2017 7:59 AM  
**To:** Judy Currins; Natalie Proia  
**Cc:** agendaitems@city.kawwarthalakes.on.ca  
**Subject:** RE: City of Kawartha Lakes Official Plan, Secondary Plan for Lindsay - Special Council Meeting pursuant to Section 26 of the Planning Act - Meeting Date - May 30, 2017  
**Attachments:** image004.jpg; image002.png; image005.jpg

To whom it may concern:

It has come to our attention that the City may not proceed with a full section 26 public process in respect of the Lindsay Secondary Plan. Instead, the City may immediately adopt the previously endorsed Lindsay Secondary Plan without further amendments.

The foregoing is prejudicial to my client and its ability to participate in the public process, having been told that today's meeting was a special council meeting under section 26. We reserve our client's rights to challenge the process the City has followed in bringing the Lindsay Secondary Plan forward for adoption.

Regardless, please accept my client's letter of yesterday as its written submission to Council - regardless of the process or section of the Planning Act that the City is now following. It is Lindbrook's intention to appeal the Lindsay Secondary Plan if the concerns raised in Lindbrook's letter are not remedied prior to adoption.

Thanks and Best Regards,

Patrick Harrington

Sent from my Android phone using Symantec TouchDown ([www.symantec.com](http://www.symantec.com))

-----Original Message-----

**From:** Natalie Proia [nproia@airdberlis.com]  
**Received:** Monday, 29 May 2017, 11:38AM  
**To:** 'jcurrins@city.kawwarthalakes.on.ca' [jcurrins@city.kawwarthalakes.on.ca]  
**CC:** 'agendaitems@city.kawwarthalakes.on.ca' [agendaitems@city.kawwarthalakes.on.ca]; Patrick Harrington [pharrington@airdberlis.com]  
**Subject:** City of Kawartha Lakes Official Plan, Secondary Plan for Lindsay - Special Council Meeting pursuant to Section 26 of the Planning Act - Meeting Date - May 30, 2017

Good Morning,

Please find attached correspondence of today's date from Patrick Harrington, with regards to the above-noted matter.

Thanks and Best Regards,

Natalie

Natalie Proia  
Assistant to Patrick J. Harrington and Andrea Skinner

T 416.863.1500 x2060  
F 416.863.1515  
E [nproia@airdberlis.com](mailto:nproia@airdberlis.com)

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[[http://www.airdberlis.com/emailbanners/EmailSig/New-A&B-\(black\).jpg](http://www.airdberlis.com/emailbanners/EmailSig/New-A&B-(black).jpg)]

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## 390 Northline Rd., Geographic Twp. of Verulam



### Legend

- Road Centreline
- Upper Municipalities
- Upper Municipalities
- Property ROLL#
- Property PIN#
- Lots and Concessions
- Citations

APPENDIX " B4 "

to

REPORT PLAN 2015-099

FILE NO. D43-15

### Notes



0.43

Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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## 309 Northline Rd., Geographic Twp. of Fenelon



### Legend

- Road Centreline
- Upper Municipalities
- Parcel
- Populated Places
- Water Labels

### Notes

This map is derived from Kawartha  
Cityessentials web mapping service.

0.61

Kilometers

WGS 1984 Web Mercator Auxiliary Sphere  
© City of Kawartha Lakes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# City of Kawartha Lakes Site 5 (500 kW) (S13)

LOT 31 CON 11

LOT 31 CON 1

CITY OF KAWARTHA LAKES

LOT 30 CON 1

LOT 30 CON 11

LOT 29 CON 1

LOT 29 CON 11

## Legend

- ☐ Farm Assessment Parcel
- ☐ Assessment Parcel
- ☐ Lots
- ☐ Upper Tier or District Municipality
- ☐ Lower or Single Tier Municipality
- ☐ province\_extant



0.6 0 0.28 0.6 Kilometers

Scale: 1: 10,848



Map center: 44° 34' 37.8" N, 78° 43' 49.5" W

Map created: October 15,  
2013

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources (OMNR) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map