

Questions from Public Meeting (PM) #1 – Southgate Solar Project – July 17, 2014

Category	Comment	Response
Solar Panel Construction	How are panels made?	The solar panel type to be used for the Southgate Solar Project will be silicon crystalline panels between 290-305 watts each. The panels are manufactured by melting silicon and putting it into a mould to form blocks. The blocks are then cut to create photovoltaic (PV) wafers. The wafers are shaped, coated with phosphorus and then heated. They are combined together to create an individual solar cell. Several cells are soldered together to create a panel that is covered with glass and a backing sheet. A frame is attached so the panel can be mounted to an array foundation.
	In what order will the facility be constructed?	Details will be provided in the Construction Plan Report, however it is anticipated that the facility will be constructed in the following order: <ul style="list-style-type: none"> - Clearing, ground levelling and grading - Installation of stormwater management equipment/facility - Installation of the perimeter fence - Installation of security lighting - Construction of access roads - Delineation of temporary storage and construction areas and installation of temporary facilities - Construction of foundations - Installation of supports and PV modules - Wiring, MV Station and main substation installation - Remediation and clean-up of work areas - Site landscaping
Consultation	What is the difference between the information presented at PM#1 when compared with PM#2?	PM#1 is meant to introduce the project and the REA process. PM#1 provides general information about the project location, schedule and requirements of the REA process, including required studies, reporting and consultation. PM#1 occurs after the initial Project Description Report has been drafted and once a Notice of a Proposal and Notice of First Public Meeting has been published at least 30 days prior to the meeting. PM#2 will occur once the draft REA documents (Project Description Report, Construction Plan Report, Design and Operations Report, Decommissioning Report, Natural Heritage Assessment, Water Reports, Noise Study Report, Visual Impact Assessment and Stormwater Management Report) have been released to stakeholders for review. These documents must be released to municipalities at least 90 days prior to the second meeting and to the public and other stakeholders at least 60 days prior to the meeting. PM#2 will outline the results of the various studies that have been undertaken and will provide the conceptual layout of the facility. The findings will focus on potential negative effects of the project and proposed mitigation and monitoring measures.
	Why was the Public Meeting informal, and not a formal Q&A session?	The format of public meetings is informal to encourage small group discussions between the proponent, their consultant, and members of the community. The 'drop-in' style meeting facilitates participants being able to come and go at their leisure during the allocated time period. We also encourage attendees of public meetings to provide written comments using the provided forms, or to send their questions by email (ssp@samsungrenewableenergy.ca) or using the project's toll-free telephone number: 866-234-7094.
	Why was the Draft PDR made available at the Township and County offices when they are far from the project location?	A requirement of the Regulation (O. Reg 359/09) is to make draft documents at the offices of both the upper tier (Grey County) and lower tier (Township of Southgate) municipalities. The documents are also required to be made available online (www.samsungrenewableenergy.ca/southgate) and at other locations where they can be publically accessed (the Southgate library, and the Holstein General Store). The project team would welcome additional suggestions where draft documents could be placed to facilitate public viewing.
Property Value	If a solar facility is built in the area, the value of my property will decrease.	We appreciate your concern for your property values. While nothing specific to solar farms has been published by MPAC, they did complete a study in 2012 that considered if living in close proximity to wind facilities had an impact on property value. The study concluded that "there is no statistically significant impact on sale prices of residential properties in these market areas resulting from proximity to an industrial wind turbine." (Source: http://www.mpac.ca/pdf/ReportWindTurbines.pdf) Should studies specific to solar become available, we will share these with interested stakeholders.
	How will my municipal taxes be affected by this project?	The Municipal Property Assessment Corporation (MPAC) administers a uniform, province-wide property assessment system based on current value assessment in accordance with the provisions of the <i>Assessment Act</i> . The <i>Assessment Act</i> provides exemptions for certain types of property use. One of the exempt uses is machinery for producing electric power. Please contact the MPAC directly for more information: www.mpac.ca (Source: http://fit.powerauthority.on.ca)
	I don't want to look at the solar panels.	Southgate Solar LP will be undertaking a Visual Impact Assessment (VIA), which will include simulations that will demonstrate how vegetative berms will reduce the visual impact to surrounding properties. This information will be available as part of PM#2, anticipated to take place in January, 2015.
REA Process	What are the next steps in this process?	Over the next several months, the reports to be submitted as part of the REA application will be completed. Once this is done the reports will be made available for public viewing at least 60 days before the second public meeting (PM#2) and reports will be provided to the municipality at least 90 days prior to PM#2. Once PM#2 has taken place, the Consultation Report for the project will be finalized and the complete application will be submitted to the Ministry of the Environment (MOE). The MOE will undertake a completeness review of the application, and, upon deeming it complete, will post a notice on the Environmental Registry. The MOE will then undertake a six month technical review. Once the technical review is complete and any questions have been answered by the proponent, the MOE will make a

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		decision regarding issuance of a Renewable Energy Approval (REA).
Land Use	Do lands need to be re-zoned to allow a solar project to be built?	Lands do not require re-zoning to allow placement of a solar facility. The siting of the project location is done in accordance with the Feed-in-Tariff (FIT) Rules provided by the Ontario Power Authority. The FIT rules stipulate that solar facilities cannot be placed on Class 1, 2 or 3 agricultural lands. SSLP has undertaken soil studies to ensure that facility components will only be placed on Class 4-7 soils. For more information about the FIT Rules, please visit: http://fit.powerauthority.on.ca
	Can the electro-magnetic field from the panels cause health problems?	In June 2007, a resident of Newfoundland submitted a petition to the Auditor General about the dangers of transformers, power lines and electromagnetic radiation. Health Canada provided the following response to the resident in October 2007: Health Canada's scientists are aware of the current scientific literature related to possible health effects associated with ELF-EMF. To date, experimental and epidemiological studies have failed to provide sufficient evidence for a causal relationship between electromagnetic fields and adverse health effects. For your information, the petition and relevant responses are available at: http://www.oag-bvg.gc.ca/internet/English/pet_211_e_28947.html
Potential health impacts	What happens if transformer fluid leaks? What happens in the case of a fire?	<p>The Ministry of the Environment requires that the main substation have a secondary containment system in place to accommodate any potential for spills or leaks. This containment system will be sized appropriately based on the nameplate capacity of the facility (50MWac). A typical condition of a Renewable Energy Approval is that the system be monitored at defined intervals during construction and operations.</p> <p>Prior to construction, the proponent will work with the local municipality emergency services to develop an Emergency Response and Communications Plan. This plan will outline action to be taken in the event of an emergency (e.g., fire, spill, etc.) The plan will be overviewed as part of the Design and Operations Report, and will be finalized in greater detail prior to the start of construction.</p>