

Minutes

Southgate Solar LP, Community Liaison Committee Meeting #3
February 29, 2016, 6:00pm – 8:30pm

Attendees:

Name	Organization	Position
Simon Kim	SSLP/WSLP	General Manager
Jay Park	SSLP	Project Manager
Tim Smitheman	SSLP	Manager, Communications, Government and Public Relations
Don Lewis	CLC	Member
Kent Fletcher	CLC	Member
Kathryn Roe-Guerin	CLC	Member
Peter Misener	CLC	Member
Christine Gordon	CLC	Member (Township of Southgate)
Jim Ellis	CLC	Member (Public Works Manager, Township of Southgate, Road Authority Committee)
Karla Kolli	Dillon Consulting	CLC Facilitator
Megan Bellamy	Dillon Consulting	Note Taker
Daniel Soper	CarbonFree Technology	CFO
David Chatburn	CC&L	Vice President
Jason Woods	SSLP	Project Director
Muzaffer Eryigit	SSLP	Construction Manager
Brendan McDonald	SSLP	Project Coordinator
Brent Cooper	PCL	Project Manager
Jeff Ewert	PCL	Lead Superintendent

The following attended the meeting as observers: Bridgette Misener, Michael Roth, Ken Matthews, Barbara Dobreen, John Woodbury, and Don Crosby.

Acronyms:

AC = Alternating Current
CC&L = Connor, Clark & Lunn Financial
Group
CLC = Community Liaison Committee
MOECC = Ministry of the Environment and
Climate Change
MW = Megawatts
PCL = PCL Constructors Canada Inc.

HASP = Health and Safety Plan
HONI = Hydro One Networks Inc.
IESO = Independent Electricity System
Operator
REA = Renewable Energy Approval
SSLP = Southgate Solar LP
SWM = Stormwater Management

1. Project Overview & Recent Milestones

- At the 2nd CLC meeting (February 2015), the project was still in the development stage. This phase of the project is now over, and the project is now under construction. It is anticipated that construction will take approximately 1 year.
- SSLP was responsible for overseeing the development phase of the project and to have discussions with community members. Now that the project is in the construction phase, PCL has been selected as the Engineering, Procurement and Construction contractor. PCL is excited to be involved in the project and has constructed 30 other ground-mount solar facilities in Ontario. PCL will be overseen by SSLP and SSLP's site team will be on-site throughout the construction process. Between PCL and CC&L, there is a team in place to ensure construction progresses as smoothly as possible.
- The Southgate Solar Project is the 4th largest ground-mounted solar installation in Ontario. It is located on approximately 375 acres of land, divided into 3 different zones. The facility will be comprised of approximately 190,000 panels, with a 50 MW AC generating capacity. The modules will be manufactured by Canadian Solar Solutions Inc. Canadian Solar is based in Guelph, Ontario. The project will also include a 4 km distribution line that connects the different solar arrays together. The project will be connected to the Hydro One grid by a 150 m tie line on Southgate Sideroad 41. The tie line will be constructed by HONI. Electricity generated by the project will be consumed at a provincial level. The project will provide enough power to provide electricity to 7,600 homes annually.
- The project has received a Renewable Energy Approval from the MOECC. The Rea application included reporting on natural heritage, land use considerations, noise, archaeology, consultation, etc. After the REA was issued, the next step was to secure financing and retain a constructor. This was done by a partnership between SSLP and CC&L. CC&L is very experienced in renewable projects in Ontario and elsewhere and secured debt financing for the project.
- SSLP provided \$230K in funding to the Township for resurfacing of local roads. Councillor Gordon mentioned that the budget for this work went over by \$130K and that she would like SSLP to cover this cost. It was noted by Jim Ellis (Public Works) that although the original

agreement had a price cap, SSLP had covered half of the overrun as requested by the Township, but Councillor Gordon reiterated she would like SSLP to cover the entire overrun.

- Once the project has been constructed, the operation and maintenance of the facility will be overseen by EDF Renewable Services Inc.

2. Introduction of PCL Constructors Canada

- PCL Constructors Canada was established in 1906 and they are the largest general contractor in Canada. PCL is a Canadian company, with 70% of its work in Canada and 30% in the USA. The construction of the Southgate Solar Project will be lead from PCL's Mississauga office (600 employees).
- Jeff Ewert will be managing the site team and subcontractors on site. Jeff will be the 'face' of the construction team to the greater community.

3. Construction Location, Process and Timing

- Kathryn Roe-Guerin asked how the layout had changed since REA submission and if properties had been eliminated from the layout. Property 14 (Fletcher) and 16 (Pinto) have been eliminated from the layout. The project will still be at a 50 MW AC generation capacity. The layout has been split into three 'zones', which will be referred to during the construction phase. Zone 1 is property 12 and 13, with access from Grey Road 9. Zone 2 is property 11 (the substation), and Zone 3 is properties 18 and 19, with access from Southgate Road 22.
- The construction process will be broken into civil, structural and electrical works. Typically, the civil engineering components are the aspect that the community cares the most about. The civil work ensures that the engineering and design is complete prior to starting construction. There are four main civil works underway for the project: development of a detailed design SWM plan, clearing and grubbing, installation of fencing and access road construction. Until the SWM plan is approved, only site preparation activities (e.g., grubbing and grading, vegetation removal) can occur.
- Kathryn Roe-Guerin inquired about the fill that will be removed and stockpiled at the site. She went to visit the Kingston Solar project in Odessa and noted that it appeared as if the removed soil was not redistributed on the site after construction. PCL explained that the intention for the Southgate Solar Project is that fill would not be removed from the site and that the soil would be redistributed.
- Final landscaping will be completed once construction is complete (anticipated spring 2017). The seed types for revegetation have not been decided yet, but the land will not just be left to naturally revegetate. The decision about what seed type to use will be at the discretion of SSLP; however SSLP has already begun the consultation process with the landowners regarding the seed types. Some of the site will be planted to allow sheep to graze under the panels.

- Kathryn Roe-Guerin asked if there had been issues with stray voltage on other solar sites. PCL indicated they were not aware of this being a problem at other sites. The poles for the tap line will be constructed by HONI and built to their standards.
- Construction activities will include clearing and grubbing, fencing and site preparation, solar zone construction, substation construction, and the construction of collector lines.
- A chain link fence will be installed around the perimeter of the project. Anti-predator fencing will be installed around the perimeter of the properties that allow sheep grazing activities.

4. Traffic Management Plan

- A Road Use Agreement has been entered into between SSLP and the Township of Southgate. The primary route to the site will be up Hwy 6, across Grey Road 9, up Southgate Road 41 and then across Southgate Road 22. SSLP will limit the use of the alternate haul route (Southgate Road 47), but it may need to be used temporarily, for example, while HONI is installing poles for the tap line. Southgate Road 47 is on the alternate haul route due to load restrictions on the bridge. The team understands that Southgate Road 22 may cause issues with frost heave. PCL has undertaken an existing conditions road assessment. Residents expressed concern that the corner of Southgate Road 22 and Southgate Road 41 will be taken too quickly, and accidents have already occurred at this corner in the past. Jim Ellis mentioned that with SSLP's contribution to the road upgrade works, that this corner has now been widened. PCL emphasized the importance of safety and encouraged residents to contact PCL with safety concerns. PCL mentioned they would add something to the Traffic Management Plan to address the concerns with this intersection.

5. Health and Safety Plan

- A project-specific Health and Safety Plan will be prepared, which will outline requirements of workers and contractors on the site. The Traffic Management Plan is included as part of the HASP. The HASP is circulated to all people on-site. The on-site staff meets on a daily and weekly basis. PCL committed to addressing safety concerns on the same day they are brought to their attention.
- Kathryn Roe-Guerin requested that drivers of trucks hauling construction equipment receive training on how to address wildlife that may be encountered on the site. PCL indicated that they would consider what the speed limit(s) should be during the construction period.

6. Community Benefits & Recruiting

- The project will help Ontario reduce GHG emissions.
- The project will create 200+ jobs on-site.
- SSLP will be making annual payments of \$75K to the Community Vibrancy Fund for the Township for 20 years (expected life of the project).

- Municipal property taxes will increase, providing additional revenue to the community. Approximately 375 acres will be taxed at the industrial rate.
- Carbon credits generated earned would be the property of the IESO. The IESO would be in a position to determine what to do with the carbon credits.
- The project will create operations and maintenance jobs related to plant and system maintenance, repairs, electrical work, system monitoring, vegetation control, snow removal, security, etc. for 20 years.
- PCL will be hosting a recruiter open house on March 11 from 1-4pm. This will be advertised in the local newspaper the week of March 7th. The community suggested that PCL consider holding their event in the evening to accommodate contractors who will be working during the day. PCL will consider posting information about the recruiter open house on the project webpage.
- SSLP anticipates that another CLC meeting may be held prior to operations.
- While SSLP will still be available to answer questions about the site, PCL provided the following contact information to address questions or concerns during construction:

Name	Title	Company	Phone	Email
Jason Woods	Project Director	SSLP	(613) 449-7478	jwoods@cclinfrastucture.com
Brendan McDonald	Project Coordinator	SSLP	(226) 668-8629	bmcdonald@sslp.ca
Brent Cooper	Project Manager	PCL	(416) 902-4513	bdcooper@pcl.com
Jeff Ewert	Lead Superintendent	PCL	(647) 632-2504	jewert@pcl.com

7. Other Questions/Issues

- It would be helpful if PCL had a map of the project location that included the names of surrounding landowners and their contact information. The construction team should be aware of who the surrounding landowners are.
- There will be approximately 200-300 trucks arriving on-site per day during construction. Peter Misener expressed concern about truck traffic and the safety of residents. PCL committed to making construction as smooth as possible and addressing concerns about traffic safety.
- It was suggested that PCL consider putting up posters in the Holstein General Store to advertise the PCL recruitment open house on March 11.

8. Summary of Action Items

Action Item	Responsibility
Send PPT to CLC members	Dillon
PCL to update the Traffic Management Plan to make specific reference to intersections of concern (e.g., Southgate Road 41 and Southgate Road 22).	PCL
Consider moving PCL recruitment event to the evening so contractors can attend. (Currently scheduled from 1-4pm).	PCL
Consider putting posters up at the Holstein General Store to let the community know about PCL recruitment opportunities.	PCL
Consider creating a map for PCL so they are aware of the landowners of the project location and surrounding properties, including name and contact phone number.	SSLP
Consider speed limits at/around site to improve public safety.	PCL