

**APPENDIX K**  
**AGENCY AND MUNICIPAL CORRESPONDENCE**



July 28, 2011

Mr. Don Boswell  
Senior Claims Analyst  
Indian and Northern Affairs  
10 Wellington Street  
Room 1610  
Gatineau, Quebec, K1A 0H4

Dear Mr. Boswell,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

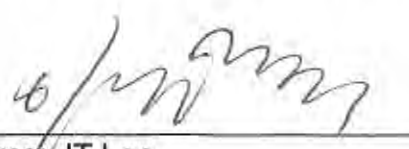
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If you have an interest in this project, please contact Mr. Simon Kim of Samsung Renewable Energy Inc. as indicated on the Notice of Proposal.

Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

  
Name: JT Lee  
Title: President



July 28, 2011

Mr. Franklin Roy  
Litigation Portfolio Operations  
Indian and Northern Affairs  
25 Eddy Street  
Room 1430  
Gatineau, Quebec, K1A 0H4

Dear Mr. Roy,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee

Title: President



July 28, 2011

Mr. Stewart Morton  
Environmental Services  
Hydro One Networks Inc.  
483 Bay Street  
12th Floor, North Tower  
Toronto, ON, M5G 2P5

Dear Mr. Morton,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Sincerely,

**Samsung Renewable Energy Inc.**

By:   
Name: JT Lee  
Title: President



July 28, 2011

Mr. John Cannis  
Scarborough-Centre  
Member of Parliament Canada  
1450 Midland Avenue East  
Suite 211  
Toronto, ON, M1P 4Z8

Dear Mr. Cannis,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

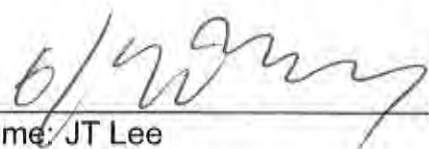
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Sincerely,

**Samsung Renewable Energy Inc.**

By:   
Name: JT Lee  
Title: President



July 28, 2011

Ms. Nicole Cheechoo  
Claims Assessment Officer  
Indian and Northern Affairs  
10 Wellington Street  
Gatineau, Quebec, K1A 0H4

Dear Ms. Cheechoo,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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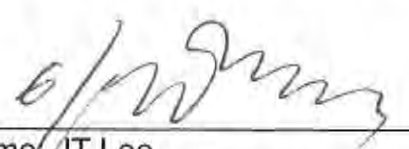
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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

  
Name: JT Lee  
Title: President



July 28, 2011

Ms. Janet Townson  
Claims Analyst  
Indian and Northern Affairs  
10 Wellington Street  
Room 1310  
Gatineau, Quebec, K1A 0H4

Dear Ms. Townson,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee

Title: President

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July 28, 2011

County Clerk  
County of Lennox & Addington  
97 Thomas Street East  
Napanee, ON, K7R 4B9

Dear Sir or Madam,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

  
Name: JT Lee  
Title: President





July 28, 2011

Municipal Clerk  
Main Office  
Loyalist Township  
P.O. Box 70  
263 Main Street  
Odessa, ON, K0H 2H0

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By:   
Name: JT Lee  
Title: President



July 28, 2011

City Clerk  
City Hall  
The City of Kingston  
216 Ontario Street  
Kingston, ON, K7L 2Z3

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Sincerely,

**Samsung Renewable Energy Inc.**

By: 

Name: JT Lee  
Title: President



July 28, 2011

Jeff Scott  
Countryside District Counsellor  
City of Kingston  
1794 Unity Road  
Glenburnie, Ontario, K0H 1S0

Dear Jeff Scott,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

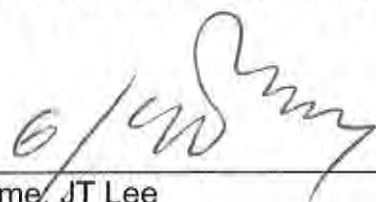
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**Samsung Renewable Energy Inc.**

By:   
Name: JT Lee  
Title: President



July 28, 2011

Jim Hegadorn  
Ward 3 Counsellor  
Loyalist Township Council (Ernestown)  
1275 Kelly Rd  
Picton, Ontario, K0K 2T0

Dear Jim Hegadorn,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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By: \_\_\_\_\_

Name: JT Lee  
Title: President

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July 28, 2011

Mark Gerretsen  
Mayor  
City of Kingston  
Mayor's Office, Kingston City Hall, 216 Ontario Street  
Kingston, Ontario, K7L 2Z3

Dear Mark Gerretsen,

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By: \_\_\_\_\_

Name: JT Lee  
Title: President

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July 28, 2011

Bill Lowry  
Mayor  
Loyalist Township Council  
26 Green Drive  
Amherstview, Ontario, K7N 1W4

Dear Bill Lowry,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Name: JT Lee

Title: President

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July 28, 2011

Ric Bresee  
Deputy mayor  
Loyalist Township Council  
18 Cambridge  
Amherstview, Ontario, K7N 1R7

Dear Ric Bresee,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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July 28, 2011

John Ibey  
Ward 3 Counsellor  
Loyalist Township Council (Ernestown)  
82 Oxford Cres  
Amherstview, Ontario, K7N 1P9

Dear John Ibey,

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Title: President

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July 28, 2011

Penny Porter  
Ward 3 Counsellor  
Loyalist Township Council (Ernestown)  
82 Oxford Cres  
Amherstview, Ontario, K7N 1P9

Dear Penny Porter,

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Name: JT Lee  
Title: President

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July 28, 2011

Randy Hillier  
Provincial MPP  
Lanark-Frontenac-Lennox and Addington  
Rm 207, North Wing, Legislative Building  
Unit 1, 105 Dufferin St.  
Toronto, Ontario, M7A 1A8

Dear Randy Hillier,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Name: JT Lee  
Title: President

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July 28, 2011

John Gerretsen  
Provincial MPP  
Kingston and the Islands  
Ministry of the Environment, 11th Flr, Ferguson Block, 77 Wellesley St West  
Toronto, Ontario, M7A 2T5

Dear John Gerretsen,

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Name: JT Lee  
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July 28, 2011

Ted Hsu  
Federal MP  
Kingston and the Islands  
14-303 Bagot St  
Kingston, Ontario, K7K 5W7

Dear Ted Hsu,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Title: President



July 28, 2011

Scott Reid  
Federal MP  
Lanark-Frontenac-Lennox and Addington  
224 Bridge St (Main Office)  
Carleton Place, Ontario, K7C 3G9

Dear Scott Reid,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-Luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

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If you have an interest in this project, please contact Mr. Simon Kim of Samsung Renewable Energy Inc. as indicated on the Notice of Proposal.

Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee  
Title: President

A handwritten signature in black ink, appearing to read "JT Lee", written over a horizontal line.



July 28, 2011

Mr. S. Strong  
District Planner (Acting) - Aurora District  
Ontario Ministry of Natural Resources  
50 Bloomington Road West  
R.R.#2  
Aurora, ON, L4G 3G8

Dear Mr. Strong,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-lyce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

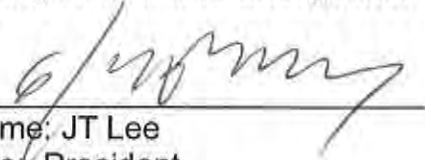
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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

  
Name: JT Lee  
Title: President



July 28, 2011

Mr. Bill Jones  
Manager - Planning and Environmental Office  
Ontario Ministry of Transportation  
1201 Wilson Avenue  
Building D, 3rd Floor  
Toronto, ON, M3M 1J8

Dear Mr. Jones,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-lyce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

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Sincerely,

**Samsung Renewable Energy Inc.**

By: 

Name: JT Lee  
Title: President



July 28, 2011

Ms. Pam Wheaton  
Director - Aboriginal and Ministry Relationships Branch  
Ontario Ministry of Aboriginal Affairs  
160 Bloor Street East  
9th Floor  
Toronto, ON, M7A 2E6

Dear Ms. Wheaton,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

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Sincerely,

**Samsung Renewable Energy Inc.**

By:   
Name: JT Lee  
Title: President





July 28, 2011

Attorney General Chris Bentley  
Attorney General  
Ministry of the Attorney General  
720 Bay Street, 11th Floor  
McMurthy-Scott Building  
Toronto, ON, M5G 2K1

Dear Attorney General Bentley,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-Luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

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Sincerely,

**Samsung Renewable Energy Inc.**

By: 

Name: JT Lee  
Title: President



July 28, 2011

Mr. Winston Wong  
Ministry of Culture, Culture Services  
400 University Avenue  
4th Floor  
Toronto, ON, M7A 2R9

Dear Mr. Wong,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-Luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee  
Title: President

A handwritten signature in black ink, appearing to read "JT Lee", written over a horizontal line.



July 28, 2011

Mr. Larry Davis  
Director, Services and Infrastructure Management  
Ministry of Natural Resources  
300 Water Street  
P.O. Box 7000  
Peterborough, ON, K9J 8M5

Dear Mr. Davis,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-Luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee

Title: President



July 28, 2011

Director of Approvals  
Ministry of the Environment  
1st Floor  
135 Clair Avenue West  
Toronto, ON, M4V 1P5

Dear Sir or Madam,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee  
Title: President

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July 28, 2011

Ms. Gayla Campney  
Kingston Regional and District Office Director  
Ministry of the Environment  
Box 22032  
1259 Gardiners Road  
Kingston, ON, K7M 8S5

Dear Ms. Campney,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

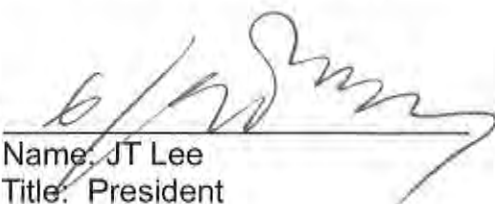
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Sincerely,

**Samsung Renewable Energy Inc.**

By:   
Name: JT Lee  
Title: President



July 28, 2011

Ms. Lori Sterling  
Deputy Minister  
Ministry of Aboriginal Affairs  
160 Bloor Street East  
4th Floor  
Toronto, ON, M7A 2E6

Dear Ms. Sterling,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-Luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee  
Title: President

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July 28, 2011

Ms. Linda Haldenby  
Acting Director, Programs and Community Development  
Ministry of the Attorney General  
McMurtry-Scott Building, 7210 Bay Street  
11th Floor  
Toronto, ON, M7A 2S9

Dear Ms. Haldenby,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-Luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee

Title: President



July 28, 2011

Ms. Laura Blondeau  
Director, Communications  
Ministry of Municipal Affairs and Housing  
777 Bay Street  
17th Floor  
Toronto, ON, M5G 2E5

Dear Ms. Blondeau,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Sincerely,

**Samsung Renewable Energy Inc.**

By:   
Name: JT Lee  
Title: President





July 28, 2011

Ms. Annie Côté-Kennedy  
Director, Corporate Communications  
Ministry of Agriculture, Food and Rural Affairs  
1 Stone Road West  
Guelph, ON, N1G 4Y2

Dear Ms. Côté-Kennedy,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

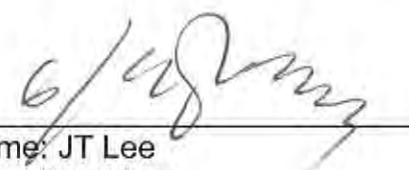
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Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

  
Name: JT Lee  
Title: President



July 28, 2011

Ms. Cindy Ball  
Director, Development, Tourism and Culture  
Ministry of Tourism and Culture  
Hearst Block, 9th Floor  
900 Bay Street  
Toronto, ON, M7A 2E1

Dear Ms. Ball,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee  
Title: President

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July 28, 2011

Ms. Kathryn Moore  
Kingston Area Office/Regional Director  
Ministry of Transportation  
1355 John Counter Blvd  
P.O. Bag 4000  
Kingston, ON, K7L 5A3

Dear Ms. Moore,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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By: \_\_\_\_\_

Name: JT Lee

Title: President

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July 28, 2011

Director John A. MacNaughton  
TransCanada Corporation  
45 Garfield Ave  
Toronto, ON, M4T 1E8

Dear Director MacNaughton,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Sincerely,

**Samsung Renewable Energy Inc.**

By: 

Name: JT Lee  
Title: President



July 28, 2011

Ms. Karla Maki-Esdon  
Communications Coordinator  
Catarauqui Conservation Authority  
P.O. Box 160  
Glenburnie, ON, K0H 1S0

Dear Ms. Maki-Esdon,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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Sincerely,

**Samsung Renewable Energy Inc.**

By: 

Name: JT Lee

Title: President



July 28, 2011

Director  
Aboriginal Affairs and Northern Development Canada  
Terrasses de la Chaudière  
10 Wellington, North Tower  
Gatineau  
Ottawa, Quebec  
ON, K1A 0H4

Dear Sir or Madam,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee  
Title: President



July 28, 2011

Ms. Lucille Jamault  
Media Enquiries  
Canadian Environmental Assessment Agency  
22nd Floor, Place Bell  
160 Elgin Street  
Ottawa, ON, K1A 0H3

Dear Ms. Jamault,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

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By: \_\_\_\_\_

Name: JT Lee

Title: President

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July 28, 2011

Gayle Thody  
Ontario Office  
Environment Canada  
4905 Dufferin Street  
Toronto, ON, M3H 5T4

Dear Gayle Thody,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-Luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

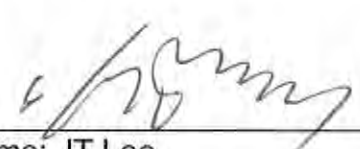
As part of the application for a Renewable Energy Approval, Samsung will complete environmental studies for regulatory approval and consult with the public, First Nations and interested agencies. The invitation and details of the open house are in the attached Notice of Proposal.

If you have an interest in this project, please contact Mr. Simon Kim of Samsung Renewable Energy Inc. as indicated on the Notice of Proposal.

Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

  
Name: JT Lee  
Title: President





July 28, 2011

National Inquiry Response Team  
Environment Canada  
77 Westmorland Street  
Suite 260  
Fredericton, NB, E3B 6Z3

Dear Sir or Madam,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-luce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

As part of the application for a Renewable Energy Approval, Samsung will complete environmental studies for regulatory approval and consult with the public, First Nations and interested agencies. The invitation and details of the open house are in the attached Notice of Proposal.

If you have an interest in this project, please contact Mr. Simon Kim of Samsung Renewable Energy Inc. as indicated on the Notice of Proposal.

Sincerely,

**Samsung Renewable Energy Inc.**

By: \_\_\_\_\_

Name: JT Lee  
Title: President

A handwritten signature in black ink, appearing to read "JT Lee", written over a horizontal line.



July 28, 2011

Ms. Louise Knox  
Director - Ontario Region  
Canadian Environmental Assessment Agency  
55 St. Clair Avenue East  
Room 907  
Toronto, ON, M4T 1M2

Dear Ms. Knox,

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House for the Sol-Luce Kingston Solar PV Energy Project**

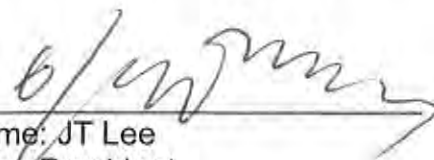
Samsung Renewable Energy Inc. proposes to design and construct a 100 MW solar power development in Eastern Ontario located in the City of Kingston and Loyalist Township. If approved, this facility will convert solar energy into electricity to be fed into the Hydro One electricity grid. The output from each of the solar sites will be collected and routed to an electrical substation, in the vicinity of Unity Road, which will interconnect to the Hydro One transmission lines. The proposed facility is to be known as the "Sol-lyce Kingston Solar PV Energy Project". The lands involved will be a series of leased sites covering a total of 325 hectares. Discussions are currently underway with landowners for lease of adequate parcels of land. Preliminary engineering and the studies required for the Renewable Energy Approval have only recently commenced.

As part of the application for a Renewable Energy Approval, Samsung will complete environmental studies for regulatory approval and consult with the public, First Nations and interested agencies. The invitation and details of the open house are in the attached Notice of Proposal.

If you have an interest in this project, please contact Mr. Simon Kim of Samsung Renewable Energy Inc. as indicated on the Notice of Proposal.

Sincerely,

**Samsung Renewable Energy Inc.**

By:   
Name: JT Lee  
Title: President



August 25, 2011

Ms. Stephanie Davis  
Canadian Environmental Assessment Agency  
55 St. Clair Avenue East  
Suite 907  
Toronto, Ontario  
M4T 1M2

Dear Ms. Davis,

Thank you for your response to our letter dated July 28<sup>th</sup>, 2011. We apologize for our delay in responding.

The information you provided is very helpful and we appreciate your assistance. If at any time we determine that our project will become subject to the *Canadian Environmental Assessment Act*, or the *Ontario Environmental Assessment Act*, we will certainly contact your agency immediately.

Thank you again for taking the time to respond to our initial letter. If you have any questions or concern in regards to our project, feel free to contact us at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Simon Kim", written over a horizontal line.

Name: Simon Kim  
Title: Senior Manager – Solar Development Team



Canadian Environmental  
Assessment Agency

Agence canadienne  
d'évaluation environnementale

55 St. Clair Avenue East  
Suite 907  
Toronto, Ontario  
M4T 1M2

55, avenue St-Clair Est  
Bureau 907  
Toronto (Ontario)  
M4T 1M2

August 3, 2011

Mr. Simon Kim  
Samsung Renewable Energy Inc.  
55 Standish Court, 9<sup>th</sup> Floor  
Mississauga ON L5R 4B2

Dear Mr. Kim,

**Re: Sol-luce Kingston Solar PV Energy Project**

Thank you for your letter of July 28, related to the above-noted project.

Under the *Canadian Environmental Assessment Act* (the Act), an environmental assessment is required before a federal authority can either proceed with a project as the proponent or enable a proposed project to proceed by: 1) providing financial assistance; 2) transferring federal land or any interest in federal land; or 3) issuing an authorization identified in the Act's *Law List Regulations*.

In the case of projects that are subject to the Ontario *Environmental Assessment Act*, if there is uncertainty as to whether the Act may also apply, the Agency can help proponents answer this question. For projects that are subject to the Act, the Agency will act as the federal environmental assessment coordinator and facilitate the involvement of the federal authorities in a coordinated assessment aimed at meeting all agencies' needs simultaneously.

In order for the Agency to undertake either of these roles, it must have a project description that can be distributed to various federal authorities to determine their interest in the project. It is recognized that at the early stages of the planning process, there may not be much detailed information to provide. However, proponents should try to provide some information on:

- the nature of the project and its location;
- federal decisions which may be made in relation to the project;
- whether federal funding is being contemplated or federal lands are required.

.../2



To better assist proponents, the Agency has developed an Operational Policy Statement, which provides guidance in preparing project descriptions. This is available on the Agency's website at:

[http://www.ceaa-acee.gc.ca/013/0002/ops\\_ppd\\_e.htm](http://www.ceaa-acee.gc.ca/013/0002/ops_ppd_e.htm)

If your purpose in sending us notification of your project is to determine whether the *Canadian Environmental Assessment Act* applies, please be aware that simple notification will not be sufficient. A project description for the preferred alternative will be required.

**Important Note:** Please be aware that release of documents to the public may be part of the EA process. Information provided by you related to the EA for this project will be part of the Canadian Environmental Assessment Registry and will be made available to members of the public, if requested. A package with additional information will be provided to you upon submission of the project description. Should you provide any documents that contain confidential or sensitive information that you believe should be protected from release to the public, please contact the undersigned to obtain an Exclusion Form. This Form can be used to identify the information to be considered for exclusion from the Canadian Environmental Assessment Registry and the rationale for the exclusion.

If you have any questions regarding any of the above, please contact the undersigned at 416-954-7334.

Sincerely,



Stephanie Davis, Project Manager  
Canadian Environmental Assessment Agency, Ontario Region

SD/ka



Canadian Environmental  
Assessment Agency

Agence canadienne  
d'évaluation environnementale

55 St. Clair Avenue East  
Suite 907  
Toronto, Ontario  
M4T 1M2

55, avenue St-Clair Est  
Bureau 907  
Toronto (Ontario)  
M4T 1M2



August 28, 2012

A . José De Armas  
Manager, Project Development, Kingston Solar LP  
55 Standish Court, 9<sup>th</sup> Floor  
Mississauga, ON L5R 4B2

Dear Mr.De Armas:

**RE: Second Notice of Final Open House for the Sol-Luce Kingston Solar PV Energy Project**

Thank you for your letter of July 27, 2012, related to the above-noted project.

As part of the Government's plan for Responsible Resource Development which seeks to modernize the regulatory system for project reviews, the former *Canadian Environmental Assessment Act* was repealed when the new *Canadian Environmental Assessment Act, 2012* (CEAA 2012) came into force on July 6, 2012.

The CEAA 2012 applies to projects listed in the *Regulations Designating Physical Activities*. Under CEAA 2012, the proponent must provide the Canadian Environmental Assessment Agency (the Agency) with a description of their proposed project if it is captured under the above-noted regulations.

For more information about CEAA 2012, please access the following links <http://www.ceaa.gc.ca/default.asp?lang=En&n=16254939-1> and <http://www.ceaa.gc.ca/default.asp?lang=En&n=9EC7CAD2-1>. You may also find the Guide to Preparing a Description of a Designated Project and the *Prescribed Information for a Description of a Designated Project Regulations* on the Agency website.

If it appears that CEAA 2012 applies to your proposed project or if you have questions, please contact the undersigned at 416-954-7334.

Sincerely,

Stephanie Davis, Project Manager  
Canadian Environmental Assessment Agency, Ontario Region



## Kelly, Mary K

---

**From:** Katherine Park [kathy.park@samsung.com]  
**Sent:** July-24-12 1:33 PM  
**To:** Simon, Gail  
**Cc:** Kelly, Mary K  
**Subject:** FW: Sol-luce Kingston Solar PV Energy Project  
**Attachments:** image001.jpg

FYI for the consultation record.



Katherine Park, M.P.L  
Project Development Associate

Solar Division, Samsung Renewable Energy  
55 Standish Court, Mississauga  
ON. L5R-4B2

O): 905-501-5661  
C): 416-414-1653

SRE Confidential Communication

This message and any attachments are solely for the use of intended recipients. They may contain privileged and/or confidential information, or other information protected from disclosure. If you are not an intended recipient, you are hereby notified that you received this mail in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachment from your system. Thank you for your cooperation.

---

**From:** Katherine Park [<mailto:kathy.park@samsung.com>]  
**Sent:** July-19-12 4:31 PM  
**To:** 'Chan, Calvin'  
**Cc:** 'SIMON KIM(김준성)'; 'jose.dearmas@samsung.com'  
**Subject:** RE: Sol-luce Kingston Solar PV Energy Project

Hi Calvin,

All water relating study as required under O. Reg 359/09 including groundwater is dealt in the water body & assessment report appended to the Design & Operations Report (Appendix C) . Please see the following link for your reference.

[http://samsungrenewableenergy.ca/sites/default/files/KSLP\\_Water%20Body%20and%20Water%20Assessment%20Report%20Main%20Part.pdf](http://samsungrenewableenergy.ca/sites/default/files/KSLP_Water%20Body%20and%20Water%20Assessment%20Report%20Main%20Part.pdf)

However, in terms of the water wall study which deals with the ground water matter in more detailed extent, the final analysis and the reporting is underway and the final report will be released before the final Open House in August. Although this study is outside of the requirement and the scope of REA approval, we are currently retaining Dillon to conduct this study upon consultation with relevant stakeholders and the public.

Please call me, should you need more detailed information about the report for the sol-luce project. I'm always available to chat. Thanks.

Regards,

Katherine Park



Katherine Park, M.P.L  
Project Development Associate

Solar Division, Samsung Renewable Energy  
55 Standish Court, Mississauga  
ON. L5R-4B2

O): 905-501-5661  
C): 416-414-1653

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---

**From:** Chan, Calvin [<mailto:cchan@cityofkingston.ca>]  
**Sent:** July-19-12 4:00 PM  
**To:** 'Katherine Park'  
**Subject:** RE: Sol-luce Kingston Solar PV Energy Project  
**Importance:** High

Hi Katherine,

The Cataraqui Region Conservation Authority was reviewing your documents and was looking for information related to groundwater but couldn't find it. Could you point out where in the submitted documents this information could be found?

Thanks.

Calvin Chan, MCIP, RPP  
Intermediate Planner  
Planning and Development  
City of Kingston  
(613) 546-4291 ext. 3126  
[cchan@cityofkingston.ca](mailto:cchan@cityofkingston.ca)



**Kelly, Mary K**

---

**From:** Pennock,Rose-Marie [rpennock@cityofkingston.ca]  
**Sent:** August-10-11 10:17 AM  
**To:** solucekingston@samsungrenewableenergy.ca  
**Subject:** meeting with Mayor

Good morning

This office has received the notice of proposal for the Sol-Luce Kingston Solar PV Energy Project.

Mayor Gerretsen wishes to discuss this project further with a private conversation in his office at City Hall. Would it be possible to schedule a meeting with Mr. Rostern or Mr. Kim in the near future? I have made several attempts to telephone the number provided in the correspondence, but no one there knew who Mr. Kim was.

I look forward to your response.

With regards,

Rose Pennock  
Receptionist to the Mayor's Office  
City of Kingston  
216 Ontario Street, Kingston,ON K7L 2Z3  
613-546-4291 ext. 1400

**Kelly, Mary K**

---

**From:** Bolton, Sonya [sbolton@cityofkingston.ca]  
**Sent:** August-25-11 1:57 PM  
**To:** solucekingston@samsungrenewableenergy.ca  
**Cc:** Mills, Cherie  
**Subject:** Kingston Open Houses

Hello,

I'm just enquiring about the format of the open houses for the solar farm proposal to be held in the Kingston area on August 30 & 31. Is it just a drop-in open house for the full four hours? Will there be a formal presentation and Q&A session, and if so, at what time?

Thank you,

**Sonya Bolton**, M.PL., MCIP, RPP  
Senior Policy Planner  
Planning & Development Department  
City of Kingston

Phone: 613-546-4291, ext. 3237  
Fax: 613-542-9965  
E-Mail: [sbolton@cityofkingston.ca](mailto:sbolton@cityofkingston.ca)  
Mail: 216 Ontario St., Kingston, ON K7L 2Z3  
Location: 1211 John Counter Blvd.

## Kelly, Mary K

---

**From:** Brown, Kim [KBrown@cityofkingston.ca]  
**Sent:** May-09-12 2:03 PM  
**To:** jose.dearmas@samsung.com  
**Subject:** RE: Request for information re: access off Unity Road, Kingston  
**Attachments:** ~WRD000.jpg; image001.jpg

Jose

Sorry for the delay in this reply. We have reviewed the site on Rock Road and can confirm from a site line perspective the location is acceptable. However, we are advising at this time that there may be requirements to make improvements to Rock Road, such as a right turn taper as well as improvement to the intersection of Rock Road and Highway 38 to facilitate the turning of transport trucks off 38 onto Rock Road as well as into the driveway. At the time of application the City will be seeking drawings to illustrate turning movements at intersections as well as into proposed driveways. This will provide the information necessary to determine what improvements will be necessary as well as the required driveway widths provide turning without impacting oncoming traffic.

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

Kim

---

**From:** A. José De Armas [mailto:jose.dearmas@samsung.com]  
**Sent:** Friday, April 20, 2012 10:24 AM  
**To:** Brown, Kim  
**Cc:** Van Buren, Mark; 'Kim, Simon'; 'Katherine Park'; 'Kelly, Mary K'  
**Subject:** RE: Request for information re: access off Unity Road, Kingston

Good morning Kim,

My apologies for the delay in replying back. I have been out in the field for the past three days with limited access to the internet.

Attached is a drawing that shows where we are considering the road to be located (in Rock Rd). As you are able to notice there is no measurements on the drawings, but an aerial measurement from Bing maps shows that is approximately 214ft (65 meters) from Highway 38.

Please remember the drawing (attached) is confidential.

If you have any questions please do not hesitate to contact me as I will gladly address them for you.

Thank you,  
Have a great weekend.

**A. José De Armas**  
Manager, Project Development

**Samsung Renewable Energy Inc.**  
55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

---

**From:** Brown, Kim [mailto:KBrown@cityofkingston.ca]  
**Sent:** Tuesday, April 17, 2012 11:56 AM  
**To:** jose.dearmas@samsung.com  
**Cc:** Van Buren, Mark; Kim, Simon; Katherine Park; Kelly, Mary K; Cochrane, Rob  
**Subject:** RE: Request for information re: access off Unity Road, Kingston

Jose

A site visit was conducted to review Rock Road alignment for the proposed entrance. Site lines are suitable in this area however could you please advise us of the distance away from the Highway 38 intersection. Please provide an approximate distance from the centerline of Highway 38.

Thank you  
Kim

---

**From:** A. José De Armas [mailto:jose.dearmas@samsung.com]  
**Sent:** Friday, April 13, 2012 2:21 PM  
**To:** Brown, Kim  
**Cc:** Van Buren, Mark; 'Kim, Simon'; 'Katherine Park'; 'Kelly, Mary K'; 'Cochrane, Rob'  
**Subject:** RE: Request for information re: access off Unity Road, Kingston

Good afternoon Ms Brown,

It was a pleasure to meet you on Thursday April 5<sup>th</sup>.

I will like to thank you providing us with feedback and guidance regarding the location of access roads.

As agreed over the phone (please excuse my delay) the following link (<http://goo.gl/mVYY5>) will provide you with a geographical reference for an alternative (access road) to access this section of the project. Please refer to the blue line drawn North (West) of Rock Road. Also notice that I have removed the access road off Highway 38 as it is not being considered.

If you have any questions do not hesitate to contact me as I will gladly address them for you.

Again, many thanks for the instructive meeting. Looking forward to continued discussions.

Have a great weekend,

**A. José De Armas**

Manager, Project Development

**Samsung Renewable Energy Inc.**

55 Standish Court, 9th Floor

Mississauga, ON L5R 4B2

Tel: 905-501-5658

Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)

<http://www.samsungrenewableenergy.ca/>

---

**From:** Brown, Kim [<mailto:KBrown@cityofkingston.ca>]  
**Sent:** Thursday, April 12, 2012 2:55 PM  
**To:** [jose.dearmas@samsung.com](mailto:jose.dearmas@samsung.com)  
**Cc:** Van Buren, Mark  
**Subject:** Request for information re: access off Unity Road, Kingston

Dear Mr. De Armas

Thank for meeting with me on April 5, 2012 at the City of Kingston Office located at 1211 John Counter Blvd., to discuss the project proposal by Samsung and the requirement for access off Unity Road in various locations. As per our subsequent telephone conversation on April 10, 2012 we provide the following information.

The 2 locations for access discussed on Unity Road were reviewed for horizontal and vertical site lines and no obstructions were noted.

Given the final purpose of the entrance, for the operation and maintenance of the solar farm, the access being requested is similar to what is defined in the former County of Frontenac policy as a field entrance which can be a secondary access to a property. You confirmed that an entrance is likely to be utilized no more than 3 to 5 times per year when the solar farm is working properly, and that entry requirements would only increase in the event that there are operational issues with the equipment.

Given the above noted information we have determined that in so far as the Engineering Department is concerned the locations identified on the attached drawing for the two properties on Unity Road can be considered for access to the lands for the solar operations.

We also would like to provide comment on the process for establishing the construction access. The locations determined for the operational access will also be utilized for the construction access. The applicant will be required to make submission to the City for a temporary access for construction purposes. The application will include a detailed design drawing of the access, including but not limited to culvert sizing, radii, entrance width and materials. As well supporting information will be required such as the expected traffic volumes that will explain the magnitude of construction activity and will be utilized by the City to determine if any temporary or permanent off-site improvements will be required on Unity Road. This could include the construction of a left turn lane or right turn taper so that turning construction vehicles and delivery vehicles do not impact the functionality of Unity Road. Depending on the outcome of the evaluation the applicant may be required to sign an off-site works agreement and provide security for the works necessary in the public right of way. Details of this agreement will be determined at the time of evaluation of the works necessary.

The City will also be looking for the applicant to provide details of the haul routes for the project and a detailed structural analysis of in particular Unity Road as well as other haul roads as any damage to the existing road infrastructure will be repaired by the applicant at the expense of the applicant. It is unclear at this time at what point this information will be provided to the City so we are advising of this requirement through this email. This

does not eliminate the possibility of additional requirements from the Municipality and in particular the Engineering Department as the project progresses.

Finally, you noted that the term of the land lease with the property owner is 20 years, with a possibility to renew. At such time as the operations of the solar farm are discontinued, and subsequent to the decommissioning of the site, the extents of the entrance within the public road allowance will be removed from the right of way at the expense of the applicant.

You had mentioned on the telephone Tuesday that the access off Highway 38 is not being considered at this time and that you would provide me with information pertaining to an alternate location. The City will provide comment on the alternate location once it is provided.

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

Kim

Kimberley J. Brown, P.Eng.  
Manager, Infrastructure and Development  
City of Kingston  
216 Ontario Street  
Kingston, ON K7L 2Z3

LOCATED AT: 1211 John Counter Blvd.

P. 613-546-4291 ext. 3132

F. 613-542-7880

e-mail [kbrown@cityofkingston.ca](mailto:kbrown@cityofkingston.ca)



Please consider the environment before printing this email

## Kelly, Mary K

---

**From:** Bolton, Sonya [sbolton@cityofkingston.ca]  
**Sent:** April-03-12 2:49 PM  
**To:** jose.dearmas@samsung.com  
**Cc:** Mills, Cherie; Brown, Kim  
**Subject:** Permits - City of Kingston

Hello José,

As per our conversation, the various permits you'll need with respect to the Samsung solar project would be issued by different departments:

- Road access permits: Engineering;
- Building permits: Building & Licensing;
- Tree Permits: Planning & Development; and,
- Site alteration permits: Engineering.

With respect to your current questions regarding road access, you should contact Kim Brown in Engineering. She is the Manager of Infrastructure and Development, and can be reached at 613-546-4291, ext. 3132, or [kbrown@cityofkingston.ca](mailto:kbrown@cityofkingston.ca).

If you have any further questions, please feel free to contact me.

Regards,  
Sonya

=====  
**Sonya Bolton**, M.PL., MCIP, RPP  
Senior Policy Planner  
Planning & Development Department  
City of Kingston

Phone: 613-546-4291, ext. 3237  
Fax: 613-542-9965  
E-Mail: [sbolton@cityofkingston.ca](mailto:sbolton@cityofkingston.ca)  
Mail: 216 Ontario St., Kingston, ON K7L 2Z3  
Location: 1211 John Counter Blvd.

## Kelly, Mary K

---

**From:** Brown, Kim [KBrown@cityofkingston.ca]  
**Sent:** June-19-12 4:54 PM  
**To:** jose.dearmas@samsung.com  
**Cc:** Chan, Calvin  
**Subject:** RE: Kingston Sol-Luce Municipal / County Permits  
**Attachments:** image001.png; image002.png

Jose

I had a look at your table and given that I do not have all the information for the corporation we have decided to include the table with the technical circulation that is being done for the project. That way all departments that may have a permit requirement and specific staff people assigned to review can provide the information. Calvin Chan will be coordinating the final list for you when responses from the commenting departments are received.

Kim

---

**From:** A. José De Armas [<mailto:jose.dearmas@samsung.com>]  
**Sent:** Friday, June 15, 2012 3:17 PM  
**To:** Brown, Kim  
**Cc:** 'Simon Kim'; 'Kathy Park'  
**Subject:** RE: Kingston Sol-Luce Municipal / County Permits  
**Importance:** High

Good afternoon Kim,

I hope this e-mail finds you well.

As your team and colleagues are currently reviewing all the draft reports, I believe it could be good timing to compile a list of all the municipal and county permits (construction, engineering, development et. al) that will be required for our Kingston Sol-Luce project (Kingston Solar LP).

Attached is a template (spread sheet). Kindly populate it and feel free to make any additions to the original template if you find it necessary.

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

I look forward to hearing from you,

Thank you,  
Have a great weekend!



**A. José De Armas**  
Manager, Project Development

**Samsung Renewable Energy Inc.**  
55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>



**KINGSTON SOLAR LP**

9<sup>th</sup> Fl. 55 Standish Court, Mississauga, ON L5R 4B2 Canada TEL: 905-817-6498 FAX: 905-285-1852

August 27, 2012

Grant Bain  
City of Kingston (Planning and Development Department)  
216 Ontario Street  
Kingston, Ontario  
K7L 2Z3  
**Located at:** 1211 John Counter Boulevard

**RE: Sol-Luce Kingston Solar PV Energy Project**  
**Landscaping and Site Design Guidelines for Large - Scale, Ground – Oriented Solar Energy**  
**Facilities**  
**Location: Multiple lots, City of Kingston and Loyalist Township**

Dear Mr. Bain:

We would like to thank you for meeting with us on Thursday, August 23 to discuss the "Landscaping and Site Design Guidelines for Large-Scale, Ground Oriented Solar Energy Facilities" (the "**Guidelines**"), approved by the City of Kingston City Council as of May 1, 2012. As you are aware, Kingston Solar LP (the "**Developer**") is in the process of developing a 100 MW ground-mount solar energy electricity generation facility located on multiple lots within the municipalities of the City of Kingston (the "**Municipality**") and Loyalist Township, known as Sol-Luce Kingston Solar PV Energy Project (the "**Project**").

We understand that the purpose of the Guidelines is to outline the minimum standards that the Municipality would ask for with respect to the landscaping and site design for solar energy facilities located within the Municipality and are intended to be a starting point in helping to mitigate visual impacts that such facilities may have on surrounding landscapes. Although compliance with the Guidelines are not required as part of the Renewable Energy Approval ("**REA**"), O. Reg. 359/09 under the *Environmental Protection Act*, the Developer acknowledges the value and role of municipalities in the development of renewable energy projects in Ontario and will take the necessary steps to implement certain aspects of the Guidelines, including design aimed to address setbacks, visual appearance and impacts, landscaping, and berms in the Project. The implementation of setbacks and screening devices will be an integral part of our detailed engineering design as follows:

**Mitigation plan in properties adjacent to public road rights-of-way**

For Project sites abutting:

- Unity Road
- Rock Road
- The west side of Highway 38
- The west side of Howes Road

## KINGSTON SOLAR LP

9<sup>th</sup> Fl. 55 Standish Court, Mississauga, ON L5R 4B2 Canada TEL: 905-817-6498 FAX: 905-285-1852

In order to avoid an open view of the Project, appropriate screening and buffering, including a berm or vegetative screening, will be employed to mitigate the presence of the Project. If vegetative screening is used, emphasis will be placed on year-round screening in selecting plant material and multi-story plant material for screening and habitat will be integrated into the design. Refer to Figure 1 for the preliminary mitigation measure.

### **Mitigation plan in interior properties**

The Ministry of Tourism Culture and Sport (MTCS) stated in their letter dated June 11, 2012, "Where interior properties (i.e., those without direct road frontage) are proposed to be developed for solar energy purposes these properties are considered to have less visual exposure within the rural Landscape,". In order to mitigate any potential visual impact of such interior properties that will be used for the project, the Developer will undertake the following measures:

a) The Eastern Side of Quabbin Road or western border of property 11A

The Developer will take the necessary steps to install the necessary visual buffers. At minimum a dense vegetative screening will be planted to avoid any visual exposure to the solar facility. An emphasis will be placed on year-round screening in selecting plant material and multi-story plant material for screening and habitat will be integrated into the design.

b) Abutting properties

- I. *Utilities:* If one of the Project's sites abuts a property owned by a utility company (or by the crown on behalf of such utility company), the Developer will consider setbacks specifically required by such utility company or by applicable law. If no setbacks are required under the aforementioned scope, during the detailed engineering stages, the Developer will make commercially reasonable efforts to meet the setback requirements set out in the Guidelines from the properties boundary to the Project's solar panels.
- II. *Participating land owners:* If one of the Project's sites abuts a property owned by a landowner who is participating in the Project (on that specific property or elsewhere in the Project area), then during the detailed engineering stages, the Developer will make commercially reasonable efforts to meet the setback requirements set out in the Guidelines from the property boundary to the Project's solar panels.
- III. *Land Owners participating in ground mount solar development with other companies:* If one of the Project's sites abuts a property where a solar developer has been granted an interest in such property and such interest has been registered on title to such property, then during the detailed engineering stages, the Developer will make commercially reasonable efforts to meet the setback requirements set out in the Guidelines from the property boundary to the Project's solar panels.
- IV. *Non Participating land owners:* If one of the Project's sites abuts a property that does not fit into one of the above mentioned categories, the Developer will ensure that the Project's solar panels are setback 20 m from such property's boundaries, unless otherwise agreed to between such Land Owner and the Developer.

## KINGSTON SOLAR LP

9<sup>th</sup> Fl. 55 Standish Court, Mississauga, ON L5R 4B2 Canada TEL: 905-817-6498 FAX: 905-285-1852

### Mitigation plan for adjacent inhabited residential properties

For the most part the Developer has already implemented the 100 m setback from residential properties as outlined in the Guidelines; in those rare instances where such setback has not been met then the Developer will undertake the following measures:

a) Abutting Participating residential Land Owners

The Developer and Land Owners participating in the Project have negotiated acceptable setbacks from residences located on such properties and will not be further adjusted.

b) Abutting Non participating residential Land Owners

The Developer will meet with each individual Land Owner where the applicable setback set out in the Guidelines may not be met and will negotiate alternative arrangements acceptable to both the Land Owner and the Developer.

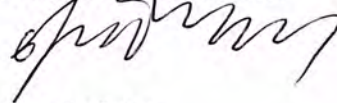
c) Abutting Residential properties not yet built

The Developer crystallized the Project's layout months ago, if a building permit was obtained any time after crystallization, then during the detailed engineering stages, the Developer will make commercially reasonable efforts to meet the applicable setbacks set out in the Guidelines from such new residence.

In connection with the development of the Project, the Developer appreciates the role of the Municipality in identifying potential community concerns in connection with the development of renewable energy projects. We have endeavored to address the most critical aspects of the Guidelines in the development and design of the Project and will continue to work with the Municipality and such development and design continues.

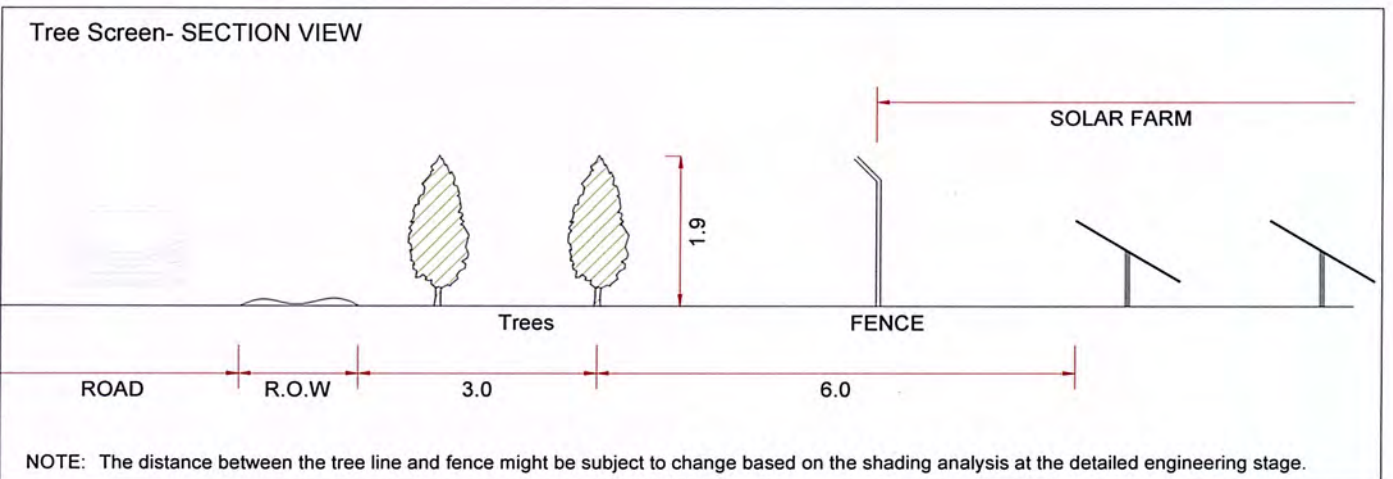
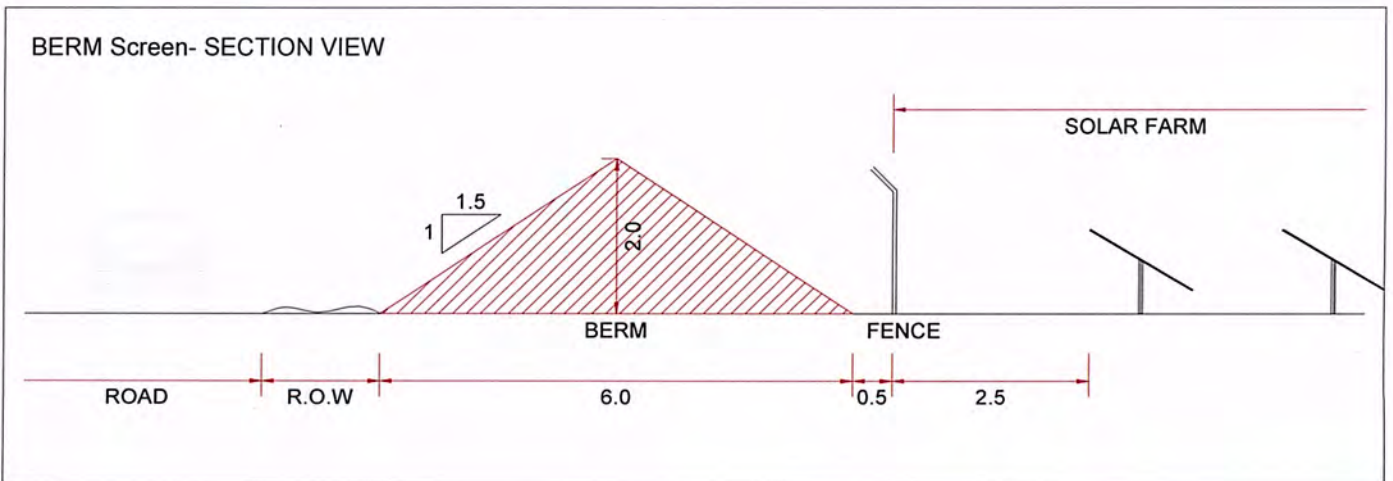
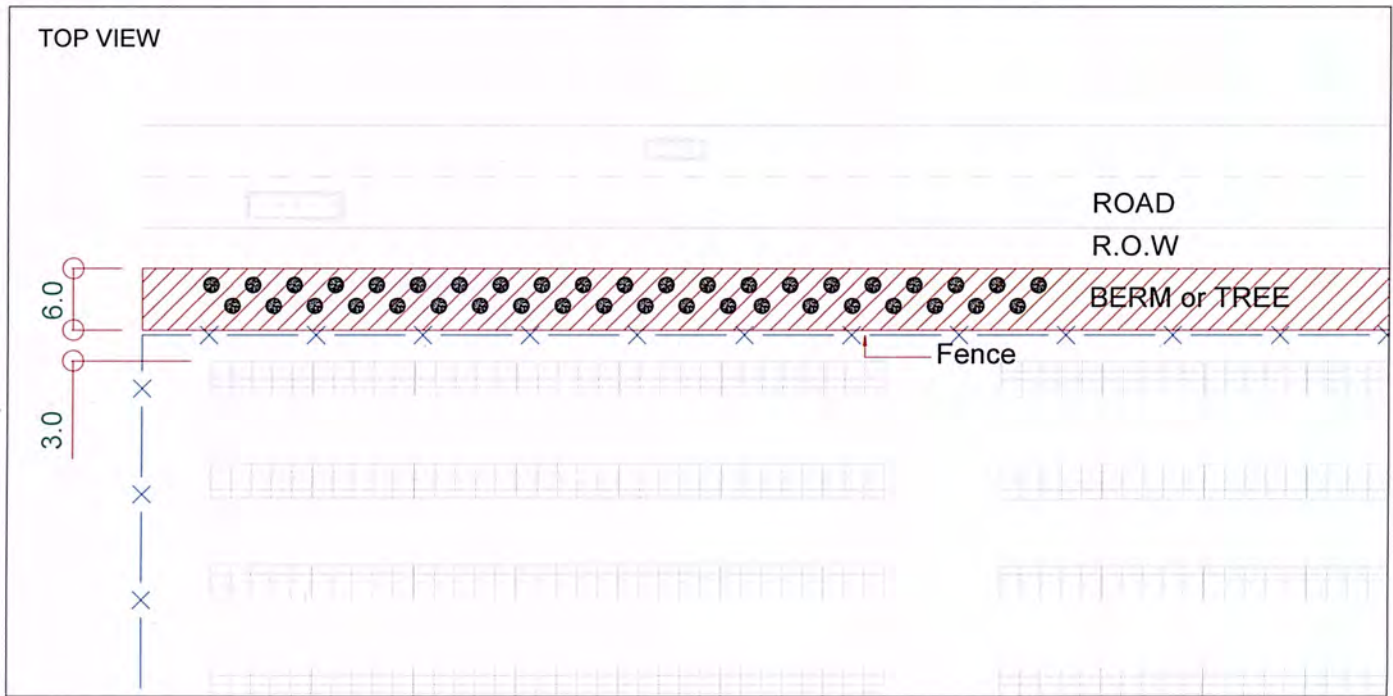
Yours very truly,

KINGSTON SOLAR LP, by its general partner,  
KINGSTON SOLAR GP INC.

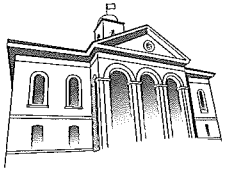


**Jeong Tack Lee**  
**President**

Figure 1. Mitigation Measure in properties adjacent to public ROW



NOTE: The distance between the tree line and fence might be subject to change based on the shading analysis at the detailed engineering stage.



county of  
**Lennox & Addington**

August 12, 2011

Samsung Renewable Energy Inc.  
9<sup>th</sup> Floor, 55 Standish Court  
Mississauga, Ontario L5R 4B2

**Attention: JT Lee, President**

Dear Sir:

**Re: Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House  
for the Sol-Luce Kingston Solar PV Energy Project**

---

We have reviewed the Samsung Sol-Luce Kingston Solar PV Energy Project – Draft Project Description Report Dated July 2011 as prepared by AMEC Earth & Environmental and would like to offer the following comments:

Please be advised that County Road 19 (Mud Lake Rd) is a County road and therefore falls under the jurisdiction of the County of Lennox & Addington. In the report, Table 1-1: Permits and Authorizations, the last item indicates that the Municipality is the issuing authority. The County of Lennox & Addington should also be listed as an issuing authority.

The County's interests will primarily be any proposed works within the County Road 19 road allowance as well as traffic management.

Any new entrances (permanent or temporary) or modifications to any existing entrances located on County Rd 19 will be subject to County approval and permitting.

Any infrastructure proposed to be installed in the County Rd 19 right of way such as transmission lines will require County approval and permitting.

Traffic management plans during construction, and possible damage or debris on County Rd 19 will be of concern to us.

Please see attached document entitled "County of Lennox and Addington – Consultation for Renewable Energy Projects." This document provides further details of items that will be of interest to the County.

We thank you for providing this draft report and look forward to future submissions as they become available.

Sincerely,

Larry Keech  
Chief Administrative Officer/Clerk

July 5, 2010

## County of Lennox and Addington

### *Consultation for Renewable Energy Projects*

With regard to consultation with the County of Lennox & Addington for Renewable Energy Projects I can advise as follows:

The County would typically review Site Plans, Grading Plans, Site Servicing Plans, Storm Water Management Plans, Building Plans and Landscaping Plans as well as associated reports.

For sites not located on or near a County Road, the County would have limited if any comments.

For sites fronting and or accessed from a County Road the County will have interest in the following items:

- Traffic Impacts (construction phase and operational stage)
- Construction damage or debris/mud tracking on County Roads
- Entrance Location, Design and Construction Standards
- Site Plan
- Site Grading
- Site Servicing
- Storm Water Management Plan
- Building Setbacks
- Utilities within County Road ROW (Transmission Lines, Poles, Underground Works, Etc)
- Landscaping
- Fencing
- Lighting
- Signing

The County would normally issue one or more of the following permits:

- Entrance Permit (for entrances on a County Road)
- Excavation Permit (authorizing any works within the County Road ROW)
- Encroachment Permit (authorizing privately owned features within the County Road ROW)
- Municipal Consent (authorizing utility company works within the County Road ROW)
- Excess Load Permit (for the movement of material or equipment in excess of HTA regulations)  
Note that some County Roads are subject to annual reduced load restrictions of 5 tonnes per axle from March 1 to April 30.

Contact: Jim Klaver  
Operations & Development Technologist  
Roads & Bridges  
County of Lennox & Addington  
97 Thomas St East  
Napanea, ON K7R 4B9  
613-354-4883 Ext 226  
jklaver@lennox-addington.on.ca



August 25, 2011

Mr. Larry Keech  
County of Lennox & Addington  
97 Thomas Street, East  
Napanee, Ontario  
K7R 4B9

Dear Mr. Keech,

Thank you for responding to our Notice of Proposal sent on July 28<sup>th</sup>, 2011.

We appreciate all your comments noted in your letter. We will most certainly add The County of Lennox & Addington as an issuing authority for permits. We apologize for this oversight. We will work with the contact you have provided at all stages of our project development, related to County Road 19.

Thank you again for taking the time to respond with your comments. If you have any questions or concern in regards to our project, feel free to contact us at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Simon Kim", written over a horizontal line.

Name: Simon Kim  
Title: Senior Manager – Solar Development Team

**Kelly, Mary K**

---

**From:** Jim Klaver [jklaver@lennox-addington.on.ca]  
**Sent:** February-01-12 4:59 PM  
**To:** jose.dearmas@samsung.com  
**Subject:** Lennox & Addington County Interests  
**Attachments:** image001.gif; 20120201170437928.pdf

Jose,

I understand you are in the Kingston area.

Just thought I would check with you to find out if your sites within Lennox & Addington County have been firmed up.

Also I will take this opportunity to send you our previous comments (attached) in case you have not seen them.

Regards,

Jim Klaver  
Operations & Development Technologist  
Roads & Bridges  
County of Lennox & Addington  
97 Thomas Street East  
Napanea, ON K7R 4B9  
Ph 613-354-4883 Ext 226  
Fx 613-354-3112



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**Kelly, Mary K**

---

**From:** Jim Klaver [jklaver@lennox-addington.on.ca]  
**Sent:** February-02-12 8:42 AM  
**To:** jose.dearmas@samsung.com  
**Subject:** RE: Lennox & Addington County Interests  
**Attachments:** image002.png; image003.png; image005.gif

Jose,

Unfortunately I'm unavailable this week. It would be appreciated if you could keep us informed as you secure land in Loyalist Township. We are specifically interested in any sites that will be accessed off County Rd 19 (Mud Lake Rd).

Thanks,

Jim Klaver

---

**From:** A. José De Armas [<mailto:jose.dearmas@samsung.com>]  
**Sent:** Wednesday, February 01, 2012 7:29 PM  
**To:** 'A. José De Armas'; Jim Klaver  
**Cc:** '최일우'; 'Kathy Park'; '김준성'  
**Subject:** RE: Lennox & Addington County Interests

Good evening Tim,

I just finish reading your attachment, We have land secured at Loyalist Township and I believe that falls under your jurisdiction.

I will be in the Kingston area until Friday afternoon, it will be great if we can meet in your offices to discuss our project and how we can collaborate.

Thank you,



**A. José De Armas**  
Manager, Project Development

**Samsung Renewable Energy Inc.**  
55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

---

**From:** A. José De Armas [<mailto:jose.dearmas@samsung.com>]  
**Sent:** Wednesday, February 01, 2012 5:15 PM  
**To:** 'jklaver@lennox-addington.on.ca'

**Cc:** '최일우'; 'Kathy Park'; '김준성'

**Subject:** RE: Lennox & Addington County Interests

Good afternoon Tim,

Wow, I am impressed as to how fast the word goes around this area (how did you know I was here?).

I am not sure as to whether we have secured any property around the Lennox & Addington County I will have to refer that question to my colleagues.

Thank you for the comments that you have forwarded.

Regards,

**A. José De Armas**  
Manager, Project Development

 Samsung Renewable Energy Inc.  
55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)

<http://www.samsungrenewableenergy.ca/>

---

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

**Sent:** Wednesday, February 01, 2012 4:59 PM

**To:** 'jose.dearmas@samsung.com'

**Subject:** Lennox & Addington County Interests

Jose,

I understand you are in the Kingston area.

Just thought I would check with you to find out if your sites within Lennox & Addington County have been firmed up.

Also I will take this opportunity to send you our previous comments (attached) in case you have not seen them.

Regards,

Jim Klaver  
Operations & Development Technologist  
Roads & Bridges  
County of Lennox & Addington  
97 Thomas Street East  
Napanee, ON K7R 4B9  
Ph 613-354-4883 Ext 226  
Fx 613-354-3112



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## Kelly, Mary K

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**From:** A. José De Armas [jose.dearmas@samsung.com]  
**Sent:** April-17-12 10:00 AM  
**To:** Kelly, Mary K  
**Subject:** FW: Kingston Sol Luce Project - County of Lennox and Addington  
**Attachments:** image003.png; image006.png; image007.jpg; image008.png

Good morning Mary,

Please see below for Municipal (County) consultation.

José

---

**From:** A. José De Armas [mailto:jose.dearmas@samsung.com]  
**Sent:** Tuesday, April 17, 2012 9:55 AM  
**To:** 'Cochrane, Rob'  
**Cc:** 'Johnston, David'; 'Young, Rob'; 'Marangi, Karen'; 'Kim, Simon'; 'Katherine Park'  
**Subject:** FW: Kingston Sol Luce Project - County of Lennox and Addington

Good morning Rob,

FYI please read below

Jose

---

**From:** Jim Klaver [<mailto:jklaver@lennox-addington.on.ca>]  
**Sent:** Tuesday, April 17, 2012 9:51 AM  
**To:** 'jose.dearmas@samsung.com'  
**Subject:** RE: Kingston Sol Luce Project - County of Lennox and Addington

Jose,

As discussed the entrance to property 22 would be permitted as shown provided there is adequate offset from the property line to obtain the required entrance radius of 12m.

With regard to property 21 this entrance must be located at the mid-point between the existing entrances on the south side of CR19 which is illustrated in the blue that was scratched out on your drawing. Further the entrance may have to be adjusted slightly to the west to avoid a cross culvert under CR19.

I trust this is sufficient at this time. Let me know if you have any questions.

Jim Klaver  
Operations & Development Technologist  
Roads & Bridges  
County of Lennox & Addington  
97 Thomas Street East  
Napanea, ON K7R 4B9  
Ph 613-354-4883 Ext 226  
Fx 613-354-3112



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---

**From:** A. José De Armas [<mailto:jose.dearmas@samsung.com>]  
**Sent:** Tuesday, April 17, 2012 8:55 AM  
**To:** Jim Klaver  
**Cc:** 'Kim, Simon'; 'Katherine Park'  
**Subject:** RE: Kingston Sol Luce Project - County of Lennox and Addington

Good morning Jim,

I hope this email finds you well,

After reading and analyzing your e-mail below, my team and I will like to make sure that the location of the Access Roads for Property 21 (Civic 210) and Property 22 (Civic 229) are identified and understood by both parties. Attach is a detail (preliminary) drawing that shows the locations of the access roads (highlighted in pink).

Please kindly advise if the locations of the properties will be accepted by the County of Lennox and Addington.

Thank you for your attention,



**A. José De Armas**  
Manager, Project Development

**Samsung Renewable Energy Inc.**

55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

---

**From:** Jim Klaver [<mailto:jklaver@lennox-addington.on.ca>]  
**Sent:** Friday, April 13, 2012 11:59 AM  
**To:** 'jose.dearmas@samsung.com'  
**Subject:** RE: Kingston Sol Luce Project - County of Lennox and Addington  
**Importance:** High

Jose,

I have reviewed the proposed entrances on CR19 as per the information you provided and can advise as follows:

- 1) Civic 229 CR19 – There appears to be an EXISTING entrance near the west property line. This entrance could be upgraded to provide access to your proposed site. A permit will be required for this. Entrance may have to be re-aligned to the east to obtain the required width and radius as per CSAS-29 (attached).
- 2) Civic 210 CR19 - A new entrance could be permitted in this area. A permit is required for this. The entrance will be approximately ½ way between the existing entrances on this side of the road. There is a cross-culvert under CR19 near where the entrance would be located. The entrance location would be adjusted to avoid this cross culvert. The sightlines from the east to this entrance location are not as good as we would like. Warning signs will be needed for WB traffic advising of trucks turning.
- 3) Howes Rd is a Township Rd, consult Loyalist on this.
- 4) Howes Rd is a Township Rd, consult Loyalist on this.

Entrance permits will specify all construction requirements including warning sign requirements.

Let me know if you have any questions Jose.

Jim Klaver  
Operations & Development Technologist  
Roads & Bridges  
County of Lennox & Addington  
97 Thomas Street East  
Napanea, ON K7R 4B9  
Ph 613-354-4883 Ext 226  
Fx 613-354-3112



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**From:** A. José De Armas [<mailto:jose.dearmas@samsung.com>]  
**Sent:** Tuesday, April 10, 2012 12:27 PM  
**To:** Jim Klaver  
**Cc:** 'Simon Kim'; 'Kathy Park'  
**Subject:** Kingston Sol Luce Project - County of Lennox and Addington

Good afternoon Jim,

It was a pleasure to speak with you earlier today, as agreed attached are the documents that you will need, in order to identify where we are planning to locate this access roads / collector lines.

Currently we are considering four (4) access roads / collector lines:

1. 229 Mudlake Road, Odessa, Ontario K0H 2H0
2. 210 Mud Lake Road, Odessa, Ontario K0H 2H0
3. 26 Mudlake Road, Odessa, Ontario K0H 2H0: This is the municipal address of the property but the access road / collector line will be located on Howes Rd.
4. 26 Mudlake Road, Odessa, Ontario K0H 2H0: This is the municipal address of the property but the access road / collector line will be located on Howes Rd.

The following link will provide you with better geographical locations of the access roads / collector lines (refer to orange lines) <http://goo.gl/5jwPR>

Please keep in mind that the information provided is confidential.

It will be ideal if you could provide us with some document / literature (from the County of Lennox and Addington) regarding the 75 meter (minimum spacing between private entrances).

If you require any additional information please do not hesitate to contact me.

I look forward to hearing from you  
Have a great week!,

José



**A. José De Armas**

Manager, Project Development

**Samsung Renewable Energy Inc.**

55 Standish Court, 9th Floor

Mississauga, ON L5R 4B2

Tel: 905-501-5658

Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)

<http://www.samsungrenewableenergy.ca/>

## Kelly, Mary K

---

**From:** Kelly, Mary K  
**Sent:** August-12-11 8:27 AM  
**To:** Burger, Sarah  
**Subject:** FW: SOL-LUCE KINGSTON SOLAR PV ENERGY PROJECT-ONT.REG.# 148/06 CITY OF KINGSOTN/LOYALIST TOWNSHIP WATERBODY: ODESSA LAKE/PROVINCIALY SIGNIFICANT WETLAND  
**Attachments:** Letter from CRCA-SRE-20110808.pdf; CRCA-Regulation-Fact Sheet-20110808.pdf

---

**From:** Simon, Gail  
**Sent:** Thursday, August 11, 2011 4:48 PM  
**To:** Kelly, Mary K  
**Subject:** FW: SOL-LUCE KINGSTON SOLAR PV ENERGY PROJECT-ONT.REG.# 148/06 CITY OF KINGSOTN/LOYALIST TOWNSHIP WATERBODY: ODESSA LAKE/PROVINCIALY SIGNIFICANT WETLAND

---

**From:** Katherine Park [<mailto:kathy.park@samsung.com>]  
**Sent:** Wednesday, August 10, 2011 6:31 PM  
**To:** Rostern, Peter  
**Cc:** Evans, Matt R; 'Simon Kim'; 'Daniel Choi'; 'Andrew Moores'; Simon, Gail; Creber, Susan; Rostern, Peter  
**Subject:** RE: SOL-LUCE KINGSTON SOLAR PV ENERGY PROJECT-ONT.REG.# 148/06 CITY OF KINGSOTN/LOYALIST TOWNSHIP WATERBODY: ODESSA LAKE/PROVINCIALY SIGNIFICANT WETLAND

Hello Peter/Matt,

We have received the letter from the Cataraqui Region Conservation Authority on 8<sup>th</sup> of August, informing us of CRCA Ontario Regulation 148/06: Development, Interference with Wetlands & Alterations to Shorelines and Watercourses regulation. According to the letter, our project boundary falls under Ontario Regulation 148/06 which requires the permit. Please advise us on the next steps for getting the permission on the applicable areas, the timeline as well as any issues or items both AMEC & Samsung needs to prepare for.

Thank-you.

Katherine Park, M.P.L  
Project Development Associate

Solar Division,Samsung Renewable Energy  
55 Standish Court, Mississauga  
ON. L5R-4B2  
O): 905-285-1938  
C): 416-414-1653





**CATARAQUI REGION CONSERVATION AUTHORITY**

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0

Phone: (613) 546-4228 Fax: (613) 547-6474

E-mail: crca@cataraquiregion.on.ca Website: www.cataraquiregion.on.ca

August 8, 2011

File: OPS 3-7-3

Mr. Simon Kim  
c/o Samsung Renewable Energy Inc.  
55 Standish Court, 9<sup>th</sup> Floor  
Mississauga, Ontario  
L5R 4B2

Dear Mr. Kim;

**RE: SOL-LUCE KINGSTON SOLAR PV ENERGY PROJECT – ONT. REG. #148/06  
CITY OF KINGSTON / LOYALIST TOWNSHIP  
WATERBODY: ODESSA LAKE / PROVINCIALY SIGNIFICANT WETLAND**

We are in receipt and thank you for your notice of proposal dated July 28, 2011 regarding the above noted project.

I would like to take this opportunity to inform you of the Cataraqui Region Conservation Authority's (CRCA) Ontario Regulation 148/06: Development, Interference with Wetlands & Alterations to Shorelines and Watercourses regulation. Please be advised that portions of the proposed work area as described in the map provided are subject to Ontario Regulation 148/06.

Please find attached a screening map for the City of Kingston. The screening map generally illustrates areas to which Ontario Regulation 148/06 applies. Within a regulated area, permission must be obtained from the CRCA to undertake development including filling, construction and site alteration. Also enclosed are a permit application package and a fact sheet that explains Ontario Regulation 148/06 for your perusal. I hope that you will find these items to be useful.

We look forward to working with you further toward the successful completion of this project. Please contact the undersigned if you have any questions about Ontario Regulation 148/06.

Yours truly,

Andrew Schmidt, C.Tech.  
Development Officer  
613-546-4228 ext. 244

/as

**Cafaraqui Region Conservation Authority – Ontario Regulation 148/06: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses**

**APPLICATION CHECKLIST**

To ensure that your application will be processed in a timely manner, you must provide a complete application package that includes (check all applicable boxes):

- A completed signed and dated application form.
- A scaled plan view (top view) drawing (example plan view drawing is attached).
- A scaled cross-sectional (side view) drawing (example cross-section drawing is attached).

The above drawings must include (either as part of the illustration or as notes):

- name of applicant and legal description of the property (e.g. municipal street address, lot, concession, municipality);
- scale, date, and directional arrow;
- dimensions of the property (a copy of the legal survey is highly recommended).
- location and dimensions of all existing or proposed structures, grading, filling, excavating, and the distance to any waterbody(s) (e.g. wetlands, streams, lakes), valleys, steep slopes, beaches, on or adjacent to the property;
- location and type of sediment and erosion control measures (e.g. silt fence);
- soil stabilization measures proposed (e.g. seeding, sodding, planting);
- construction equipment and access routes to be used;
- location of cross section(s) indicated on the plan view drawing;
- four copies of drawings (only required if printed on paper larger than 11" x 17" in size).
- Photographs (highly recommended - digital format on CD acceptable).
- Application fee (see attached fee schedule).
- A signed Application Checklist form.
- A completed Landowner Authorization form (required if owner is assigning another party as an agent for the project).

**Notes**

1. The applicant is encouraged to submit copies of documents as originals may not be returned.
2. Calculations and notes from a qualified engineer or a licensed surveyor may be requested by the CRCA to support the application.
3. The applicant is responsible for ensuring compliance with any other applicable federal, provincial or municipal statutes, regulations or by-laws.

\_\_\_\_\_  
Signature of Owner / Agent

\_\_\_\_\_  
Date



## CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
 Phone: (613) 546-4228 Toll-free (613 area code): 1-877-956-CRCA  
 Fax: (613) 547-6474 E-mail: crca@cataraquiregion.on.ca  
 Websites: www.cleanwatercataraqui.ca & www.cataraquiregion.on.ca

### Ontario Regulation 148/06 - Development, Interference with Wetlands & Alterations to Shorelines and Watercourses - Fee Schedule (Effective: April 1, 2010)

Category	Fee	Application Type
Group 1	\$125	<ul style="list-style-type: none"> <li>Minor authorizations<sup>1</sup></li> <li>Written property inquiry, permit requirement screening or project advice<sup>2</sup> letter that does not require a site inspection or meeting</li> </ul>
Group 2	\$260	<ul style="list-style-type: none"> <li>Buildings<sup>4</sup>, additions, reconstruction, basements less than or equal to 20 square metres</li> <li>Fill<sup>3</sup> less than or equal to 100 cubic metres</li> <li>Natural erosion control<sup>5</sup> greater than 10 metres and less than or equal to 50 metres</li> <li>Seasonal dock greater than 15 square metres in surface decking and permanent, fixed or floating docks less than 45 square metres in surface decking</li> <li>Agricultural channel clean-outs and multiple agricultural tile outlets</li> <li>Channel<sup>7</sup> or shoreline alterations<sup>8</sup> less than or equal to 20 metres in length</li> <li>Written property inquiry or project advice letter that includes a site inspection, a site meeting or a floodplain survey</li> </ul>
Group 3	\$400	<ul style="list-style-type: none"> <li>Buildings<sup>4</sup>, additions, reconstruction, basements greater than 20 square metres and less than or equal to 93 square metres</li> <li>Fill<sup>3</sup> greater than 100 cubic metres and less than or equal to 500 cubic metres</li> <li>Grading greater than 0.01 hectares and less than or equal to 0.5 hectares</li> <li>Channel<sup>7</sup> or shoreline alterations<sup>8</sup> greater than 20 metres and less than or equal to 100 metres in length</li> <li>Infrastructure<sup>9</sup> maintenance<sup>6</sup></li> <li>Single culvert replacements<sup>10</sup></li> <li>Permanent, fixed or floating docks greater than 45 square metres surface decking</li> <li>Natural erosion control<sup>5</sup> greater than 50 metres</li> <li>Hard erosion control less than or equal to 20 metres</li> <li>Dredging less than or equal to 20 square metres in area</li> </ul>
Group 4	\$720	<ul style="list-style-type: none"> <li>Buildings<sup>4</sup>, additions, reconstruction, basements greater than 93 square metres and less than or equal to 464 square metres</li> <li>Boathouse construction and reconstruction (80 square metres maximum)</li> <li>Fill<sup>3</sup> greater than 500 square metres and less than or equal to 1,000 square metres</li> <li>Grading greater than 0.5 hectares and less than or equal to 1.0 hectare</li> <li>New infrastructure<sup>9</sup>, and bridge reconstruction</li> <li>Channel<sup>7</sup> or shoreline alterations<sup>8</sup> greater than 100 metres and less than or equal to 200 metres in length</li> <li>Hard erosion control greater than 20 metres and less than or equal to 200 metres</li> <li>Dredging greater than 20 square metres in area</li> </ul>
Group 5	\$1450	<ul style="list-style-type: none"> <li>Buildings<sup>4</sup>, additions, reconstruction, basements greater than 464 square metres</li> <li>Multiple residential subdivision (maximum 10 lots grouped together)</li> <li>Fill<sup>3</sup> greater than 1,000 square metres</li> <li>Grading greater than 1.0 hectare</li> <li>Infrastructure<sup>9</sup> (bridge construction, culverts greater than 25 metre span, stormwater management pond/cell, water utility crossings)</li> <li>Channel<sup>7</sup> or shoreline alterations<sup>8</sup>, including hard erosion control greater than 200 metres</li> </ul>

#### Notes

- The permit fee will be reduced by 50% for applications made within one year of a directly related planning application.
- Applications that are amended or resubmitted after approval are subject to a 50% surcharge.
- Where appropriate, processing also includes review for fish habitat concerns under Section 35 of the *Fisheries Act*.
- Technical report review is included in the permit application fee.
- Permits are valid up to a maximum of two years from the date of issuance.
- A permit from the CRCA does not relieve the applicant from compliance with any other applicable federal, provincial or municipal statutes, regulations or by-laws.

<sup>1</sup> Minor authorizations include fill less than or equal to 4 cubic metres, natural erosion control<sup>5</sup> measures less than or equal to 10 metres in length, seasonal docks (floating, aluminum post) less than 15 square metres surface decking, grading less than or equal to 0.01 hectares, single agricultural tile drain outlets, or other works that, in the opinion of CRCA staff, do not necessitate the issuance of a permit.

<sup>2</sup> Project advice may relate to the regulation, erosion, habitat, drainage, docks and construction.

<sup>3</sup> Fill means the placement or removal of any material that alters the contour of the ground.

<sup>4</sup> Building means a structure consisting of a wall, roof and floor or any of them, or a structural system serving the function thereof including all plumbing, works, fixtures and service systems or a sewage system.

<sup>5</sup> Natural erosion control means measures to control erosion using live plants, natural or native rock.

<sup>6</sup> Maintenance means the repair of a structure involving no change in the size, shape or location of the structure.

<sup>7</sup> Channel alterations include channel diversions, or re-alignment.

<sup>8</sup> Shoreline alterations include boat ramps, shoreline erosion protection, and solid structures on the bed of a waterbody.

<sup>9</sup> Infrastructure includes bridges, culverts, pipelines, and utilities (i.e. cables, poles and pipes).

<sup>10</sup> For replacement of multiple culverts, please contact the Conservation Authority



**CATARAQUI REGION CONSERVATION AUTHORITY**

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
 Phone: (613) 546-4228 Toll-free (613 area code): 1-877-956-CRCA  
 Fax: (613) 547-6474 E-mail: crca@cataraquiregion.on.ca  
 Websites: www.cleanwatercataraqui.ca & www.cataraquiregion.on.ca

**Application for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit (per Ontario Regulation 148/06)**

<b>Office Use Only</b>	
Appendix A to File No.	Date Received
Method of Payment	Amount Paid \$

Please read, complete each section as required, date and sign application form.

PART 1 OF 2

**Owner Information**

Name			
Mailing Address			
City		Postal Code	
Home Phone		Cell Phone	
Business Phone		Facsimile	
Email Address			

**Contractor / Agent Information**

Name			
Mailing Address			
City		Postal Code	
Business Phone		Cell Phone	
Facsimile			
Email Address			

**Property Information**

Lot(s)		Concession(s)	
Registered Plan No.		Sub-lot No.	
Municipality		Ward / Former Twp.	
Civic Address			
Assessment Roll No.		Waterbody	
Directions to Property			

**Application is hereby made to (check all that apply):**

- Develop (e.g. upland construction, filling, site grading);
- Interfere with a Wetland (e.g. construction, filling, site grading adjacent to a wetland);
- Alter a Shoreline / Watercourse (e.g. bridges, culverts, channel or shoreline alterations, erosion control, dredging, docks, boathouses).

**Description of Proposed Work (attach separate sheets if required)**


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**Approximate Dimensions and Timing of Proposed Work**

Fill Volume (cubic m.)		Area of Grading (sq. m.)	
Structure Dimensions (m.)		Structure Size (sq. m.)	
Shoreline Length (m.)		Channel Length (m.)	
Start Date:		Completion Date:	

**Property Details**

Existing Use of the Property			
Proposed Use of the Property (if different from above)			
<b>Planning Act Requirements (e.g. severance, minor variance, zoning by-law amendment)</b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Unknown</u></b>
Does the Project Require Planning Act Approval?			
Is There a Concurrent Planning Act Application?			
Has There Been a Planning Act Decision in the Last 12 Months?			

**Standard Conditions of Permit**

1. Permits granted by the Cataraqui Region Conservation Authority (CRCA) are valid for up to two years from the date of issue and are not transferable. Consent is hereby given to the CRCA, its employees, and designates to access the property for the purpose of obtaining information, monitoring any approved construction, and any and all other works or activities related to the permission.
2. Permits granted by the CRCA do not exempt the applicant from obtaining permission from other agencies, boards, governments, or other approvals as may be required. It is the responsibility of the owner to ensure that a valid permit is in effect at the time the work is occurring.
3. Any false information or misleading statements made on this application will render any permission granted by the Cataraqui Region Conservation Authority null and void.

**Authorized Signature**

<b>I declare that I have read and agree to the standard conditions of the permit application and that all of the information provided is correct to the best of my knowledge.</b>	
Signature of Owner(s)	Date
Signature of Solicitor/Contractor/Agent*	Date

\*A Landowner Authorization form (attached) is required if the solicitor/contractor/agent is completing the application form on behalf of the owner(s).

## LANDOWNER AUTHORIZATION

If an application is to be submitted by a solicitor/contractor/agent on behalf of the legal owner(s) of the subject property, this Landowner Authorization form must be completed and signed by the owner(s). If the owner is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed. Authority staff reserve the right to discuss any or all aspects of the permitting process with the property owner.

**If the application is to be prepared by a solicitor/contractor/agent, authorization should not be given until the application and its attachments have been examined and approved by you, the owner(s).**

I / WE \_\_\_\_\_, being the legal owner(s) of the property  
described as Lot \_\_\_\_\_, Concession \_\_\_\_\_, Part / Lot No. \_\_\_\_\_, on Plan \_\_\_\_\_,  
in the Municipality / Township of \_\_\_\_\_, located at  
Civic Address \_\_\_\_\_ and having a Tax Assessment Roll Number  
of \_\_\_\_\_, hereby authorize \_\_\_\_\_/  
(Print full name of solicitor/contractor/agent)

to submit the enclosed application to the Cataraqui Region Conservation Authority and to provide any information or material required by Authority staff relevant to the application for the purposes of obtaining a permit in accordance with the requirements of Ontario Regulation 148/06.

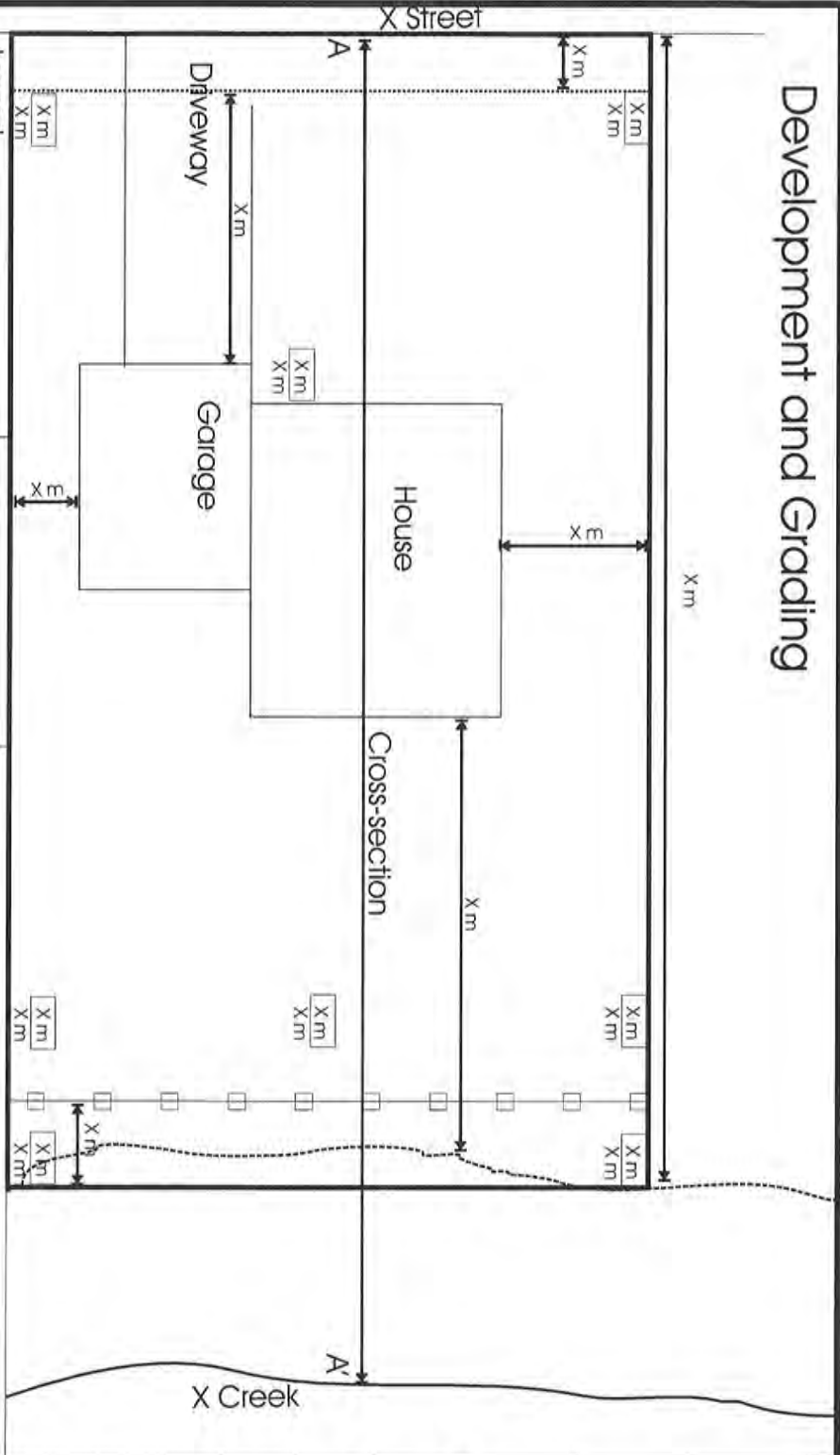
Signature of Legal Owner \_\_\_\_\_ Date \_\_\_\_\_

Signature of Legal Owner \_\_\_\_\_ Date \_\_\_\_\_

**\* NOTE: If land is held as Tenants-in-Common, all registered owners must sign this form.**

# Plan View Drawing Example

## Development and Grading



**Legend**

	1:100 year floodplain (82.4 m)
	stream (stream name)
	service easement
	property line
	existing elevation
	proposed elevation

**Scale 1:300**

**Name:**  
**Municipal Address:**  
**Legal Property Description:**  
**Date:**

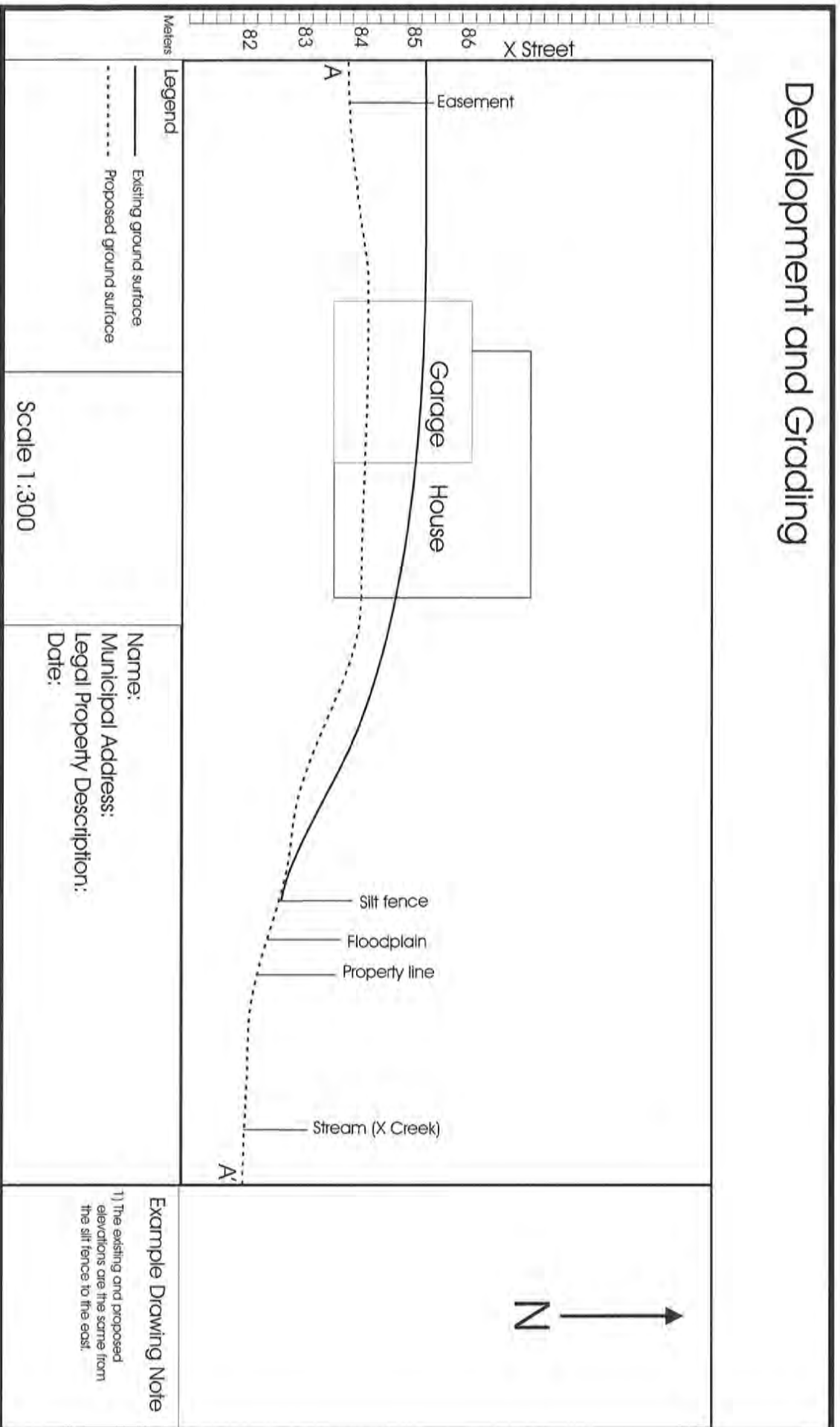


### Example Drawing Notes

- 1) Light duty woven silt fence
- 2) A continuous silt fence will be installed 5 metres from the rear property line (i.e. outside the floodplain) before site disturbance.
- 3) Such fence will be maintained until vegetation has been reestablished on all bare soil areas created during construction.
- 4) Once vegetation has been reestablished the silt fence will be removed and any material built up behind the fence placed in a suitable upland location.
- 5) The lot will be vegetated by September 30 of this year.
- 6) No fill will be placed or graded in the floodplain.

# Cross-section Drawing Example

## Development and Grading







**Referrals**

General Regulated Area. See Note #3

The shaded areas include lands identified in the table below

**Screening Criteria:**

Feature	Adjacent Lands
Floodplain	15m
Watercourse or waterbody	50m
Significant Wetlands	120m
Other Wetlands	30m

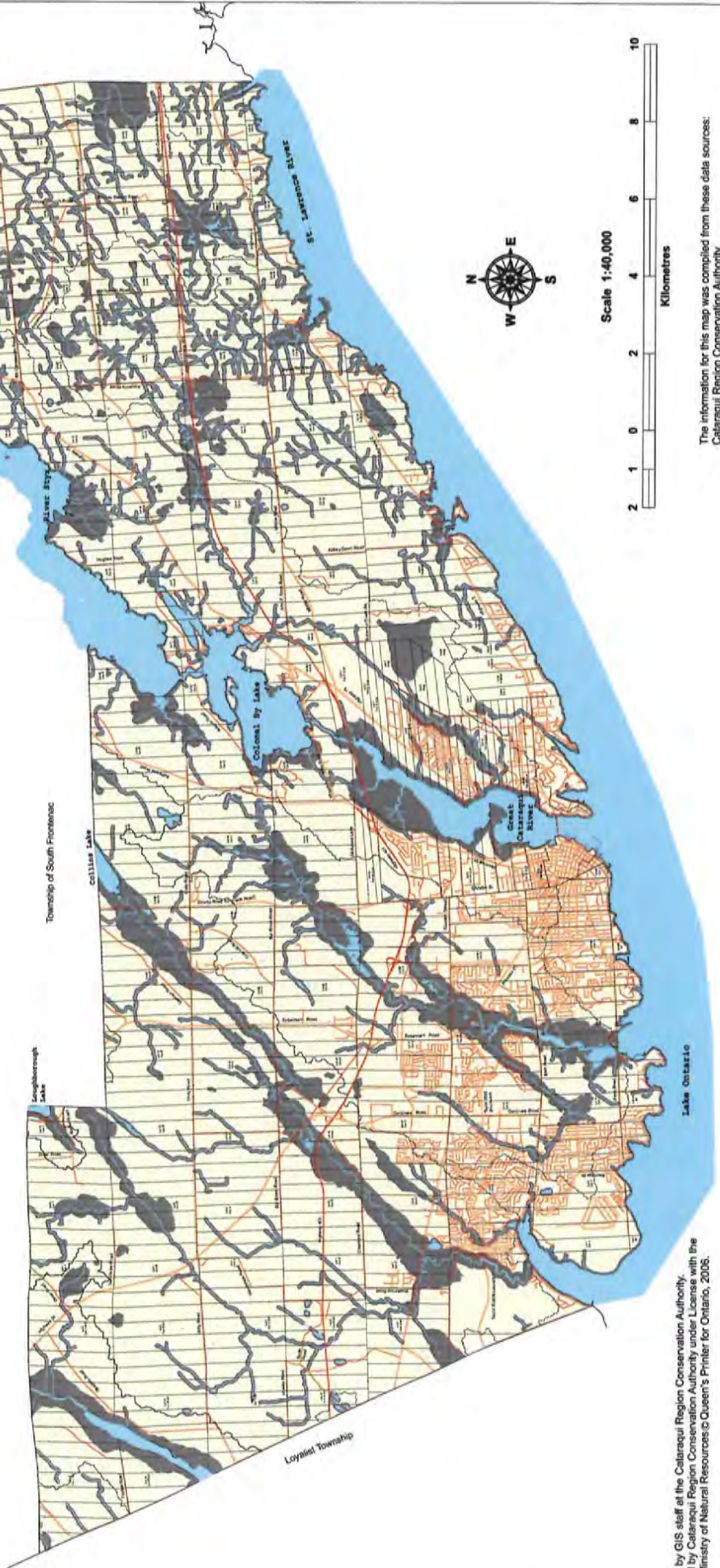
**Legend**

- Lots
- Roads
- Watersheds
- Watercourses
- Waterbodies
- City of Kingston

# Ontario Regulation 148/06 Catawaqui Region: Regulation of Developments, Interference with Wetlands and Alterations to Shorelines and Watercourses – City of Kingston

**Notes:**

1. This reference map is for Municipal and CRCA staff when considering referrals for Ontario Regulation 148/06 Catawaqui Region: Regulation of Developments, Interference with Wetlands and Alterations to Shorelines and Watercourses.
2. Areas shown on this map are approximate and should not be used for detailed scaling or other natural hazards in the City of Kingston. This map is not necessarily a comprehensive representation of all areas of concern.
3. Additional referrals in areas not highlighted on the map may exist. If any development or alteration is proposed that matches the screening criteria, CRCA referral should be made.
4. All proposed revisions to this map shall be reviewed jointly by the Municipality and the CRCA. Additional criteria and/or locations of interest may be identified in the future, and locations may also be removed.





August 25, 2011

Mr. Andrew Schmidt  
Cataraqi Region Conservation Authority  
1641 Perth Road, P.O. Box 160  
Glenburnie, Ontario  
K0H 1S0

Dear Mr. Schmidt,

Thank you for responding to our letter dated July 28<sup>th</sup>, 2011. We apologize for our delayed response.

The information you provided is very helpful and we appreciate your assistance. We will certainly work within the Ontario Regulation 148/06 where required. Additionally, we thank you for providing us with the permit application and fact sheet. We look forward to working with the Cataraqi Region Conservation Authority.

Thank you again for taking the time to respond to our initial letter. If you have any questions or concern in regards to our project, feel free to contact us at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Simon Kim", written over a horizontal line.

Name: Simon Kim  
Title: Senior Manager – Solar Development Team

**Sol-Luce Kingston Solar PV Energy Project  
MINUTES OF MEETING (DRAFT)**

DATE: June 1, 2012

TIME: 9 am EST

LOCATION: Cataraqui Region Conservation Authority Offices

PRESENT: A. Jose De Armas ) Kingston Solar LP (Samsung)  
Rob McRae ) Project Manager, Source Water Protection, CRCA  
John Williamson ) Chair, Cataraqui Source Protection Committee  
Darin Burr ) Dillon Consulting Limited (Dillon)

FILE: 12-6428

<u>Action By</u>	<u>Item</u>
None	<u>CRCA noted that the meeting would focus on the hydrogeologic aspects of the project, and that the Conservation Authority had interests in other environmental aspects of the project, to be addressed separately.</u>
None	Dillon provided general information on the area hydrogeology, location of vulnerable aquifers, anticipated groundwater flow conditions, and locations of private water wells within 500 m of the proposed solar installations. Dillon also provided photographs and conceptual drawings of typical solar installation projects. Conceptual plans for the Kingston PV Energy Project solar panel footings were shown.
None	Dillon provided an outline of the survey work program, including the identified private well sampling locations and analytical testing suite, with all sampling to be completed prior to construction. Dillon stated that the testing program was based on direction from the Ontario Ministry of the Environment (MOE) Regional office in Kingston. Well water sampling parameters included microbiology, general inorganics, select metals and nutrients. Program would also include completing a questionnaire for each homeowner. Dillon stated that not all homes that have wells within 500 m of the installations will be sampled, and that as per MOE instructions, sampling will be from a representative number of wells that are located downgradient of the proposed solar installations
None	CRCA stated that some members of the public had expressed concerns with solar projects to the Cataraqui Source Protection Committee, with respect to potential risk to the environment as a result of the prevalence of high vulnerability aquifers. Of special concern was the need to construct a large number of drill holes to support the solar panel foundations, and whether these holes would increase the vulnerability of the aquifer. Dillon and Samsung stated that the risk to the aquifers is very low as there is no bulk use of chemicals at the site, and environmental management plans will be followed during construction and operation of the facility. In addition, the depth of the foundation drill holes is shallow (~ 2 m), and that the area around the foundations is already highly fractured, therefore the boreholes will not act as a preferential

<u>Action By</u>	<u>Item</u>
	pathway for groundwater movement. Boreholes used to install foundation piles will be sealed with concrete. Furthermore, MOE requires the development and implementation of a contingency plan should there be complaints from local residences. The contingency plans will be identified in the survey report.
None	CRCA asked if the monitoring program will include the monitoring of private wells and/or the drilling of monitoring wells to allow monitoring of water levels and water quality during construction and site operations. CRCA suggests that data from this project could be used to address public concerns and for research purposes to examine if impacts from solar projects to groundwater are a concern. Samsung stated that at this time, the scope of the project will be based on the requirements of the MOE only.
Samsung	CRCA asked if the results of the study will be made available to the CRCA. Samsung stated that some of the data is confidential to the homeowners; however, Samsung will look into what information can be shared.
None	<p>CRCA stated that the proposed Cataraqui Source Protection Plan does not address solar installations. CRCA is not aware of any documented concerns with solar farms as it relates to groundwater impacts. Nevertheless, CRCA does have the following main questions/concerns:</p> <ol style="list-style-type: none"><li>1) What are the potential impacts during construction from erosion and sediment control. CRCA stated that this has been a concern with previous installation projects and recommended that the Samsung project include and implement a “top-notch” sediment control plan.</li><li>2) What are the longer term water quantity impacts, and will the installation will change the water budget?</li><li>3) Are there any long-term water quality issues from the breakdown of chemicals from the solar panels and mounting apparatus, and site maintenance?</li></ol> <p>Samsung/Dillon stated that erosion and sediment control plans will be part of the REA submission. No long term quantity impacts are expected, as precipitation will drip off the sides of the panels near to where it would recharge during pre-construction conditions. Also, groundwater is not used at the site. No large quantities of chemicals will be present that would pose an environmental risk. Environmental management programs will be in place during construction to mitigate risks from construction vehicles (e.g., risks from fuel spills, leaks etc.). Panels are made primarily of silicon, and there is no identified or previously documented risk from breakdown of the panels. Trace metals are contained in the panels; however, the risk of impacts to groundwater is very low as metal containing components are covered with silicon, and metals, if exposed to the elements, are not readily soluble or mobile in groundwater.</p>

ERRORS AND/OR OMISSIONS

*DRAFT with RM comments 06-09-12*

These minutes were prepared by Darin Burr who should be notified immediately of any errors and/or omissions.

DILLON CONSULTING LIMITED  
LONDON, ONTARIO

Other Distribution  
DTB/File



## CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
Phone: (613) 546-4228 Toll-free (613 area code): 1-877-956-CRCA  
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Websites: [www.cleanwatercataraqui.ca](http://www.cleanwatercataraqui.ca) & [www.cataraquiregion.on.ca](http://www.cataraquiregion.on.ca)



# Ontario Regulation made pursuant to Section 28 of the CA Act - Development, Interference with Wetlands and to Alterations Shorelines and Watercourses

## GENERAL FACT SHEET

The Cataraqui Region Conservation Authority (CRCA) has a regulation called *Ontario Regulation 148/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*. Its purpose is to protect public safety, property and the environment. This is accomplished by requiring approval through permits for work that could impact or be impacted by what are referred to as natural hazards.

Natural hazards are processes such as flooding and erosion that could be worsened if development (buildings and structures) and site alteration (i.e. filling, excavating and grading) are not conducted in a manner that accounts for potential impacts. The CRCA's review process under the regulation ensures that no negative impacts related to natural hazards will result from the work.



### Flooding

The land next to a watercourse or waterbody that is anticipated to flood is called the floodplain. This area is determined through a study that accounts for weather, topography, soil types, etc. and determines how high the water will rise during a major storm and/or spring melt. CRCA protects people and property from the regulatory flood (a flood that has a one percent chance of happening every year) in part by making sure that all structures outside of the floodplain and that the floodplain is not decreased by filling. If fill is placed in the floodplain without excavating the same volume elsewhere in the vicinity, the water that used to flow in that area during flood conditions is displaced into areas that did not previously flood. Personal injury and property loss can result.

Another component of flooding on large lakes (Lake Ontario) and watercourses (St. Lawrence River) is wave uprush. This type of flooding is incorporated into the regulatory flood and is caused by waves rushing up on the shore.



### Erosion

Erosion is the process that occurs when the land surface is worn away. There are many different types of erosion. The CRCA is primarily concerned with erosion along valleys, slopes next to waterbodies and the channels of watercourses.

If a structure is built at the top of a slope without consideration for slope stability, it is possible that the slope could erode over time and the structure be damaged or lost. Through the permit process the CRCA makes sure that all structures are located outside of areas subject to erosion.

The areas covered by the regulation are limited to watercourses, shorelines, valleys (usually next to watercourses), wetlands and lands next to these features. If any work is planned in these areas, you can refer to the screening criteria that follow to determine if you may need to get a permit.

A permit may be required if your project is:

- In the channel of a watercourse or in a waterbody
- Within 15 m of the floodplain associated with a watercourse/waterbody
- Within 50 m of the top of bank of a watercourse or waterbody
- In a wetland
- Within 120 m of a Provincially Significant Wetland
- Within 30 m of all other wetlands greater than 0.5 ha

Once you have determined that you fall under the screening criteria, you need to contact us so that we can perform a more detailed assessment of permit requirements.

Permits are required to:

- Place, remove or grade fill material;
- Erect structures including, but not limited to, buildings (both habitable and non-habitable), docks, decks and retaining walls; and
- Alter a watercourse or waterbody including, but not limited to, culvert or bridge installation/repair, "clean-out", channelization and erosion control.



You are encouraged to contact us for pre-consultation so that the application you submit has all the required information and accounts for all the natural hazards on your project site.

Generally applications are approved, but we may attach certain conditions to your permit to make sure that the work results are safe for people and the environment.

The CRCA generally permits the following projects:

- Grading and filling that does not negatively impact wetlands, floodplains and watercourses.
- Structures that are safe from flooding and erosion.
- Alterations to watercourses and shorelines that do not aggravate flooding or erosion, negatively impact fish habitat or degrade water quality.

You can find an application package on our website under the Resource Management section.

If you have questions, please contact the CRCA.

**From:** [Christine Woods](#)  
**To:** [kathy.park@samsung.com](mailto:kathy.park@samsung.com)  
**Subject:** CRCA comments on Kingston Solar Project  
**Date:** August-17-12 10:14:57 AM  
**Attachments:** [D05-001-2011 Sol-luce Kingston Solar.pdf](#)

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Kathy,

Please find attached CRCA staff comments on the Sol-luce Kingston Solar Farm Project, as requested by the City of Kingston.

Christine Woods MCIP, RPP  
Environmental Planner

-----  
Cataraqi Region Conservation Authority  
1641 Perth Road  
P.O. Box 160, Glenburnie ON K0H 1S0  
tel: 613.546.4228 x 235  
toll free in 613 area code: 1.877.956.2722  
fax: 613.547.6474  
e-mail: [woods@cataraquiregion.on.ca](mailto:woods@cataraquiregion.on.ca)  
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## CATARAQUI REGION CONSERVATION AUTHORITY

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August 17, 2012

Files: REP/CKN/154/2012

### Sent by E-mail

Calvin Chan MCIP, RPP  
Intermediate Policy Planner  
Planning and Development Department  
City of Kingston

Dear Mr. Chan:

**Re: Renewable Energy Project (D05-001-2011)  
Sol-luce Kingston Solar PV Energy Project  
Unity Road, City of Kingston**

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the following documents prepared by AMEC Environmental & Infrastructure (all dated May 9, 2012) in support of the above-mentioned solar energy project:

- Draft Project Description Report
- Draft Design and Operations Report
- Draft Construction Plan Report
- Draft Decommissioning Plan Report
- Draft Natural Heritage Assessment/Environmental Impact Study
- Draft Water Assessment and Water Body Report
- Draft Stormwater Management Plan

We also reviewed the letter from the Ministry of Natural Resources to Samsung Renewable Energy Inc., dated June 11, 2012.

### Site Description

The proposed development consists of a 100 MW photovoltaic project on 261 hectares of land located on multiple properties along Unity Road/Mud Lake Road in the City of Kingston and Loyalist Township. The project would be located in both the Millhaven Creek and the Glenvale Creek watersheds, in proximity to numerous tributaries and unevaluated wetlands.

## **Discussion**

The main interests of the CRCA in this proposal are the avoidance of natural hazards (flooding and erosion) on-site as well as upstream and downstream of the project, the protection of natural heritage features, the provision of adequate stormwater management, and the protection of groundwater aquifers. Staff provide the following comments regarding the proposed solar project based on these interests.

### **A. Natural Hazards/Natural Heritage Features**

By virtue of Ontario Regulation 148/06, the CRCA regulates all development and site alteration within a certain distance to areas subject to natural hazards (e.g. flooding and erosion), areas adjacent to wetlands and regulates in-water development activities. More specifically, the regulation applies to all lands within 15 metres of a floodplain of a watercourse or waterbody, within 15 m of an erosion hazard limit and within 30 m of an unevaluated wetland. The proposed solar project involves development within these regulated areas. Within these areas written permission from the CRCA is required prior to commencing development (including grading, placement or removal of fill, fencing, and any other site disturbance).

#### ***Watercourses***

The solar project involves development and site alteration adjacent to watercourses throughout the project area. Many of these watercourses are identified in the Draft Water Assessment and Water Body Report and are classified as permanent streams, intermittent streams or grassed waterway / drainage swale / surface drainage. The CRCA's Guidelines for Implementing Ontario Regulation 148/06 define a watercourse as "an identifiable depression in the ground in which a flow of water regularly or continuously occurs". This definition recognizes the important hydrologic and ecologic value of watercourses regardless of the scale and size of the feature. CRCA staff use this definition in their implementation of the regulation. As such, development and site alteration adjacent to these features must meet specific regulatory requirements. The following comments reflect how these requirements would apply to the solar project.

1. For the most part, Figure 3-1: Aquatic Features and Classifications Map, accurately identifies the various streams, tributaries and drainage features that meet the CRCA definition of a watercourse. However, through site observation and aerial imagery interpretation, there are some watercourses that have not been included. For example:
  - a) There is a definable drainage feature at the south of Property Area 11A that flows from east to west, crossing Quabbin Road at Raymond Road.
  - b) A second drainage feature exists north of this location and flows northeast to southwest, with a crossing approximately 240 m north of Raymond Road on Quabbin Road.
  - c) There is a small tributary to GC-Trib-1 at the south of Property Area 1 that flows east to west under Highway 38 north of Rock Road.

- d) There is a watercourse at the north end of Property Area 22 that flows from east to west, just south of the Trans-Canada Pipeline, then turns north and crosses Mud Lake Road at the civic address 256 Mud Lake Road.
  - e) The southern portion of Property Area 14A contains what appears to be an intermittent watercourse that meanders in a roughly southeasterly direction where it then outlets to GC Trib-2. This watercourse requires further assessment by the consultant.
2. Since engineered floodplain mapping is not available for the watercourses within the project area and thus floodplain elevations are not known, CRCA staff, as per Guidelines for Implementing Ontario Regulation 148/06, apply a setback of 30 metres from the average high watermark or top of bank of the watercourse. This applies to all development and site alteration activities. If the extent of the floodplain can be approximated using accepted scientific and engineering principles, the CRCA may consider a reduction to this setback. To our knowledge, the proponent has not completed hydrologic analyses and so the 30 m setback applies to all watercourses.
- a) We note that MC Trib-2b and a small, unnamed tributary section flowing east to west into MC Trib-2A would be regulated and therefore require a setback.
3. The main branch of Glenvale Creek flowing through Property Areas 13 and 14 is anticipated to have a very wide floodplain due to local topography. A 30 m setback from this watercourse is not sufficient in order to be outside of the hazard area. Development at Property Area 12 appears to be setback from the low-lying area adjacent to the creek. However, CRCA staff may request that the proponent demonstrate, via hydrologic analysis, that proposed development is a minimum of 6 m from the flood plain in this location.
4. Where development is proposed adjacent to watercourses with significant embankments, the erosion hazard limit, determined based on slope composition, may require a more restrictive setback than the floodplain setback.

### ***Proposed Watercourse Crossings***

Permits will be required for any proposed watercourse crossing or in-water work including culverts and bridges for access roads, utility trenches, fencing and any other infrastructure. The CRCA also reviews in-water work under a level II agreement with the Department of Fisheries and Oceans. In-water work must be designed so as to avoid any potential impact to fish and fish habitat as per the *Fisheries Act*.

5. Culvert and bridge crossings must be appropriately designed so as to avoid potential upstream and downstream flood risk.
6. Wildlife corridors should be maintained wherever possible. Where a development area is bisected by a watercourse, fencing should run along the perimeter, at an appropriate setback from the watercourse, of each half of the development area so as to avoid unnecessary fence crossings over watercourses.

## ***Wetlands***

The CRCA regulates development and site alteration within 30 metres of any non-provincially significant wetland that is a minimum of 0.5 ha in size and/or is considered to be hydrologically connected. Figure 3-4 from the Natural Heritage Assessment and Environmental Impact Study identifies wetlands within the project area. In total 33 wetlands were assessed by the consultant.

7. As per the CRCA's Guidelines for Implementing Ontario Regulation 148/06, new development and site alteration is required to be setback 30 m from the boundary of a wetland. Development within 30 m may only occur where there are no reasonable alternatives for development outside of the 30 m and where it can be demonstrated that the hydrologic function of the wetland is not affected. It is the opinion of CRCA staff that there are reasonable alternatives for each of the wetlands assessed in the Natural Heritage Assessment and Environmental Impact Study.
8. Table 5-1 in Appendix A identifies development setbacks of less than 30 m for wetland numbers 2, 3, 11, 17, 18, 25, 30 and 31. The setbacks for these wetlands range from 12 m to 29 m. The CRCA will require that the 30 m setback be met for these wetlands.
9. As a general comment, the wetlands are not shown consistently through the submission documents (e.g. should be identified in the Draft Design and Operations Report and appendices).

## **B. Stormwater Management**

1. The Draft Stormwater Management Plan does not evaluate all sites for quantity control. The hydrologic analysis of the evaluated proposed solar array areas result in post-development peak flow numbers of varying increases. There will need to be a specific analysis for every property showing that post-development peak flows are no greater than pre-development flows, including proposed property-specific mitigations to protect streams from increased flow, erosion and flooding. Enhanced quality protection measures are required for areas draining to Glenvale Creek, based on the draft City of Kingston Master Stormwater Management Plan (December 2001).
2. Given the likelihood that rain water flowing off the panels will concentrate at the lower edge of solar panel tables, the ground directly below will be subjected to increased erosion forces during storms, encouraging channel development and leading to an increase in post-development runoff. This will limit the opportunity to infiltrate in a manner equaling pre-development as stated in the draft Stormwater Management Plan. Assuming that rainfall can infiltrate into the ground similar to pre-development conditions helped by the rain flowing around/between individual panels, then the use of proposed grass/vegetated filter strips may be sufficient to limit post-development peak runoff rates to pre-development levels provided that the proposed Maintenance and Monitoring Program is strictly adhered to. It is crucial that vegetation be maintained and that any erosion is repaired immediately. It is suggested that gaps be left between individual solar panels to promote infiltration of rain water.

3. The area under and between the panel rows is proposed to be vegetated (“grassed filter strips”), which should help with runoff control once the site is established. However, no information is provided about controlling runoff during site construction when all of the vegetation will be removed, and at the temporary construction staging areas. Construction sediment and erosion control measures will have to be site-specific, detailed and illustrated (e.g. check dam locations, silt-fence, etc.).
4. One of the reports states that due to the existing rural and agricultural land uses, watercourses are not highly sensitive to temporary disturbances, and that the effects vary by watercourse. Temporary disturbances from agricultural uses, such as tilling, last a few weeks at most. Disturbances from the construction of this project will last 15 months. Were the impacts to each watercourse determined? What about downstream impacts? It will be important to install appropriate sediment and erosion control measures prior to site disturbance and to maintain the 30 m buffers throughout construction period. Information should also be provided about controlling runoff during construction.
5. Some of the reports indicate that the topography of the solar array areas will change from pre-development conditions, while others indicate that there will be no topographic changes. Based on our experience with other sites and based on the photos they include in the Design and Operations Report, there will be grading/leveling at these locations. Grading plans will need to be provided for each site, illustrating how drainage is maintained to sub-watersheds as in pre-development conditions. The grading plans must include proposed ditches/swales along access roads, new water crossings and any other details necessary to illustrate intended conveyance of stormwater runoff.
6. More details should be provided for the proposed stormwater collection system at the substation location. Based on the draft City of Kingston Master Stormwater Management Plan (December 2001), it will require an “enhanced” level of protection for quality control since it drains to Glenvale Creek. It will also need to be demonstrated that there will not be a post-development peak flow increase over pre-development (2, 5, 10, 25, 50, 100 year storms).
7. More details are required about the transformer containment area. The reports reference an oil control device. What is it? How is it difference from the sump pump oil/grease sensor? Where is the stormwater outlet that drains the containment facility?

### **C. Groundwater Protection**

1. Very limited information is provided about groundwater protection and monitoring in the submitted draft reports. According to Samsung this topic is being addressed by Dillon Consulting in a report that will be released in the near future. It is our understanding through previous discussions with Samsung representatives that it includes a program of well water quality monitoring prior to construction. Staff recommended that the program also monitoring for relevant parameters during and after installation of the solar arrays. This recommendation is based on the apparent scarcity of knowledge about the impact of solar installations on groundwater, and on community interest. We would appreciate an opportunity to review and provide comment on the report.

Mr. Chan (D05-001-2011)  
August 17, 2012

2. We suggest that Samsung consider having designated refueling and lubrication locations that take into consideration the location of highly vulnerable aquifers, karst, existing wells, etc.

Thank you for the opportunity to provide input on this proposal. If you have any questions please contact the undersigned at (613) 546-4228 extension 235 or by e-mail at woods@cataraquiregion.on.ca.

Yours truly,

Original signed by:

Christine Woods MCIP, RPP  
Environmental Planner

cc: Katherine Park, Solar Division, Samsung Renewable Energy, via e-mail kathy.park@samsung.com  
Murray Beckel, Director of Planning and Development Services, Loyalist Township, via e-mail

July 25, 2011

Diane Pearce  
263 Main Street  
Odessa, ON  
K0H 2H0

Dear Ms. Pearce,

**Re: Sol-Luce Kingston Solar PV Energy Project – Draft Project Description Report**

Please find enclosed the document cited above. This document should be made available to the public upon request until September 1, 2011. Please ensure that the document stays at your facility and is not removed by any other parties.

We appreciate your cooperation and will send someone to retrieve the document once the time has expired. Please feel free to contact the undersigned if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Gail Simon".

Gail Simon, B.Sc.  
Environmental Scientist  
AMEC

Encl.

P:\EM\Projects\2011\TC111406 Samsung Solar REA\REA Reports\Project Description Report\Letters-examples-Maps\Letters\Letter to Loyalist 25July2011.docx

AMEC Earth & Environmental,  
a division of AMEC Americas Limited  
160 Traders Blvd. East, Suite 110  
Mississauga, Ontario  
Canada L4Z 3K7  
Tel (905) 568-2929  
Fax (905) 568-1686

[www.amec.com](http://www.amec.com)



July 25, 2011

Marianne Evans  
Odessa Library  
County of Lennox and Addington  
97 Thomas St E, Napanee ON  
K7R 4B9

Dear Ms. Evans,

**Re: Sol-Luce Kingston Solar PV Energy Project – Draft Project Description Report**

Please find enclosed the document cited above. This document should be made available to the public upon request until September 1, 2011. Please ensure that the document stays at your facility and is not removed by any other parties.

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Sincerely,

A handwritten signature in black ink, appearing to read "Gail Simon".

Gail Simon, B.Sc.  
Environmental Scientist  
AMEC

Encl.

P:\EM\Projects\2011\TC111406 Samsung Solar REA\REA Reports\Project Description Report\Letters-examples-Maps\Letters\Letter to Odessa Library 25July2011.docx



July 25, 2011

Ms. Barbara Love  
Isabel Turner Library  
130 Johnson St.  
Kingston, On  
K7L 1X8

Dear Ms. Love,

**Re: Sol-Luce Kingston Solar PV Energy Project – Draft Project Description Report**

Please find enclosed the document cited above. This document should be made available to the public upon request until September 1, 2011. Please ensure that the document stays at your facility and is not removed by any other parties.

We appreciate your cooperation and will send someone to retrieve the document once the time has expired. Please feel free to contact the undersigned if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Gail Simon".

Gail Simon, B.Sc.  
Environmental Scientist  
AMEC

Encl.

P:\EM\Projects\2011\TC111406 Samsung Solar REA\REA Reports\Project Description Report\Letters-examples-Maps\Letters\Letter to I Turner Library 25July2011.docx

July 25, 2011

Grant Bain  
1211 John Counter Blvd  
Kingston, ON  
K7K 6C7

Dear Mr. Bain,

**Re: Sol-Luce Kingston Solar PV Energy Project – Draft Project Description Report**

Please find enclosed the document cited above. This document should be made available to the public upon request until September 1, 2011. Please ensure that the document stays at your facility and is not removed by any other parties.

We appreciate your cooperation and will send someone to retrieve the document once the time has expired. Please feel free to contact the undersigned if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Gail Simon".

Gail Simon, B.Sc.  
Environmental Scientist  
AMEC

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P:\EM\Projects\2011\TC111406 Samsung Solar REA\REA Reports\Project Description Report\Letters-examples-Maps\Letters\Letter to Kingston 25July2011.docx

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a division of AMEC Americas Limited  
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Canada L4Z 3K7  
Tel (905) 568-2929  
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[www.amec.com](http://www.amec.com)



## Kelly, Mary K

---

**From:** A. José De Armas [jose.dearmas@samsung.com]  
**Sent:** February-15-12 5:50 PM  
**To:** 'Murray Beckel'  
**Cc:** simon76.kim@samsung.com; '최일우'; 'Kathy Park'  
**Subject:** RE: Samsung Sol Luce Project - Kingston Loyalist  
**Attachments:** image001.gif; image002.png; image003.png

Good afternoon Mr Beckel,

My apologies, I just returned your call but I believe your offices close at 4:30pm. I will be readily available to talk (over the phone) to you tomorrow (Thursday February 16).

Currently we do not have a finalized design therefore we might not have all the definite answers to some of the questions. But it will definitely be ideal to compile these questions from your constituents, as this will allow us and our consultants to address them accordingly.

Andrew Moores is no longer with us, I have taken over his responsibilities since mid December.

I look forward to talking to you,

Thank you very much for your attention,

**A. José De Armas**  
Manager, Project Development

  
SAMSUNG Renewable Energy Inc.  
55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

---

**From:** Murray Beckel [<mailto:MBeckel@loyalist.ca>]  
**Sent:** Wednesday, February 15, 2012 4:32 PM  
**To:** [jose.dearmas@samsung.com](mailto:jose.dearmas@samsung.com)  
**Cc:** AndrewMoores  
**Subject:** Samsung Sol Luce Project - Kingston Loyalist

Hi Mr. DeArmas,

I am the Director of Planning and Development Services and renewable energy projects proposed in Loyalist Township come under my purview.

I met with Andrew Moores, Peter Rostern and Mr. Kim in August 2011.

I am getting phone calls from concerned residents and council members and I would like to speak with you and Mr. Moores about the status of the project and when you see municipal pre-consultation will occur.

In advance thank you for your cooperation.

Yours Truly,

Murray

Murray Beckel, M.C.I.P., R.P.P.  
Director of Planning and Development Services  
Loyalist Township  
P.O.Box 70, 263 Main Street  
Odessa, ON, K0H 2H0  
Tel: 613-386-7351 x 130  
Fax: 613-386-3833



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## Kelly, Mary K

---

**From:** A. José De Armas [jose.dearmas@samsung.com]  
**Sent:** February-21-12 11:09 AM  
**To:** 'Murray Beckel'  
**Cc:** simon76.kim@samsung.com; '최일우'; 'Kathy Park'; 'Diane Pearce'  
**Subject:** RE: Samsung Sol Luce Development  
**Attachments:** image001.png; image002.png

Good morning Murray,

Thank you very much for providing a general summary of our conversation.

As agreed I will contact you later this week.  
Have a great week

Regards,

**A. José De Armas**  
Manager, Project Development

  
SAMSUNG Renewable Energy Inc.  
55 Stanish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

---

**From:** Murray Beckel [<mailto:MBeckel@loyalist.ca>]  
**Sent:** Friday, February 17, 2012 10:04 PM  
**To:** A. José De Armas  
**Cc:** [simon76.kim@samsung.com](mailto:simon76.kim@samsung.com); 최일우; Kathy Park; Diane Pearce  
**Subject:** Samsung Sol Luce Development

Hi José,

This e-mail will confirm the general content of our conversation of February 16<sup>th</sup>, 2012.

As we discussed, there is significant concern being expressed by the public and Council regarding your project. What is exacerbating this concern is lack of communication by Samsung. Members of the public attended a Council meeting on February 13<sup>th</sup> and voiced their concerns.

On July 21, 2011, Mr. Peter Rostern of AMEC, Mr. Simon Kim of Samsung Renewables and Mr. Andrew Moores met with the Township's Mayor and staff and we stressed the need for a pre-consultation session. To date this has not occurred but in speaking with you there is a strong desire by Samsung to have a session held in the near future. Such a session is a technical meeting where Township staff and staff from affected agencies are present to identify their objective concerns

and to give Samsung the opportunity for feedback and questions. Neither the public nor Council would be present. The Township is willing to host the meeting and invite officials from the County of Lennox and Addington, Ministry of Transportation and the Cataraqui Region Conservation Authority. I am also willing to contact City staff, but I cannot confirm if they will attend at this point. I will be seeing City staff Tuesday and I can ask if they are interested in attending a joint meeting. In the meantime you are going to canvas your staff for possible meeting dates and you will give me several dates and times over the next 2-3 weeks.

We also discussed the need to eliminate the perceived “public void” Samsung currently has in this area. I strongly urge company representatives to attend an upcoming Council meeting and introduce themselves and highlight the intended Sol Luce Solar Farm project. Note that such a meeting is a public affair and residents from the affected area will likely be in attendance. Possible dates include March 12<sup>th</sup> and 26<sup>th</sup> @ 7:00 pm. Please advise if one these dates is acceptable.

Issues raised to date by the public include:

1. Electromagnetic fields;
2. Groundwater interruption or contamination;
3. Use of cleaning materials/detergents on the panels;
4. Disruption of habitat;
5. Aesthetics/dominance of fencing and transformation of the landscape;
6. Scale of the project;
7. Noise;
8. Decommissioning after the life of the project.

Some staff concerns include:

1. Groundwater interruption and contamination;
2. Construction traffic and impact on municipal infrastructure;
3. Utility corridors;
4. Visual screening of fencing and panels from roads and homes;
5. Drainage;
6. Natural heritage;
7. Emergency response;
8. Archaeological assessment;
9. Noise from transformers/substations;
10. Decommissioning after the life of the project.

You indicated you would confirm if the natural heritage/environmental impact assessments had been completed prior to ploughing for archaeological assessments. The concern is that habitat loss could occur if archaeological work was undertaken first.

In advance thank you for your cooperation.

Yours Truly,

Murray

Murray Beckel, M.C.I.P., R.P.P.  
Director of Planning and Development Services  
Loyalist Township  
263 Main Street, P.O. Box 70  
Odessa, Ontario K0H 2H0  
(613)386-7351 x 130

[mbeckel@loyalist.ca](mailto:mbeckel@loyalist.ca)

## Kelly, Mary K

---

**From:** A. José De Armas [jose.dearmas@samsung.com]  
**Sent:** February-29-12 5:27 PM  
**To:** 'Murray Beckel'  
**Cc:** simon76.kim@samsung.com; '최일우'; 'Kathy Park'; Kelly, Mary K  
**Subject:** RE: Samsung Sol Luce Development  
**Attachments:** image001.png; image002.png; image003.png

Good evening Murray,

It was a pleasure to speak with you. Our biologist at AMEC will contact the Cataraqui Conservation Authority to clarify the items discussed today.

I will get back to you regarding the dates as we will have to coordinate with our consultant (AMEC). I will try my best to accommodate and accomplish two items in one day:

- Meeting with you and all the technical individuals from Loyalist Township and Kingston.
- And meeting with council.

You mentioned that council meets on March 26<sup>th</sup> at 7:00pm, we will keep that date in mind.

Thank you,



**A. José De Armas**  
Manager, Project Development

**Samsung Renewable Energy Inc.**  
55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

---

**From:** Murray Beckel [mailto:MBeckel@loyalist.ca]  
**Sent:** Tuesday, February 28, 2012 4:28 PM  
**To:** jose.dearmas@samsung.com  
**Cc:** simon76.kim@samsung.com; 최일우; Kathy Park; Diane Pearce  
**Subject:** RE: Samsung Sol Luce Development

Hi José,

Can you update to me regarding a potential pre-consultation meeting and as a delegation to Council? Thanks,

Murray

---

**From:** A. José De Armas [mailto:jose.dearmas@samsung.com]  
**Sent:** February-21-12 11:09 AM



**To:** Murray Beckel  
**Cc:** [simon76.kim@samsung.com](mailto:simon76.kim@samsung.com); '최일우'; 'Kathy Park'; Diane Pearce  
**Subject:** RE: Samsung Sol Luce Development

Good morning Murray,

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As agreed I will contact you later this week.  
Have a great week

Regards,

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Manager, Project Development

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Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

---

**From:** Murray Beckel [<mailto:MBeckel@loyalist.ca>]  
**Sent:** Friday, February 17, 2012 10:04 PM  
**To:** A. José De Armas  
**Cc:** [simon76.kim@samsung.com](mailto:simon76.kim@samsung.com); 최일우; Kathy Park; Diane Pearce  
**Subject:** Samsung Sol Luce Development

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2. Groundwater interruption or contamination;
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4. Disruption of habitat;
5. Aesthetics/dominance of fencing and transformation of the landscape;
6. Scale of the project;
7. Noise;
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Yours Truly,

Murray

Murray Beckel, M.C.I.P., R.P.P.  
Director of Planning and Development Services  
Loyalist Township  
263 Main Street, P.O. Box 70  
Odessa, Ontario K0H 2H0  
(613)386-7351 x 130  
[mbeckel@loyalist.ca](mailto:mbeckel@loyalist.ca)

## Kelly, Mary K

---

**From:** A. José De Armas [jose.dearmas@samsung.com]  
**Sent:** March-22-12 11:47 AM  
**To:** 'Murray Beckel'  
**Cc:** 'Kim, Simon'; 'Katherine Park'  
**Subject:** RE: Samsung Solar  
**Attachments:** image001.gif; image002.png; image003.png

Good morning Murray,

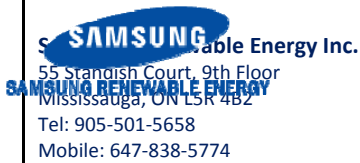
As agreed, below are the topics that will be covered on Simon Kim's presentation.

1. Introduction of Samsung C&T Corporation.
2. GEIA (Green Energy Investment Agreement).
3. Project Outlook.
4. REA (Renewable Energy Approval).
5. Tentative Project Schedule.
6. Questions and Answers.

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

Thank you,

**A. José De Armas**  
Manager, Project Development

 **SAMSUNG** Renewable Energy Inc.  
55 Strandish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

---

**From:** Murray Beckel [<mailto:MBeckel@loyalist.ca>]  
**Sent:** Monday, March 19, 2012 1:43 PM  
**To:** Diane Pearce; Brenda Hamilton; Pam Barnard  
**Cc:** [jose.dearmas@samsung.com](mailto:jose.dearmas@samsung.com)  
**Subject:** Samsung Solar

Hi Everyone,

Samsung Solar would like to be a delegation on the March 26<sup>th</sup> agenda. I am awaiting the speaker names and I believe there may some written material coming. I will confirm as soon as I hear.

Murray

Murray Beckel, M.C.I.P., R.P.P.

Director of Planning and Development Services  
Loyalist Township  
P.O.Box 70, 263 Main Street  
Odessa, ON, K0H 2H0  
Tel: 613-386-7351 x 130  
Fax: 613-386-3833



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**Kelly, Mary K**

---


**From:** A. José De Armas [jose.dearmas@samsung.com]  
**Sent:** March-23-12 7:15 PM  
**To:** 'Murray Beckel'  
**Cc:** 'Kim, Simon'; Kelly, Mary K; 'Katherine Park'  
**Subject:** Samsung's presentation (Loyalist Township)  
**Attachments:** image001.png; image003.png; Sol-luce Kingston Solar PV Energy Project Update\_Loyalist Township\_V2\_20120326.pdf

Good evening Murray,

As requested attached is the presentation that will be delivered (to Council) by Simon Kim on Monday March 26.

Thank you,  
Have a great weekend

**A. José De Armas**  
Manager, Project Development

 **SAMSUNG** Renewable Energy Inc.  
55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

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# Sol-luce Kingston Solar PV Energy Project Update

2012.03.26

**Samsung Renewable Energy Inc.**

# Contents

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- I. Introduction of Samsung C&T Corporation
- II. GEIA(Green Energy Investment Agreement)
- III. Project Outlook
- IV. REA(Renewable Energy Approval)
- V. Tentative Project Schedule
- VI. Questions & Answers

# I. Introduction of Samsung C&T Corporation

- ❑ Founded in 1938, Samsung C&T is the mother company of the Samsung Group.
- ❑ The company's two business groups are Trading & Investment and Engineering & Construction.
- ❑ The Trading & Investment Group is embracing the green-growth paradigm by focusing on energy the environment, natural resources, and industrial materials.



**Energy & Environment**



**Natural Resources**



**Industrial Materials**

- ❑ The Engineering & Construction Group built the Burj Khalifa (the world's tallest building) and an extensive portfolio of building, civil, plant and housing works.



**Building Works**



**Civil Works**



**Housing Works**

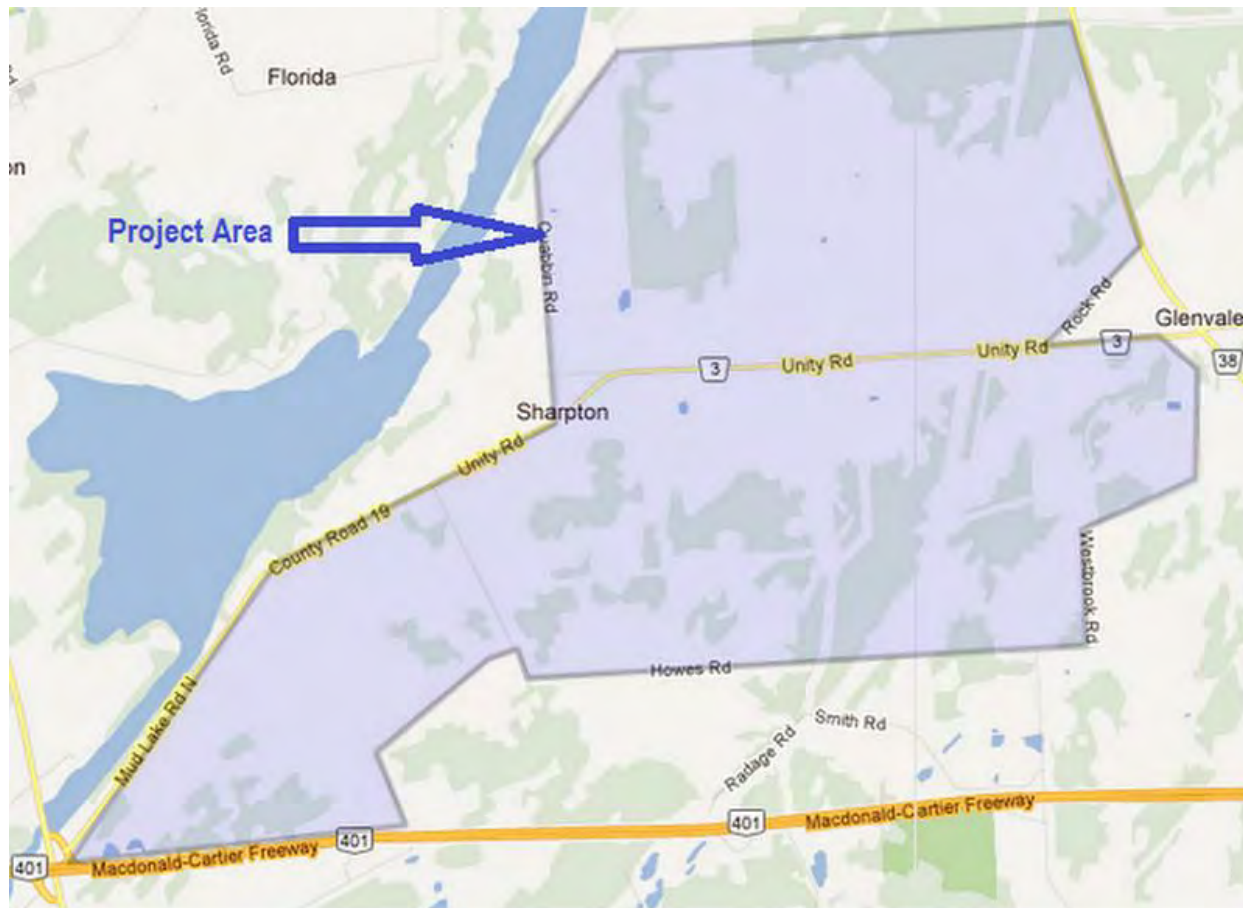


## II. GEIA (Green Energy Investment Agreement)

### Construction and Operation of World's Largest Renewable Energy Cluster

Item	Contents															
Contracted Capacity	2.5 GW consisting of 5 Phases(Wind 2,000 MW, Solar 500MW)															
Developer	Samsung C&T Corporation															
Total Investment Amount	CAN \$7 Billion															
Manufacturing and Job Creation	<p>4 New Factories, 16,000 Direct and Indirect Jobs Creation</p> <table border="1"> <thead> <tr> <th>Component</th> <th>Partner</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Wind Tower</td> <td>CS Wind</td> <td>Windsor, Ontario</td> </tr> <tr> <td>Wind Blade</td> <td>Siemens</td> <td>Tillsonburg, Ontario</td> </tr> <tr> <td>Solar Inverter</td> <td>SMA</td> <td>Toronto, Ontario</td> </tr> <tr> <td>Solar Module</td> <td>TBD</td> <td>London, Ontario</td> </tr> </tbody> </table>	Component	Partner	Location	Wind Tower	CS Wind	Windsor, Ontario	Wind Blade	Siemens	Tillsonburg, Ontario	Solar Inverter	SMA	Toronto, Ontario	Solar Module	TBD	London, Ontario
Component	Partner	Location														
Wind Tower	CS Wind	Windsor, Ontario														
Wind Blade	Siemens	Tillsonburg, Ontario														
Solar Inverter	SMA	Toronto, Ontario														
Solar Module	TBD	London, Ontario														
Power Purchase Agreement	Presently 6 Power Purchase agreement (PPA ) (4 Wind / 2 Solar), Total 1,070MW Signed															

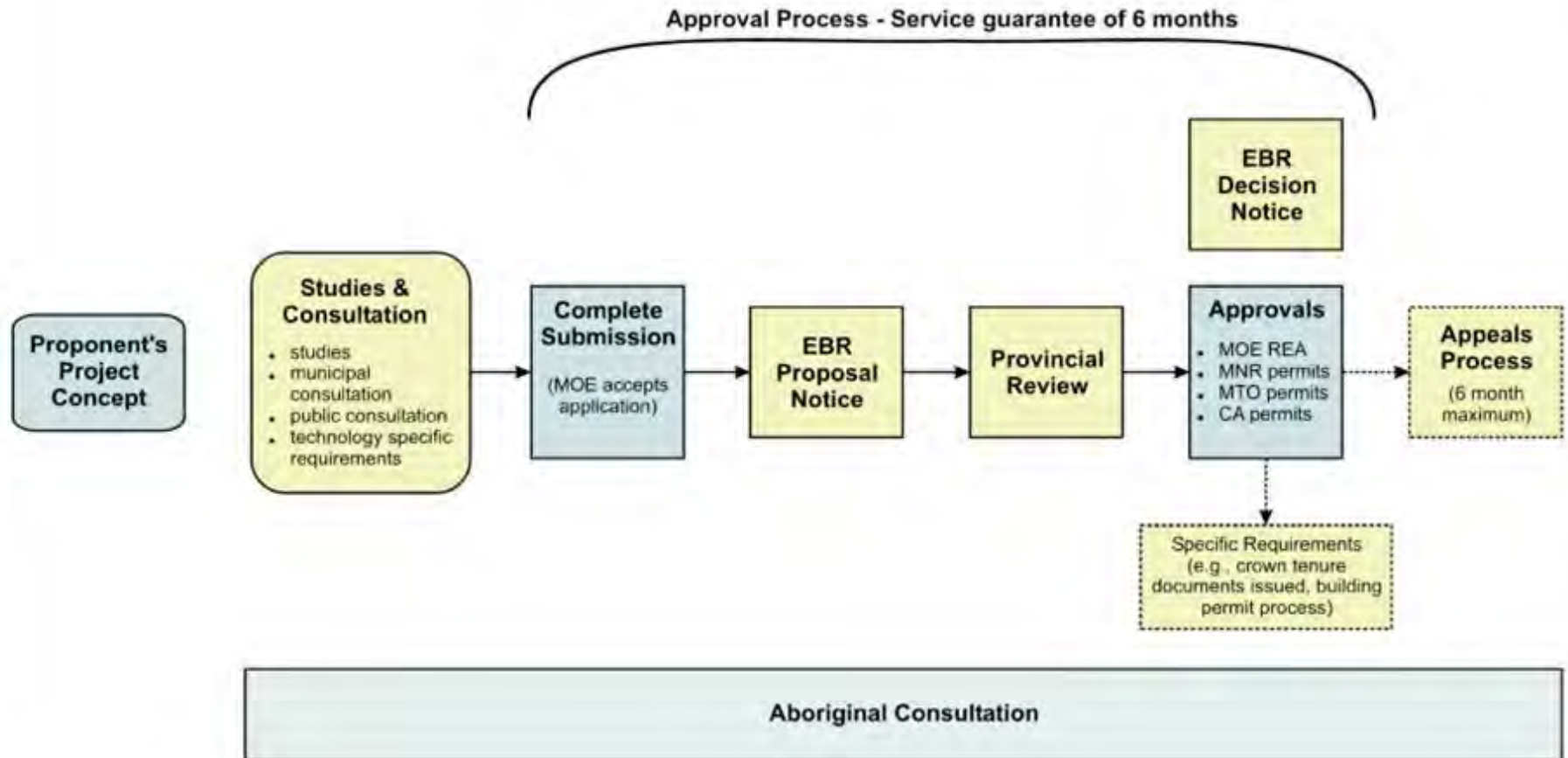
### III. Project Outlook



- ❑ Cumulative Capacity of Project : Approximately 100MW
- ❑ Power from Solar sites would be routed by underground and overhead (via existing 34.5 kV Hydro Poles) collector lines to a substation.
- ❑ The project will be connected to a 230kv Transmission Line (T/L).

# IV. REA (Renewable Energy Approval)

## Renewable Energy Approval Process



# REA (Renewable Energy Approval) continued

Report	Summary of Contents
Project Description Report	Equipment, Capacity (MW), Development Activity, Project Boundary et.al
Construction Plan Report	Detail Construction and activity during construction (Location, Schedule, Environmental Effects and Mitigation Measures)
Design & Operations Report	Includes Map, Design, Operation, Monitoring and Emergency Response * Storm water Management Plan
Natural Heritage Assessment	Evaluation / Review of Potential Impacts on Natural Heritage Resources (Including Birds and bats, Species at Risk, Fish and Waterways, Wildlife Habitats, Vegetation and Sensitive Features)
Cultural Heritage Assessment	Evaluation / Review of Potential Impacts on Cultural Heritage Resources
Archaeological Assessment	Evaluation / Review of Archaeological Resources, Potential Impact & Mitigation
Water Assessment and Water Bodies Report	Water bodies, and Fish Habitat. Potential Impact & Mitigation
Noise Study Report	Noise Assessment
Decommissioning Report	Procedures for Dismantling the Facility, Restoring the land and Managing Waste
Consultation Report	Includes Public consultation with municipalities, and aboriginal communities

\* All Reports (Except Consultation Report) will be open to public at least sixty (60) days prior to Final public Open house

## V. Tentative Project Schedule

Event	Schedule
Notice of Proposal	July 2011 (completed)
1 <sup>st</sup> Public Open House	August 2011 (completed)
Interim Gathering	April 2012
Draft REA Notice (Municipality)	June 2012 (Tentative)
Draft REA Notice (Public)	July 2012 (Tentative)
Final Public Open House	September 2012 (Tentative)
REA Submission	November 2012(Tentative)
Start of Construction	2013
Commercial Operation Date (COD)	2014
Decommissioning	2034

Q & A

# THANK YOU.



Leading the way

SAMSUNG

SAMSUNG C&T



April 30, 2012

File: D03 – Samsung Solar

A. José De Armas  
Solar Project Development Manager  
Samsung Renewable Energy Inc.  
55 Standish Court  
Mississauga, Ontario  
L5R 4B2

Dear Sir:

**Re: Pre-Consultation Summary – Samsung Sol-Luce Project**

On Monday, March 26, 2012, a pre-consultation meeting was held with Samsung Renewable Energy Inc. regarding the proposed 100 MW Sol-Luce Kingston Solar PV Energy Project, which is situated in Loyalist Township and the City of Kingston.

Representatives from Samsung included yourself and Mr. Simon Kim, while Mary Kathryn Kelly, Mr. H. Evans, Simon Guatrey and Jon Glynn were present from AMEC.

In attendance from agencies included Cherie Mills, of the City of Kingston; Murray Beckel, Alex Scott and Ed Adams from Loyalist Township; Stacey Sweezey from the Ministry of Transportation; Tom Beaubiah and Michael Dakin from the Cataraqui Region Conservation Authority; and Jim Klaver from the County of Lennox and Addington.

Samsung provided an overview of the project, what stage the project was in the Renewable Energy Process and the general location of the solar PV sites taking into account the layout was not final and adjustments could be made, and approximately where the project would tie into the 230 KV electrical circuit near Highway #38, adjacent to existing hydro lines. In general terms, the status of environmental (including endangered species) and archaeological studies were highlighted.

Samsung indicated an interim stakeholders meeting was scheduled for April 17, 2012 and that notice would follow. The anticipated second required public meeting would likely occur in late August or early September, with studies provided to the affected municipalities 90 days prior and notice to the public 60 days in advance of the meeting.

Comments from the agencies in attendance follow:

1. Loyalist Township

- the project is subject to the Township's site alteration and tree by-laws;



- the Township has no known heritage or archaeological site information for the study area;
- in terms of natural heritage, Schedule B shows a protected wildlife corridor, which links Mud Lake with woodlands south of Highway 401 and this corridor must be respected;
- there is a municipal and a public concern with regard to groundwater and there are three studies the proponent should examine, the first is the Western Cataraqui Region Groundwater Study 2007, ([www.cataraquiregion.on.ca/management/groundwaterstudy.html](http://www.cataraquiregion.on.ca/management/groundwaterstudy.html)), the Cataraqui Source Water Protection Area Assessment Report, 2011 ([www.cleanwater.cataraqi.ca/assessmentreport.html](http://www.cleanwater.cataraqi.ca/assessmentreport.html)), and the Loyalist Township Groundwater Study, 2001 (available upon request);
- emergency response – the Township will want the preparation of a plan that must be to the satisfaction of the Township’s Emergency Services Department;
- appearance/visual concerns – the Township will want the opportunity to review how the panels, fencing and other infrastructure will be addressed for visual impact, with the preferred approach using setbacks (distance), followed by the use of vegetation and berming to protect residential uses and views from roads;
- also from an appearance perspective, electrical lines should be underground or co-located on existing poles;
- half loads apply between March 1 and April 30 of each year;
- a drainage plan will be required to address the increasing run-off, its direction of flow and erosion/sedimentation control;
- if any sites abut unmaintained Township roads (typically these are 40 feet in width), the Township will expect fencing to be back at least 13 feet in case of future widening;
- receiving property (drainage) – concern with impact on houses, adequacy of current downstream culverts;
- infrastructure/amenities agreement will be expected – Ed Adams will provide an agreement template upon request – addresses impact on municipal infrastructure;
- if any municipal boundary roads (like Howes) are utilized, discussions will require joint consultation with the City;
- applicable permits were not raised because Samsung will supply a spreadsheet that can be completed that will list the required permits and fees.

## 2. CRCA

- within 30 metres of top of bank of any water body, Ontario Regulation 148/06 applies for permits;
- concerns over high compound fencing acting as a wildlife barrier to species needs to be examined, perhaps not fencing riparian areas will maintain connections - for example, Axio/Sun Edison did this on a site in Loyalist Township.

## 3. City of Kingston

- City concerns are the same as the Township’s;
- in addition, draft landscaping guidelines were being considered at the April 11, 2012 Rural Affairs Advisory Committee;

- Kim Brown is the City contact for City roads.

4. Ministry of Transportation

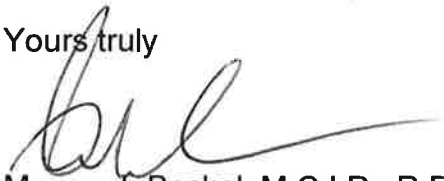
- drainage;
- within a certain distance of Highway 401 there is the requirement to obtain permits.

5. County of Lennox and Addington

- the County provided a handout listing their concerns, standards and applicable by-laws.

I trust this lists the issues that arose. Note that there may have been some errors and omissions, and therefore you may wish to confirm comments with the applicable agency.

Yours truly

A handwritten signature in black ink, appearing to read 'M. Beckel', with a long horizontal flourish extending to the right.

Murray J. Beckel, M.C.I.P., R.P.P.  
Director of Planning and Development Services  
MJB:fl

## Kelly, Mary K

---

**From:** Cochrane, Rob  
**Sent:** July-03-12 9:02 AM  
**To:** Kelly, Mary K  
**Cc:** Marangi, Karen; Johnston, David  
**Subject:** FW: Loyalist Township - Request for Drawings and Report Copies  
**Attachments:** image001.png; image002.png

Mary

Another email.

Rob

**Rob I. Cochrane, P.Eng.**  
(905) 815-5061  
[rob.cochrane@amec.com](mailto:rob.cochrane@amec.com)

---

**From:** A. José De Armas [<mailto:jose.dearmas@samsung.com>]  
**Sent:** Thursday, May 10, 2012 5:07 PM  
**To:** Cochrane, Rob; Young, Rob; Marangi, Karen  
**Cc:** Johnston, David; [simon76.kim@samsung.com](mailto:simon76.kim@samsung.com); 'Kathy Park'  
**Subject:** RE: Loyalist Township - Request for Drawings and Report Copies

Good afternoon Rob (Cochrane),

As a follow up to Rob Young's e-mail below and as we discussed over the phone please send (on a 1 to 2000 scale) three (3) copies of each of the following drawings that are located on the Construction Report Appendix A:

1. Only send the 3 Drawings that are related to the Loyalist Township Side, properties 19, 20, 21, 22, 23, 24.
2. The typical cross-section of standard access road.

Please send it to the attention of

Murray Beckel  
Director of Planning and Development Services  
Loyalist Township  
P.O.Box 70, 263 Main Street  
Odessa, ON, K0H 2H0  
Tel: 613-386-7351 x 130  
Fax: 613-386-3833

Thank you,

A. José De Armas  
Murray Beckel  
 Development  
SAMSUNG RENEWABLE ENERGY

**Samsung Renewable Energy Inc.**

55 Standish Court, 9th Floor

Mississauga, ON L5R 4B2

Tel: 905-501-5658

Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)

<http://www.samsungrenewableenergy.ca/>

---

**From:** Young, Rob [<mailto:rob.young@amec.com>]  
**Sent:** Thursday, May 10, 2012 4:56 PM  
**To:** Marangi, Karen  
**Cc:** Johnston, David; Cochrane, Rob; 'DeArmasA.Jose'  
**Subject:** Loyalist Township - Request for Drawings and Report Copies

Karen:

Loyalist Township called José and requested full size drawings of:

- Site Layout Drawings from Appendix A of the Construction Plan Report, and
- Access road detail sheet.

They have also requested 3 additional copies of the Construction Plan Report.

Thanks,  
Rob.

**Rob Young, P.Geo., MCIP, RPP**  
**Associate Environmental Scientist, Power Sector Co-Lead**  
**AMEC**

Environment & Infrastructure

160 Traders Blvd. E., Unit 110, Mississauga, Ontario, L4Z 3K7, Canada

Tel +1 (905) 568-2929 x 4325, Fax +1 (905) 568-1686

Mobile/cell +1 (647) 923-7659

[rob.young@amec.com](mailto:rob.young@amec.com)

[amec.com](http://amec.com)

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## Kelly, Mary K

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**From:** Murray Beckel [MBeckel@loyalist.ca]  
**Sent:** May-31-12 5:09 PM  
**To:** jose.dearmas@samsung.com  
**Cc:** 'Simon Kim'; 'Kathy Park'  
**Subject:** RE: Request for Drawings  
**Attachments:** image001.png; image004.png

Hi José,

Not as of yet, but a by-law might be passed on the June 11, 2012 Council meeting.

Murray

---

**From:** A. José De Armas [<mailto:jose.dearmas@samsung.com>]  
**Sent:** May-22-12 3:20 PM  
**To:** Murray Beckel  
**Cc:** 'Simon Kim'; 'Kathy Park'  
**Subject:** RE: Request for Drawings

Good afternoon Murray,

I hope you had a great long weekend.

Please advise if Loyalist Township has a similar (Kingston) by-law where the proponent will have to compensate the municipality to review (and comment) on the reports that were sent.

Regards,



**A. José De Armas**  
Manager, Project Development

**Samsung Renewable Energy Inc.**  
55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

---

**From:** Murray Beckel [<mailto:MBeckel@loyalist.ca>]  
**Sent:** Thursday, May 17, 2012 2:44 PM  
**To:** [jose.dearmas@samsung.com](mailto:jose.dearmas@samsung.com)  
**Cc:** 'Simon Kim'; 'Kathy Park'  
**Subject:** RE: Request for Drawings

Hi José,

The drawings were received.

Murray

---

**From:** A. José De Armas [<mailto:jose.dearmas@samsung.com>]  
**Sent:** May-14-12 10:12 AM  
**To:** Murray Beckel  
**Cc:** 'Simon Kim'; 'Kathy Park'  
**Subject:** Request for Drawings

Good morning Murray,

The drawings that you requested this past Thursday were sent via Fedex on Friday therefore most likely they will be arriving later today or tomorrow the latest.

I do not have the tracking number as it was sent by AMEC.

Thank you,  
Have a great week,

**A. José De Armas**  
Manager, Project Development

 **SAMSUNG** Renewable Energy Inc.  
55 Standish Court, 9th Floor  
Mississauga, ON L5R 4B2  
Tel: 905-501-5658  
Mobile: 647-838-5774

[Jose.DeArmas@samsung.com](mailto:Jose.DeArmas@samsung.com)  
<http://www.samsungrenewableenergy.ca/>

## Kelly, Mary K

---

**From:** Murray Beckel [MBeckel@loyalist.ca]  
**Sent:** July-17-12 11:49 AM  
**To:** jose.dearmas@samsung.com  
**Cc:** Jim Sova  
**Subject:** Permit Spreadsheet  
**Attachments:** image001.gif; Copy of Permit List Template Kingston Sol-Luce.xlsx; By-law 2002-2 - Loyalist Sign By-law.pdf; 2010-130 - Tree By-law (2).pdf; 2003-22 - Fill By-law.pdf; bldg-land-use-policy2009.pdf

Hi José,

Please find attached a filled out spreadsheet related to various permits you might need. I did not include Ministry of Transportation land use and building permits, but I have attached a link that you should peruse <http://www.mto.gov.on.ca/english/engineering/management/corridor/building.shtml> and a copy of Ministry's policy manual.

A copy of the Township's sign by-law, site alteration by-law and tree by-law are attached. Fees for these permits are noted in the respective by-laws.

Murray

Murray Beckel, M.C.I.P., R.P.P.  
Director of Planning and Development Services  
Loyalist Township  
P.O.Box 70, 263 Main Street  
Odessa, ON, K0H 2H0  
Tel: 613-386-7351 x 130  
Fax: 613-386-3833



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Permit Name	Application Forms. Provide URL (Website link if available) or please provide Permit Form	Department in charged at the Municipality/County/Township (eg. Engineering, development, et. al.)	Person in charge (PIC) of processing the permit at the Municipality/County/Township	Contact information of PIC at the Municipality/County/Township	Approximate time period to obtain permit	Fees (permit cost)	Comments
Building Permit	<a href="http://www.loyalist.ca">www.loyalist.ca</a>	Township - Building Dept.	TBD - contact M. Beckel Scott Lawlor at Township, Jim Klaver at County	613-386-7351 x 130 and mbeckel@loyalist.ca	2-3 weeks	\$11/\$1000 construction value	for any building or structures exceeding 10 m <sup>2</sup>
Entrance Permit		Township and County		613-386-7351 x 141	2-3 weeks		for any new or upgraded entrance
Tree Removal Permit		Township _Planning Dept.	M. Beckel or Jim Sova	613-386-7351 x 130 or x 144	1 month		
Site alteration/fill Permit		Township - Engineering Dept.	Alex Scott	613-386-7351 x 115 and ascott@loyalist.ca	1 month		
Excavation Permit		Township - Transportation Dept.	Scott Lawlor	613-386-7351 x 141	2-3 weeks		for any work in road allowance
fill/site alteration/water crossing - near and in waterbodies		CRCA	Michael Dakin				Ontario Regulation - Conservation Authorities
sign permit		Township - Building Dept.	M. Beckel	613-386-7351 x 130	2-3 weeks		for any signs proposed
approval of utility placement in R-O-W's		Township - Engineering Dept.	Dave Thompson	613-386-7351 x 118 and dthompson@loyalist.ca	3-4 weeks		





# THE CORPORATION OF LOYALIST TOWNSHIP

## BY-LAW NUMBER 2002-2

### BEING A BY-LAW TO REGULATE SIGNS AND OTHER ADVERTISING DEVICES IN THE CORPORATION OF LOYALIST TOWNSHIP.

**WHEREAS** the Municipal Act, R.S.O. 1990, Chapter 302 as amended, provides in Section 210, paragraphs 145 to 149 inclusive, that Councils of local municipalities may pass by-laws for prohibiting or regulating signs and other advertising devices and posting of notices on buildings, vacant lots or on a highway within the municipality.

**NOW THEREFORE** the Council of the Corporation of Loyalist Township **ENACTS** as follows:

#### PART I – TITLE, DEFINITIONS, AND SCOPE

##### 1. TITLE OF BY-LAW

This by-law may be cited as the “Sign By-law for the Corporation of Loyalist Township.”

##### 2. DEFINITIONS

**ADVERTISING DEVICE** – shall mean any device or object creating a design and erected or located or affixed on any building, structure or on the ground for the purpose of advertising; this shall include flags, banners, pennants, lights or any other object intended for advertising purposes.

**ALTER** – shall mean any change to the sign structure or sign face, with the exception of:

- a) A change in message being displayed.
- b) Repair and maintenance, including replacement by identical components as required by this by-law.

**BOULEVARD** – shall mean the public property lying between the travelled portion of the street and the street line.

**BUILDING CODE** – shall mean the Ontario Building Code Act, as amended from time to time, and includes any regulations thereunder.

**BUILDING FAÇADE** – shall mean that portion of any exterior elevation of a building extending from grade to the top of the parapet, wall or eaves and the entire width of the building elevation.

**BY-LAW ENFORCEMENT OFFICERS** – shall mean the By-law Enforcement Officers appointed by Council of the Corporation of Loyalist Township.

**CHIEF BUILDING OFFICIAL** – shall mean the Chief Building Official appointed by Council of the Corporation of Loyalist Township as prescribed by the Ontario Building Code Act.

**COUNCIL** – shall mean the Council of the Corporation of Loyalist Township.

**COUNTY** – shall mean the County of Lennox and Addington.

**DISABLED PARKING** – shall mean an area designated for the exclusive use of a vehicle displaying a **current** disabled person parking permit in accordance with the requirements of The Highway Traffic Act and the regulations made there under and by this by-law.

**ERECT** – shall include the placing of, arranging for the placing of, the renting of or the leasing of.

**HIGHWAY** – shall have the same meaning as that word is defined in the Municipal Act.

**LEGAL NON-CONFORMING** – shall mean a legal use as described in the Planning Act, R.S.O. 1990, chap. 13 and the Municipal Act R.S.O. 1990, Section 210(146) , as amended.

**LINTEL** – shall mean the line above the display windows and below the transom windows (if any) on a building.

**LOT** – shall mean a parcel of land which is capable of being legally conveyed in accordance with the provisions of the Planning Act, R.S.O, 1990.

**LOT FRONTAGE** – for the purpose of this by-law, means that side or limit of the lot that abuts directly on a street.

**LOT LINE** – shall mean the division line between a utility or right-of-way and a lot, or the division line between two lots.

**MUNICIPALITY** – shall mean the Corporation of Loyalist Township.

**PARAPET** – shall mean an extension of wall above the actual roof level.

**PERSON** – shall mean any human being, association, firm, partnership, incorporated company, corporation, agent or trustee and any heirs, executors, successors, assigns or other legal representatives of a person to whom a contract can apply according to law.

**PREMISES** – shall mean that part of a building owned separately or occupied by a tenant and lawfully used for either a commercial, industrial or other purpose.

**PUBLIC THOROUGHFARE** – shall mean that portion of private property over which the general public has the right to vehicular passage for the purpose of attending at premises located on the property and, without limiting the generality of the foregoing, shall include roadways, laneways and public parking areas in and around shopping centres and plazas.

**SHOPPING CENTRE** – shall mean a unified group of commercial establishments on a site designed, developed and managed as a single operating unit for which parking is provided in common off-street areas, as opposed to a business area comprising of unrelated individual commercial establishments.

**SIGHT TRIANGLE** – shall mean the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each such point being nine (9) metres (29.53 feet) from the point of intersection of the street lines (measured along the street lines). Where the two street lines do not intersect at a point, the point of intersection of the two street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents of the street lines.

**SIGN** – shall mean any display or device having thereon letters, symbols, characters, illustrations or any combination thereof which identifies or advertises any person, place, product or thing in such a way as to be visible from a highway or public thoroughfare.

- i) **SIGN AREA** – means the area of the display surface upon, against, or through which the message or messages on the sign are displayed or illuminated and the area of a sign made up of individual letters, symbols or numbers shall be the block area of the letters, symbols or numbers and not the combined area of the individual letters, symbols or numbers. For the purpose of this by-law, any double sided sign shall be deemed to have only one face, provided both faces are identical, contiguous, and parallel or diverging at an angle of not more than 15 degrees.
- ii) **SIGN STRUCTURE** – shall mean the supports and framework for a sign.
- iii) **SIGN, ANIMATED** – means a sign or advertising device which includes action or motion, moves in a revolving manner or contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of an animation or an externally mounted light source.
- iv) **SIGN, AWNING** – shall mean a wall sign supported entirely from the exterior wall of a building and composed of non-ridged materials except for the supporting framework.
- v) **SIGN, BANNER** – shall mean a sign composed of lightweight material so as to allow movement which is caused by atmospheric conditions.
- vi) **SIGN, BILLBOARD** – shall mean a sign structure to which advertising copy is fastened in such a manner as to permit its periodic replacement and which displays goods, products, services or facilities that are not available at the location of the sign and/ or which directs or invites a person to a location different from that on which the sign is located and does not exceed twenty-eight (28) square metres (91.86 square feet).
- vii) **SIGN, CANOPY** – shall mean a sign erected as an integral part of an attached canopy or a freestanding canopy.
- viii) **SIGN, CONSTRUCTION** – shall mean a sign incidental to a construction project or a development located within the boundaries of the development or construction site.
- ix) **SIGN, DEVELOPMENT IDENTIFICATION** – shall mean a ground sign which identifies or draws attention to a group of businesses or persons located on the same property as the sign. Such sign may or may not contain the names of individual businesses or persons on the property and may or may not contain the provision for a readograph sign within the display area. Such readograph shall form part of the display area and shall occupy no more than 30% of the entire display area
- x) **SIGN, DIRECTIONAL** – shall mean a sign for the public safety or which provides directional information for the control of vehicular traffic such as an entrance or exit sign or a loading area, and bearing no commercial advertising. A directional sign may take the form of a Ground Sign or Wall Sign.
- xi) **SIGN, ELECTION**– shall mean signs which are used to promote the running candidate during an election period, using a ground sign within the respected areas stated in this by-law.
- xii) **SIGN, ELECTRIC SPECTACULAR** – shall mean on or off premises sign that employs flashing, animated or intermittent illumination.
- xiii) **SIGN, GROUND** – shall mean a sign including a pylon sign supported from the ground and not attached to any part of any building.

- xiv) **SIGN, HOME IDENTIFICATION** – means a fascia sign which identifies by letters and/ or numbers, the name of the occupants and/ or street address of the building on which lot the sign is located.
- xv) **SIGN, HOME OCCUPATION** – shall mean a sign for the identification of a home occupation.
- xvi) **SIGN, ILLUMINATED** – shall mean any sign illuminated by either internal or external incandescent or fluorescent lamps or luminous tubes.
- xvii) **SIGN, INDUSTRIAL**– shall mean a sign accessory to the permitted industrial use.
- xviii) **SIGN, INSTITUTIONAL** – shall mean a sign accessory to the permitted institutional use.
- xix) **SIGN, ON PREMISES** – shall mean any sign identifying or advertising a business, person, activity, good, product or service available at the premises where the sign is located.
- xx) **SIGN, OFF PREMISES** – shall mean a ground sign which identifies or advertises a business, person, activity, good, product or service, which is not related to or available at the premises where the sign is located.
- xxi) **SIGN, PORTABLE/ MOBILE**– shall mean and include any sign or advertising device not permanently attached to a structure, or any sign or advertising device resting upon or attached to any movable device, but shall not include a sign attached to a vehicle for the transportation of people, goods or other materials.
- xxii) **SIGN, POSTER** – shall mean an on-lot or off-lot sign which must be secured to another structure such as a utility pole or light standard for support which is made out of paper or light-weight bristol-card stock or other biodegradable material which does not exceed 400mm in width by 600mm (16”x24”) in length. Subject to Local Utility Company or municipal approval, posters may be temporarily secured on an existing secondary support such as a utility pole, light standard or other existing ground sign structure.
- xxiii) **SIGN, POSTURN** – shall mean a sign made with a series of triangular vertical sections that turn and stop, or index to show three pictures or messages in the same area.
- xxiv) **SIGN, PROJECTING** – shall mean any on premise sign attached to exterior wall of a building other than a wall sign.
- xxv) **SIGN, PUBLIC AUTHORITY** – shall mean any sign erected for or at the direction of any municipality or government authority, agency, board or committee for the purpose of providing information to the public concerning any proceedings by such agency, authority, board or committee.
- xxvi) **SIGN, REAL ESTATE** – shall mean an on-lot sign advertising the sale, rent, or lease of the lot but shall include signs which advertise new subdivisions or developments.
- xxvii) **SIGN, READOGRAPH** – shall mean a sign, other than a portable sign, composed of interchangeable letters intended to convey a temporary message.
- xxviii) **SIGN, ROOF** – shall mean any sign the face of which is above the roof level or parapet of a building.
- xxix) **SIGN, SIGNATURE ENTRANCE** – shall mean a permanent ground sign that is located within a boulevard or outside the site triangle to promote and advertise the name of the subdivision, neighbourhood or community.

xxx) **SIGN, WALL/ FAÇADE** – shall mean an on premises sign attached in close proximity and parallel to any exterior wall of a building and without limiting the generality of the foregoing shall include canopy signs and fascia signs.

xxxi) **SIGN, WINDOW** - shall mean any sign located on the interior of a building, which is intended to be seen from off the property on which the building is located and which is constructed in such a manner as intended to be of a permanent nature, but shall not include illuminated signs commonly used to advertise products sold on the premises provided such sign does not exceed 0.50 square metres (5.3square feet) in sign area.

**SITE PLAN** – shall mean a development project that requires approval pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter P.13.

**STREET** – shall mean a public thoroughfare, for the passage of vehicles, under the jurisdiction of the Municipality, the County, the Province of Ontario or the Government of Canada, which is open for public use and travel, is constructed in accordance with specifications satisfactory to the Municipality and continues to be maintained and is subject to a continuous winter control program by the Municipality or other governmental authority having jurisdiction or where financial obligations for the construction of a street have been met to the satisfaction of the Municipality.

**STREET LINE** – shall mean the line dividing the street from the adjacent lot.

**ZONE** – shall have the same meaning as defined in the current Zoning By-laws of Loyalist Township, and the use of the terms residential zone, rural zone, institutional zone, commercial zone, industrial zone, development zone and all zoning related to Amherst Island.

### **3. SCOPE OF BY-LAW**

a) **LANDS SUBJECT TO BY-LAW**

The provisions of this by-law shall apply to all lands within the geographic boundaries of the Corporation of Loyalist Township.

b) **CONFORMITY WITH BY-LAW**

No signs within the Municipality shall be erected, maintained or structurally altered except in conformity with the provisions of this by-law.

c) **COMPLIANCE WITH OTHER RESTRICTIONS**

This by-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions. The most restrictive of all the regulations shall prevail.

### **4. PERMIT REQUIRED**

Except for signs referred to in Section 5 of this By-law no person shall erect, display, alter, repair or cause to be erected, displayed, altered or repaired a sign in the Municipality unless a sign permit has been issued by the Chief Building Official or designate.

### **5. PERMIT EXEMPTION**

The following signs shall be permitted in all zones and no permit shall be required for any of the following.

- a) **Alterations or Repairs** to a sign for which a permit has been legally issued under this by-law or any previous sign by-law if such alterations or repairs involve only a change of the message on the sign or the repainting, cleaning or other normal maintenance and repair of the sign or sign structure, and the sign or sign structure is not modified in any other way;
- b) **Real Estate Signs** (point of sale), provided such signs are removed no later than twenty-one (21) days after the closing date of the sale and the area of any one sign does not exceed 0.6 square metres (6.4 square feet) and provided that open house signs comply with the following requirements:
  - i) No open house signs shall be located so as to interfere with the safe operation of vehicular or pedestrian traffic;
  - ii) A-frame signs shall be permitted for an open house sign and shall be located so as to not interfere with the safe operation of vehicular or pedestrian traffic;
  - iii) The maximum size of any open house sign shall not exceed 0.6 square metres, and
  - iv) Not more than two open house signs shall be erected per dwelling.
- c) **Directional and Public Authority Signs**;
- d) **Flags, emblems or insignia** used only for the identification of a nation, province, country, municipality, school, political or religious group;
- e) **Warning or Caution Signs** indicating a warning or caution such as “no trespassing” with an area not greater than 0.6 square metres (6.4 square feet);
- f) **Signs erected by the Crown or any Municipal authority** for the regulation, safety or guidance of traffic;
- g) **Displays** consisting entirely of landscaping material;
- h) **Non-Illuminated Construction Signs** with an area not greater than two (2) square meters (21.5 square feet) provided the signs are erected on the lot upon which the construction is occurring and the signs are removed forthwith upon the completion of the construction. Construction signs may be erected at the main entrance to a subdivision or construction sites to identify the contractors who are working within the subdivision, provided the signs conform to the following provisions:
  - i) All signs erected at the entrance to the subdivision shall be erected on the same sign structure;
  - ii) The area of any one sign shall not exceed two (2) square metres (21.5 square feet);
  - iii) The sign structure shall not exceed six (6) metres (19.6 feet) in height and shall not exceed three (3) metres (9.8 feet) in length;
  - iv) Signs erected upon the above-noted sign structure shall be removed when the contractor is no longer working within the subdivision or construction site.

- i) **Signs** with an area not greater than six (6) square metres (64.5 square feet) erected by the owner or occupant of the property on which the sign is located for the purpose of directing traffic on the property;
- j) **All signs under jurisdiction of the Ministry of Transportation of Ontario or County of Lennox and Addington.** If no other requirements exist in these areas, the provisions of this by-law shall apply. Where more than one (1) jurisdiction is applicable, the provisions of the highest authority shall apply;
- k) **Disabled Parking Signs:** the owner of the land, which provides disabled parking, must follow the requirements of The Highway Traffic Act – Disabled Person Parking Permits, Regulation 581 and its amendments;
- l) **Public notices** that are erected in accordance with the Municipality’s legal requirements concerning applications under the Planning Act, R.S.O. 1990, as amended, for amendments to its Official Plan and Zoning By-law, minor variances, land severances and plans of subdivision;
- m) **Election Signs** for Federal, Provincial, Municipal or School Board elections provided:
  - i Election signs shall not be erected more than twenty-eight days (28) prior to the day of the election;
  - ii Election signs must be removed within 48 hours after the election polls close;
  - iii No election sign shall be greater than 5.0 square metres (53.8 square feet) in sign area or 1.2 metres (3.9 feet) in height;
  - iv A-frame, Portable/ Mobile and Readograph signs are prohibited for election use;
  - v No sign shall be erected on private property without the consent of the owner;
  - vi Election signs are permitted within road allowances, with the consent of the adjacent landowners, subject to sight triangle height restrictions;
  - vii No election sign shall be located so as to interfere with the safe operation of vehicular or pedestrian traffic;
  - viii No election sign shall be erected in any sight triangle unless approved by the Municipality;
  - ix No election sign shall be erected at, adjacent to or within 12 metres (39 feet) of Corporation property. This includes, but is not limited to, parks, municipal offices and structures, public recreation facilities, etc., but excludes road allowances.
  - x No election sign shall be erected at, adjacent to or within 18 metres (59 feet) of polling stations. The Chief Building Official or designate has the authority to remove these election signs immediately without notice and the sign may be returned to the candidate;
  - xi The Chief Building Official has the authority to remove any election sign subject to giving five (5) days written notice to the candidate to remove election signs;
  - xii Repeated violations by an election candidate will result in the Municipality taking legal action.

- m) **Identification Signs** for the identification of a garage sale;
- n) **Signs** not greater than three (3) square metres (32.2 square feet) in sign area advertising special events of charitable organizations or community associations provided that such signs:
  - i Shall not be erected more than sixty (60) days prior to the day of the event unless approved by council;
  - ii Are removed forthwith upon completion of the event.
- p) **Banners** provided the applicable authority is satisfied a road hazard does not exist, if the banner advertises a special event, is installed no more than sixty (60) days before the event and is removed within fourteen (14) days from the event's completion.
- q) **Civic Addresses and 911 Numbers** as assigned by the Municipality.
- r) **Home Identification Signs**

## 6. **PROHIBITED SIGNS**

No person shall erect, display, alter or repair or cause the same to be done with respect to any of the following:

- a) Abandoned Signs;
- b) Vehicles parked solely for the purpose of advertising the direction to a place of business;
- c) Signs that encroach on public property unless expressly authorized by the responsible public authority;
- d) Pennants, search lights, curb signs except real estate or open house signs;
- e) Roof Signs;
- f) Electrical Spectacular Signs;
- g) Signs that endanger public safety by reason of their location or inadequate or improper construction or maintenance;
- h) Postern Signs;
- i) Signs that appear to move;
- j) Signs which employ flashing, animated or intermittent illumination;
- k) Signs that obstruct or impede any flue, air, intake, fire escape, fire exit, door, skylight, exhaust or impede free access by firefighters to any part of a premises.
- l) Signs that violate the Building Code.



## **PART II – ADMINISTRATION**

### **1. CHIEF BUILDING OFFICIAL**

The Chief Building Official is responsible for the administration and enforcement of this by-law.

### **2. BY-LAW ENFORCEMENT OFFICER/ BUILDING INSPECTOR**

Council shall appoint such inspectors and other officials as it considers necessary to carry out the duties and responsibilities granted to and imposed upon him/ her under this by-law.

### **3. PERMIT TO ISSUE**

The Chief Building Official or designate shall issue a sign permit except where:

- a) The proposed sign or sign structure will not comply with this by-law or the Ontario Building Code or will contravene any other applicable law; or
- b) The application is incomplete or any fees due are unpaid.

### **4. PERMIT APPLICATIONS**

Applications for a sign permit shall be made to the Chief Building Official upon a form to be provided by the Chief Building Official which shall require the following information to be set out on or accompany such application.

- a) The name and address of the owner of the sign;
- b) The name and address of the owner of the premises upon which the sign is located or to be located;
- c) Drawings, plans, and specifications showing:
  - i The location or proposed location of the sign on the premises including its relation to any street line and lot line;
  - ii The location or proposed location of all other signs on the premises for which a permit is required;
  - iii The dimensions, construction supports, sizes, electrical and attachment and character of structural members to which the attachment is made, together with such other engineering data certified by a duly licensed engineer as the Chief Building Official may require.
- d) All permits as may be required by any other applicable government authority, including Hydro One or Electrical Inspection Authority.
- e) The required fee.
- f) Such further and other information as the Chief Building Official may require in order to ensure that such sign will comply with the requirements of this by-law, the Ontario Building Code and any other applicable laws.

- g) The consent of the person in possession of the premises upon which the sign is located or to be located to entry upon the said premises by the Chief Building Official, By-law Enforcement Officer or Building Inspector for the purpose of inspecting the sign in accordance with Section 15 (6) of the Ontario Building Code Act and under Section 14 of this by-law, but nothing herein shall be construed to in any way limit or restrict the right of the Chief Building Official to enter upon the premises in accordance with the provisions of the Building Code Act, the Provincial Offences Act or any other statutory authority.

## **5. PERMIT FEE**

Each application for a sign permit shall be accompanied by a fee payable to the Municipality in the amount of \$9.00 per \$1,000.00, or portion thereof the total estimate cost of construction with a minimum fee of \$50.00.

## **6. PERMIT FEE NON-REFUNDABLE**

All fees paid are non-refundable. Fees collected are as per the fee requirements of the Municipality's Building By-law.

## **7. INSPECTION**

Upon completion of the erection, display, alteration or repair of a sign for which a permit has been issued, the person to whom the permit was issued shall so notify the Chief Building Official and the Chief Building Official or designate shall, within thirty (30) days from the date of such notice, inspect the sign and sign structure to ensure that it has been erected, displayed, altered or repaired in accordance with the approved plans in respect of which the permit was issued, the requirements of this by-law, the Ontario Building Code, and any other applicable laws.

## **8. ORDER TO COMPLY**

The Chief Building Official or designate may, upon written notice, require any person who:

- a) Has erected, displayed, altered or repaired or caused or permitted to be erected, displayed, altered or repaired, a sign without first having obtained a permit to do so within the time prescribed in the notice;
- b) Having obtained a permit has caused a sign to be erected, displayed, altered or repaired contrary to the approved plans in respect of which the permit was issued, to make such sign comply within the time prescribed in the notice;
- c) Has erected, displayed, altered, repaired, caused or permitted to be displayed erected, altered or repaired a sign contrary to the provisions of this by-law, the Ontario Building Code or any other applicable law, to make such sign comply within the time prescribed in the notice; or
- d) Has caused or permitted a sign to become abandoned, dilapidated or, in the opinion of the Chief Building Official, a hazard to public safety, to correct the situation to the satisfaction of the Chief Building Official in the manner and within the time prescribed in the notice.

**9. REVOKING PERMIT**

The Chief Building Official or designate may revoke a sign permit:

- a) Where it was issued on mistaken or false information;
- b) Where, after six (6) months after its issuance, the erection, display, alteration or repair of the sign in respect of which the permit was issued has not, in the opinion of the Chief Building Official, been seriously commenced; or
- c) Where a person to whom notice has been given in accordance with Part II, Section 8 of the by-law has failed or refused to comply with such notice:

and the Chief Building Official or designate shall forthwith deliver to the person to whom the permit was issued the reasons in writing for his decision to revoke the permit.

**10. ORDER TO REMOVE SIGN**

The Chief Building Official or designate may, upon thirty (30) days written notice to the owner of a sign and the person in possession of the premises upon which a sign is located, order the sign removed:

- a) In the case of a sign for which a permit has been issued, if the permit has been revoked; or
- b) In the case of any other sign, if the person to whom a notice was given in accordance with Part II, Section 8 of this by-law has failed or refused to comply with such notice.
- c) Notwithstanding the order to remove sign provisions in Part II, Section 10, election signs are dealt with in Part I, Section 5(I)(xi).

**11. SIGN TO BE PULLED DOWN**

Upon the failure or refusal of the person to whom notice was given in accordance with Part II, Section 10 of this by-law to remove a sign, the Chief Building Official or designated may pull down or remove the sign at the expense of the owner of the sign. The costs associated with pulling down or removal of the sign will be collected in a like manner as taxes.

## **PART III - REGULATIONS**

### **1. SITE PLAN APPROVAL**

Where the property is subject to site plan control the location of all signs shall be controlled through site plan control in addition to the requirement of this by-law, the Loyalist Township Site Plan Design and Development Guidelines and/ or any other applicable laws.

### **2. NON-CONFORMING SIGNS**

Any sign that is lawfully erected or displayed on the day this by-law comes into force but does not comply with this by-law shall be allowed to remain in place until such time as it is willfully removed by the owner or it is destroyed, at which time if a sign is proposed to replace the legal non-conforming one, the new sign shall comply with all the provisions of this by-law, except that all existing portable signs shall be made to comply with this by-law within six (6) months of the date of passing of this by-law;

### **3. SIGN MAINTENANCE**

- a) All signs are to be maintained in a proper state of repair so that such signs do not become unsafe, structurally unsound, unsightly or dangerous;
- b) Where, in the opinion of the Municipality, a sign is in a dangerous or defective condition, the Municipality shall notify the owner, lessee or agent of the lots upon which such sign is located to remove at once such sign or place the same in a proper state of repair within such time as the Municipality specifies.

### **4. HEIGHT RESTRICTIONS**

No sign erected above a public thoroughfare shall be less than four (4) metres (13.2 feet) above such public thoroughfare or any boulevard or shoulder area associated therewith:

- a) No sign erected above a pedestrian walkway shall be less than three (3) metres (9.8 feet) above such walkway.
- b) The maximum height of a wall sign shall be the height of the adjoining wall, except as provided in the Ontario Building Code.
- c) No part of any ground sign shall exceed in height a distance of eight (8) metres (26.2 feet) above the level of the ground at the base of the sign structure.

### **5. MAXIMUM PROJECTION**

No projecting sign shall project more than two (2) metres out from the face of the building to which it is attached, or be closer than two (2) metres to the vertical extension of a curb of either a highway or public thoroughfare.

### **6. SIGN ILLUMINATION**

- a) Every sign erected or displayed may be illuminated unless otherwise expressly prohibited by this by-law.
- b) No external illumination of a sign shall spill directly beyond the face of the sign or be a nuisance to neighbours or a hazard to public safety.
- c) A maximum illumination (candlepower or equivalent measurement) shall be provided and approved by the Township to protect neighbouring traffic and/or housing from illuminated signage.

## **7. DISTANCE FROM STREET LINE**

Except as otherwise provided herein, signs used or erected in accordance with all other provisions of this by-law shall be located so that:

- a) No sign is located closer than three (3) metres (9.8 feet) to any street line or side lot line other than an official sign for the regulation, safety or guidance of traffic;
- b) No sign is located within a sight triangle; and
- c) In the event that the street width is increased by the Authority having jurisdiction thereover, the said distance of three (3) metres (9.8 feet) shall be measured from the new street line and any sign existing prior to the widening of such street shall be moved at its owner's expense to comply with the provisions of clauses (a) and (b) above.

## **8. GROUND SIGNS AND DEVELOPMENT IDENTIFICATION SIGNS**

- a) A ground sign or development identification sign shall be permitted on site. Off site signage is prohibited.
- b) A maximum of one ground sign or development identification sign may be erected or displayed on the side of a property that fronts on a highway, and one (1) additional ground sign or development identification sign may be erected or displayed on the same side of the property where there is an additional ninety (90) metres (295.27 feet) of frontage in excess of the first ninety (90) metres (295.27 feet) of frontage, to a maximum of two such signs, or, in the case of a property with sides fronting on more than one highway or public thoroughfare, a maximum of one ground sign or development identification sign may be erected on each such side.
- c) No part of a ground sign or development identification sign or the sign structure shall be less than three (3) metres (9.8 feet) from any boundary line of the property on which the sign is located, provided that no part of a ground sign, development identification sign, or the sign structure shall be located within six (6) metres (19.6 feet) of any lot line in a residential zone.
- d) No ground sign or development identification sign shall have sign area more than 0.3 square metres (3.22 square feet) for each linear foot of frontage that the property on which the sign is located has on a highway to a maximum of fourteen (14) square metres (150.69 square feet) total.
- e) No part of a ground sign or development identification sign or the sign structure shall be higher than eight (8) metres (26.2 feet) above the level of the ground at the base of the sign structure.

## **9. SIGNS WITH VISIBLE A-FRAME SUPPORTS**

A sign with visible A-frame supports shall be allowed in all zones, as noted in the current Loyalist Township Zoning By-laws, subject to the following restrictions:

- a) No A-frame sign shall be located within a road allowance or an identified parking space;
- b) No A-frame sign shall be taller than one (1) metre (3.28 feet) above grade and shall not be placed in a sight triangle;
- c) No A-frame sign shall interfere with pedestrian traffic;
- d) No A-frame sign shall be larger than 0.37 square metres (3.98 square feet) per face;
- e) All permitted A-frame signs shall be secured by use of a portable or removable type of mounting to the ground to prevent or minimize the hazard to persons or property in the event of a collision.
- f) Mountings shall be heavy enough not to turn over in the wind and their bases shall not be appreciably wider than the sign.

## **10. WALL/ FACADE SIGNS**

- a) A maximum of one wall/ facade sign may be erected or displayed on the side of the premises fronting on a highway or public thoroughfare and, in the case of premises with sides fronting on more than one highway or public thoroughfare, a maximum of one wall sign may be erected on each such side.
- b) The maximum area of a wall/ facade sign shall be the lesser of fifteen (15) percent of the building façade to which it is attached or fourteen (14) square metres (150.70 square feet).
- c) No wall/ facade sign shall be erected or displayed on any part of a wall except, in the case of a one (1) storey building, within the area of the building façade between the lintel and the parapet or eaves and, in the case of a multiple storey building, in the area between the lintel and the floor of the second storey.

## **11. PROJECTING SIGNS**

- a) A maximum of one (1) projecting sign may be erected or displayed on the side of the premises fronting on a highway or public thoroughfare and, in the case of premises with sides fronting on more than one highway or public thoroughfare, a maximum of one (1) projecting sign may be erected on each side.
- b) No projecting sign shall be erected or displayed if a ground sign or wall sign has been erected or displayed in respect to the same side of the premises.
- c) Subject to Part III Section 11(d), no projecting sign shall project out from the wall to which it is attached a distance of more than one (1) centimetre (0.39") for each thirty (30) centimetres (11.81 feet) that the centre point of the sign is located from the nearest property line, or twelve (12) centimetres (4.72"), whichever is less.
- d) No projecting sign at the corner of a building on a corner property shall project out from the corner of the building a distance of more than one (1) centimetre (0.39") for each thirty (30) centimetres (11.81") that the centre point of the sign is located from the nearest corner of the property, or twelve (12) centimetres (4.72"), whichever is less.
- e) Projecting signs at the corner of a building shall be positioned to align with the nearest corner of the property.

- f) No projecting sign or any part of the sign structure shall rise above or be visible above either the parapet, roof, building face or wall.
- g) No projecting sign shall overhang any pedestrian walkway.

## **12. PORTABLE/ MOBILE SIGNS**

- a) No portable/ mobile sign or any part of the sign structure shall be less than one (1) metre (3.2 feet) from any property line of the property on which the sign is located and shall not be placed in any portion of the road allowance;
- b) No side of any portable/ mobile sign shall have an area of greater than five (5) square metres (53.82 square feet);
- c) All portable/ mobile signs shall be staked firmly to the ground by means of iron stakes and all wheels shall be off the ground;
- d) No more than one portable/ mobile sign shall be erected or displayed per business on a property at any time;
- e) A business shall not place or erect a portable/mobile sign on a property more than twice during a single calendar year for a total period of time not to exceed sixty (60) days. Each portable/ mobile sign shall be on privately owned property and not on municipal property and must be maintained to the satisfaction of the municipality.

## **13. OFF-PREMISES SIGNS**

No off-premises sign shall be erected in the Municipality except in accordance with the following provisions:

- a) All off-premises signs shall be located in line with the established building lines or, where no such line exists, shall have a minimum setback of three (3) metres (9.8 feet) from all property lines.
- b) Subject to Part III, Section 13 (c), no off-premises sign shall be located within a radius of three hundred (300) metres (984.25 feet) from another off-premises sign, but nothing herein shall prevent the establishment of two (2) off-premises signs in a back to back or V-shape formation that face traffic flowing in opposite directions, provided that the internal angle of the V-shaped formation does not exceed fifteen (15) degrees.
- c) At the intersection of two (2) highways, no off-premises sign facing traffic flowing on one (1) highway shall be located within a radius of less than ninety (90) metres (295.28 feet) from another off-premises sign facing traffic flowing on the other highway.
- d) Signs under this section shall be located so that the rear of such signs are not visible from any highway. If the rear of such signs are visible from a highway, they shall be enclosed with a smooth surface.
- e) No off-premises sign shall have a side with an area of more than thirty (30) square centimetres (4.65 square inches) for each linear metre of frontage that the property on which the sign is located has on a highway to a maximum of sixty (60) square metres (645.86 square feet).

## **14. BILLBOARD SIGNS**

- a) The billboard advertising shall not be electrically animated, have moving parts or automated message changes.
- b) There shall not be more than two (2) visible faces used for advertising purposes.

- c) The billboard sign shall not be located closer than ten and one half (10.5) metres (34.44 feet) from any lot line; thirty (30) metres from a park, hospital, school or one hundred (100) metres (328.08 feet) from any residence.
- d) Any lighting used to illuminate a billboard sign shall not spill beyond the sign and cause a nuisance.
- e) Billboard signs shall be a minimum of five hundred (500) metres (1640.42 feet) from another billboard sign and shall be a maximum in area of twenty-eight (28) square metres (301.40 square feet).
- f) Any billboard sign shall be a minimum of three hundred (300) metres (984.25 feet) from Highway 401.
- g) Notwithstanding any other area provisions for billboard signs, billboard sign area along the Highway 401 corridor can be up to a maximum of sixty (60) square metres (645.86 square feet).

## **15. WINDOW SIGNS**

The maximum sign area of any sign shall not exceed 25% of the area of the window in which the sign is located.

## **16. SOFFIT SIGNS**

The following regulations shall apply to all soffit signs:

- a) No portion of any soffit sign shall be less than 2.44 metres (8.0 feet) above the finished grade or floor level immediately below such sign;
- b) No soffit sign shall be located above the first storey of any building;
- c) No soffit sign shall be closer than two (2) metres (6.5 feet) from the outer edge of the canopy upon which it is suspended;
- d) No soffit sign shall have a vertical dimension greater than 0.4 metres (1.31 feet) or have a horizontal dimension greater than 1.9 metres (6.23 feet);
- e) No soffit sign shall exceed 0.6 square metres (6.45 square feet) in sign area.

## **17. CANOPY SIGNS**

The following regulations shall apply to all canopy signs:

- a) A canopy sign shall be designed as an integral part of the canopy fascia;
- b) No canopy sign shall extend beyond the limits of the canopy fascia;
- c) No portion of any sign shall be less than 2.44 metres (8.0 feet) above the finished floor level immediately below such sign;
- d) No canopy sign shall extend around the corners of the canopy upon which it is mounted, except that when a premises is located at the corner of a building, a canopy sign may extend round the corner on which it is mounted. Signs extending around the corner lawfully erected under this section shall be deemed to be two (2) signs for the purpose of calculating the permitted number of signs and permitted sign area;



- e) Canopy signs shall only be located on the storey having direct access to a street.

## **18. RESIDENTIAL SIGNS**

No person shall erect or display a sign on any property in a residential zone except:

- a) Signs for which a permit is not required by this by-law;
- b) A maximum of one sign not exceeding (0.3) square metres (3.23 square feet) in area, advertising boarding, lodging or tourist accommodation on the lot on which the sign is located, provided such accommodation is not prohibited by the current Loyalist Township Zoning By-laws as amended;
- c) A maximum of one sign, not exceeding one (1) square metre (10.76 square feet) in area, indicating the name of the apartment use on the property on which the sign is located, provided such use is permitted by the current Loyalist Township Zoning By-laws as amended.

## **19. HOME OCCUPATION SIGNS**

The following regulations shall apply to all home occupations:

- a) A home occupation sign shall be a maximum of 0.6 square metres (6.46 square feet);
- b) A maximum of one (1) home occupation sign shall be permitted and shall be located in or on the property where the home occupation is permitted.

## **20. INSTITUTIONAL AND COMMUNITY FACILITY SIGNS**

No person shall erect or display a sign on any property in an institutional zone except:

- a) Signs for which a permit is not required by this by-law;
- b) A maximum of one sign for each highway frontage, such sign not to exceed three (3) square metres (32.2 square feet) in area, to identify the institutional use on the property;
- c) One (1) additional sign, used for identification purposes, for each structure or building, provided it does not exceed fifty (50) square centimetres (7.75 square inches) in area;
- d) One church bulletin board sign, with an area not exceeding one (1) square metre (10.76 square feet) in area;
- e) A maximum of one (1) portable/ mobile as per regulations contained in Part III, Section 12 of this by-law.

## **21. RECREATIONAL OPEN SPACE, RURAL AND DEVELOPMENT ZONES**

No person shall erect or display a sign on any property in an open space zone, rural zone or development zone except:

- a) Signs for which a permit is not required by this by-law;
- b) Off-premises signs as permitted by this by-law including a billboard sign;
- c) One (1) wall sign or one (1) ground sign as permitted by this by-law advertising farm produce raised or produced on the premises, or recreational facilities offered on the premises;

- d) Up to two (2) signs painted on the side or roof of a barn in rural zone, each not exceeding fifteen (15) percent of the area of the exposed side or roof on which the sign is painted, indicating the name of the occupant of the farm lot and/ or name of the property (but not including any advertising), and which sign may include a symbol, emblem or picture;
- e) A portable/ mobile sign as per regulations contained in Part III, Section 12 of this by-law.

**22. COMMERCIAL ZONES**

No person shall erect or display a sign on any property in a commercial zone except:

- a) Signs for which a permit is not required by this by-law;
- b) Ground, billboards or development identification signs as permitted by this by-law;
- c) A maximum of one (1) of the following signs as permitted by this by-law for the side of each business premises on the property that fronts upon either a highway or public thoroughfare;
  - i A wall sign; or
  - ii A projecting sign
- d) A portable/ mobile sign as per regulations contained in Part III, Section 12 of this by-law.

**23. INDUSTRIAL ZONES**

No person shall erect or display a sign on any property in an industrial zone except:

- a) Signs for which a permit is not required by this by-law;
- b) Ground, billboards or development identification signs as permitted by this by-law;
- c) A maximum of one (1) of the following signs as permitted by this by-law for the side of each business premises on the property that fronts upon either a highway or a public thoroughfare:
  - i A wall sign; or
  - ii A projecting sign
- d) A portable/ mobile sign as per regulations contained in Part III, Section 12 of this by-law.

**24. HERITAGE SIGNIFICANT AREAS, DISTRICTS & DESIGNATED HOMES**

No person shall erect or display a sign (including a temporary sign) on any property designated by by-law as part of a heritage conservation district under Part V of the Ontario Heritage Act or on any homes or lands designated by by-law under Part IV of the Ontario Heritage Act until the Chief Building Official or designate and the Loyalist Township Heritage Committee have reviewed and commented on the proposed signage and Council has approved the request pursuant to the requirements of Part IV or Part V of the Ontario Heritage Act.

Where a property is designated under Parts IV or V of the Ontario Heritage Act, home identification signs, memorial and historical interest signs or tablets shall not need a sign permit but the proposed signage and location must be reviewed by the Chief Building Official or designate and the Loyalist Township Heritage Committee and be approved in accordance with the Ontario Heritage Act by Council before it is erected.

Where a property is designated by by-law under Part IV or V of the Ontario Heritage Act, the following signs are prohibited:

- i Visible A-Frame Signage;
- ii Portable/ Mobile Signage;
- iii Electric Spectacular Signage;
- iv Animated Signage;
- v Readograph Signage.

## **25. HIGHWAY/ COUNTY ROAD RIGHT-OF-WAY**

Any sign within the highway right-of-way should be at a minimum distance of fifty (50) metres away from other highway-related signage. Signage that cannot be accommodated in this spacing should not be allowed within the right-of-way or be subject to refusal if, in the Township's opinion, the proposed sign interferes with public highway signage.

## **26. HIGHWAY 401 – PROVINCIAL HIGHWAY**

The Ministry of Transportation controls all signage within 400 metres (1312.33 feet) of any limit of the King's Highway under authority of "The Public Transportation and Highway Improvement Act" and related policies.

Each sign placed, erected, maintained or altered within the controlled area shall be subject to the approval of the Minister. The only exception shall be one sign not more than 0.18 metres square (2 square feet) in size displaying the name or the names and occupation of the owner of the premises on which the sign is located or the name of the premises on which a sign may be placed by the owner under the provisions of the Public Transportation and Highway Improvement Act and without the approval of the Minister.

Ministry of Transportation policy does not permit any third party advertising signs or portable signs within the above-noted area control along the Highway 401 corridor.

## **PART IV – MISCELLANEOUS**

### **1. NOTICE**

Any notices required to be given under this by-law shall be given by registered mail addressed to such person at the address set out on the application for the permit or, in case of a sign for which a permit was not obtained, the owner or occupant, according to the last revised assessment roll of the Municipality, of the property on or in front of which the sign is located, and such notice shall be effective as of the date on which such registered mail is posted or served by the Chief Building Official or designate.

### **2. VALIDITY**

If any section, clause or provision of this by-law is for any reason declared by Court of competent jurisdiction to be invalid, the same shall not affect the validity of the by-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this by-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall be declared to be invalid.

### **3. LIABILITY**

The provisions of this by-law shall not be construed as relieving or limiting the responsibility or liability of any person who erects, displays, causes, permits or allows to be erected or displayed, any sign, for personal injury including injury resulting in death, or property damage resulting from such sign or from the employees, contractors or sub-contractors, in the construction, erection, maintenance, display alteration, repair or removal of any sign erected in accordance with a permit which is issued hereunder. Likewise, the provisions of this by-law shall not be construed as imposing on the Municipality, its officers, employees, servants and agents, any responsibility or liability whatsoever by reason of the approval of or issuance of a permit for any sign or removal of any sign.

### **4. INDEMNIFICATION**

The applicant for a permit for a sign, the owner and occupant of the lands and premises on which any sign is erected, shall be jointly and severally responsible to indemnify the Municipality, its officers, employees, servants and agents, from all loss, damages, costs, expenses, claims, demands, actions, suits or other proceedings, of every nature and kind arising from and in consequence of the construction, erection, maintenance, display, alteration, repair or removal of such sign.

### **5. OFFENCES/ PENALTIES**

Every person who:

- a) Knowingly furnishes false information in any application for a permit or any documents or plans accompanying such application for a permit under this by-law;
- b) Fails to comply with any notice, order, directive or other requirement given in accordance with this by-law;
- c) Contravenes any provision of this by-law;

and every director or officer of a corporation who knowingly concurs in such furnishing, failure or contravention is guilty of an offense and on conviction is liable to a fine of not more than five thousand (\$5,000.00) dollars for each such offence).

**6. MINOR VARIANCE**

Any person(s) seeking relief from provisions stated in this by-law may apply for a minor variance. No relief will be granted to any prohibited signs stated within this bylaw. All applicable fees shall apply.

**7. REPEAL**

The following by-laws are hereby repealed:

- i the former Village of Bath **By-law 814-95**
- ii the former Township of Ernestown **By-law 93-42**

**8. EFFECTIVE DATE**

This by-law shall come into force and take effect on the date of its passing.

ENACTED AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002

\_\_\_\_\_  
**Reeve**

\_\_\_\_\_  
**Clerk**