

Appendix B3:

Municipal Correspondence (Letters/Email)



Landscaping and Site Design Guidelines for Large-Scale, Ground-Oriented Solar Energy Facilities

Since the *Green Energy Act* was passed in 2009, most renewable energy projects are exempt from most *Planning Act* approvals, and have instead been subject to a provincial-led approval process. Part of the Renewable Energy Approval (REA) process set up by the Province of Ontario includes consultation with affected municipalities. Developers of renewable energy projects must submit specific materials to the municipality within a certain timeframe, and consult with the municipality. This includes having the municipality complete the Municipal Consultation Form provided by the Province, which the developer must then submit with their REA application.

The purpose of these 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 in their comments to the Province as part of the REA process.

The guidelines apply to large-scale, ground-oriented solar energy facilities, where the generation of electricity is the primary use of the property, excluding MicroFIT projects. These types of facilities cover large amounts of land, and can have significant impacts on the surrounding environment, particularly in rural areas that do not generally contain such large-scale facilities. The guidelines are intended as a starting point in helping to mitigate the visual impact that these solar energy facilities have on the landscape.

1. Access

- a) All solar energy project sites will be required to have a civic address. If a civic address does not exist for the property, one will be created by the municipality.
- b) The creation of access points (driveways) to any property, or the alteration of an existing access point, will require an Access Permit from the appropriate approval authority.
- c) The access road bed will be constructed to the appropriate standard to accommodate the weight of a standard-size fire (pumper) truck.

2. Setbacks

- a) Structures, panels and fencing associated with a solar energy facility will be set back from all property lines and public road rights-of-way a minimum of 20 metres (66 feet).
- b) A 100 metre (328 ft.) setback for fencing and solar arrays will be required from any residence, unless otherwise negotiated by the property owner.

- c) Additional setbacks may be required, if identified through the review process, to address certain issues, including, but not limited to, mitigating noise or glare impacts, providing for road or utility corridors, or protecting significant natural or cultural heritage features.

3. Visual Appearance and Impact

- a) No solar energy facility will produce glare that would constitute a nuisance to occupants of neighbouring properties, to persons traveling on public roads, or within known local flight routes to the Kingston Municipal Airport. Glare resistant solar panels should be used wherever possible.
- b) The visual impact of electrical lines and all other utility connections will be minimized wherever possible (refer to Section 5. Utility Connections).
- c) Appropriate landscaping, screening materials, and architectural treatments will be required to help screen or buffer the impact of the solar energy facility and accessory structures from public roads and adjacent properties (refer to Section 4. Accessory Structures, Section 7. Landscaping, Section 8. Berms, and Section 9. Fencing).

4. Accessory Structures

- a) All solar energy facility buildings and accessory structures, including, but not limited to, equipment shelters, storage facilities, transformers and substations, will be screened from view, particularly when adjacent to a public road or residential property, using a combination of landscaping elements (refer to Section 7. Landscaping, Section 8. Berms, and Section 9. Fencing).
- b) Where buildings or accessory structures are visible from a public road or adjacent property, and cannot be appropriately screened, additional architectural treatments will be required to help the structure blend into the surrounding landscape.

5. Utility Connections

- a) In designing the plans for the connection of the solar energy facility to the electricity grid, the proponent will consider all options, including placing all utility connections (e.g. electrical lines and wires) from the solar energy facility underground, as well as the feasibility of running the lines overhead in the rear of properties, away from public roads.
- b) The placement of utility connections underground will have to take into consideration soil conditions, shape and topography of the site, and any adjacent natural or cultural heritage features.
- c) The proponent will consult with the City regarding its plans for utility connections. The City will confirm whether the utility connections should be underground or overhead, as there may be the possibility of using existing pole systems, and it may not always be suitable to have private infrastructure buried within the municipal right-of-way.

- d) Electrical transformers or substations for utility interconnections may be above ground, if required, but any of these facilities that are visible from a public road or an adjacent property will be appropriately screened or architecturally treated (refer to Section 3. Visual Appearance and Impact and Section 4. Accessory Structures).

6. Site Alteration and Stormwater Management

- a) Any removal of topsoil, placement of fill, or alteration of the grade of the land required for the construction or operation of a solar energy facility will require a Site Alteration Permit, in accordance with the City's Site Alteration By-Law.
- b) There will be no negative impact on public rights-of-way or adjacent properties with respect to stormwater runoff from solar energy facilities.
- c) Fixed panel solar arrays will be considered pervious surfaces for the purposes of calculating stormwater runoff and detention. The impervious surfaces will include the support posts and bases of the panels, any roads or impervious driveway surfaces, parking areas, and buildings on the site.

7. Landscaping

- a) A full landscape plan, prepared by a Landscape Architect, will be submitted to the municipality for review and comment.
- b) Where solar energy facilities are visible from a public road or adjacent property, appropriate screening and buffering will be employed to mitigate the presence of the facility through a combination of landforming, vegetation and fencing. This may include wrapping the landscaping treatments from the road frontage around to a portion of the side yards of the property.
- c) Wherever possible, mature trees and vegetation will be preserved, particularly where it can be used to screen and buffer adjacent properties and public roads from the solar energy facility.
- d) The structures comprising the solar energy facility will be constructed and located in a manner so as to minimize the necessity to remove existing trees upon the lot.
- e) Any tree removal on the property will require a Tree Permit, in accordance with the City's Tree By-Law.
- f) Any trees to be retained on-site will be protected from development activity in accordance with the City's *Guidelines for Tree Preservation and Protection*.
- g) Accessory structures on the property that will be visible from a public road or adjacent property will be screened or architecturally treated so that they blend in with the surrounding landscape (refer to Section 4. Accessory Structures).

- h) The chain link fence surrounding the solar energy facility will be screened from view using a variety of landscaping options, such as berms, vegetation, wood fencing, or living fences/walls (refer also to Section 8. Berms and Section 9. Fencing).
- i) Within the fenced enclosure, and on the grounds of the facility around the solar panel arrays, there should be vegetated groundcover, preferably drought-tolerant species. Interior to the site, the vegetated groundcover, as well as any granular or hard surfaces, should not require any herbicide treatment for maintenance or growth control. A management plan for sustainable maintenance of the site should be produced.
- j) Plantings on the property used to screen and buffer public roads and adjacent properties should include a mix of native coniferous and deciduous trees and shrubs, and allow for the landscaping material to be visually effective in a short period of time.
- k) The planted size of trees and shrubs may vary from site to site, based on proximity, land elevations, and soil types in order to have a greater mitigating effect for the solar energy facility.
- l) Emphasis on year-round screening should be prioritized in plant material selection.
- m) Multi-storey plant material for screening and habitat should be integrated into the design.
- n) There is a preference for native vegetation and heritage species to be planted. Non-native species may be considered for more landscaped areas. However, whatever species are chosen, they should not be invasive, and they should be appropriate to the existing landscape and natural environment. The Cataraqui Region Conservation Authority (CRCA) and City of Kingston Forestry Division and Parks Development staff should be consulted when determining appropriate plant species.
- o) Wherever possible, landscaping elements used to screen and buffer public roads and adjacent properties should be installed prior to construction.

8. Berms

- a) Berms should be used in appropriate situations, where they will not impact drainage on the site and adjacent sites.
- b) Berms that are constructed should not be so large as to look out of place. Instead, they should be appropriate to the location and surrounding environment.
- c) Contoured landforms with a naturally undulating design, ranging in height from 0.5 metres to 2.4 metres, with cross-sectional slopes not exceeding 1:5, are encouraged to blend (feather out) into the landscape and not present an obvious and jarring intrusion into the landscape.

- d) Any berms that are installed will be fully landscaped with appropriate vegetation (refer to Section 7. Landscaping).
- e) All berms will be constructed on private property and will not be permitted in the municipal right-of-way.

9. Fencing

- a) While chain link fencing is required by the proponent around the perimeter of all solar energy facilities, it should be screened from view from public roads and adjacent properties.
- b) Additional types of fencing may be used to act as a buffer and screen the chain link fencing. Examples include wood fencing or a living fence/wall.
- c) Any solid fencing used should be installed with other landscaping elements, including vegetation, to soften the appearance of the fence.
- d) All fencing is to be properly installed and maintained in good repair.

10. Lighting

- a) Lighting of a solar energy facility, including entrances and accessory structures, will be limited to that required for safety and operational purposes, and will be reasonably shielded from abutting properties.
- b) Where feasible, lighting of the solar energy facility will be directed downward and will incorporate full cut-off fixtures to reduce light pollution.
- c) Lighting of large-scale, ground-oriented solar energy facilities will be consistent with applicable local, provincial and federal law.

11. Signage

- a) Signage posted on the property will comply with the City's Sign By-Law and may require a permit.
- b) Signage will be posted at the entrance to the site, so that it is clearly visible from a public road or right-of-way.
- c) Signs will only identify the manufacturer, installer, owner and/or operator of the system, and any operational or public health and safety information applicable to the facility.

12. Site Plan Drawings

Site plan drawings will be submitted to the municipality for review and comment, and should contain the following information:

- An aerial plan of the solar energy facility location, including all properties within 120 metres of the site
- Property lines, public roads and other physical features of the site
- Location of access roads
- Location and spacing of solar panels
- Location of all accessory structures, including inverters, transformers and substations
- Location of underground or overhead electrical lines connecting the solar energy facility to any buildings, substations, or other electric load
- Proposed changes to the landscape of the site, such as grade changes and the removal of vegetation, including the grade six metres onto any adjacent properties
- Drawing of the solar energy installation showing the proposed layout of the system and the proximity to adjacent properties, and potential shading from nearby structures or trees and,
- A landscape plan, prepared by a Landscape Architect, showing all landscape elements that will be installed on the site, including, but not limited to, trees and other plantings, fences, berms, exterior lighting, and signage.

Approved by Council: May 1, 2012

Prepared by: City of Kingston
Planning and Development Department
613-546-4291, ext. 3180



June 20, 2013

File: D03-Environmental Planning
Samsung Solar
By e-mail: jose.dearmas@samsung.com

Mr. A. José De Armas
Manager, Project Development
Samsung Renewable Energy Inc.
55 Standish Court, 9th Floor
Mississauga, Ontario
L5R 4B2

Dear Sir:

Re: Kingston LP (Samsung Renewable) – Proposed Landscape Plan

On behalf of Loyalist Township, thank you for submitting proposed landscape plans for intended ground based solar PV installations in Loyalist Township.

The landscape plan was circulated to Council and as a result the following motion was adopted:

“Moved by Deputy Mayor Bresee and seconded by Councillor Porter that the Director of Planning and Development Services’ report, May 31, 2013 re: Kingston LP (Samsung) Proposed Landscape Plan be received and that the Kingston Solar LP landscape drawing submission dated May 15, 2013 be received and that the concerns raised in this report be referred to Kingston Solar LP for a response; and further, that Kingston Solar LP circulate the latest landscape drawings to Mr. and Mrs. DeWolfe, Mr. Babcock and the two City residences on Howes Road. Motion carried.”

The staff report can be found attached. It is my understanding that you have been communicating with the Township’s Director of Engineering Services regarding Howes Road. If a road widening is not dedicated at this time, any landscaping should be set back at least 10 metres (33 feet) from the centreline for a future road widening, if necessary.

Please advise when you have approached the affected landowners with the latest design.

If you have any questions, please do not hesitate in contacting me.

Yours truly

A handwritten signature in black ink, appearing to read 'M. Beckel', written over the typed name.

Murray J. Beckel, MCIP, RPP

Director of Planning and Development Services

MJB:fl

Attachment

c.c. David C. Thompson, P. Eng., Director of Engineering Services



Township Council Report: Kingston LP (Samsung) – Proposed Landscape Plan

Date: May 31, 2013

To: Diane Pearce, CAO

Page 1 of 3, plus attachments

Executive Summary

Kingston Solar LP/Samsung has submitted a draft landscape plan for staff review regarding the proposed 100 MW ground based solar installation. 31 MW of this intended capacity would be situated in Loyalist Township.

The proposed array has the greatest visual impact on a cluster of homes on County Road 19 (Mud Lake Road) and two houses (on the City side) on Howes Road.

Staff believe that Council should review the proposal and therefore this report has been prepared to assist Council in any decision to be made.

Recommendation

That the Kingston Solar LP landscape drawing submission dated May 15, 2013 be received and that the concerns raised in this report be referred to Kingston Solar LP for a response; and further, that Kingston Solar LP circulate the latest landscape drawings to Mr. and Mrs. DeWolfe, Mr. Babcock and the two City residences on Howes Road.

A handwritten signature in black ink, appearing to read "M. Beckel", is written over a faint, larger version of the same signature.

Original signed by
Murray J. Beckel, MCIP, RPP
Director of Planning & Development
Services

Approved for Council Consideration
Diane Pearce, C.A.O.

Background

Kingston Solar LP (Samsung Renewables) is seeking a Renewable Energy Approval for a 100 MW ground based solar installation, with 31 MW to be installed in Loyalist Township.

The Township reviewed the proposed technical comments and submitted a municipal consultation form (see attached). The municipality raised concern about the visual impact on some residential properties.

As of the date of this report, the Kingston Solar LP submission has been deemed complete by the Ministry of Environment, but no decision has been rendered on a Renewable Energy Approval (REA). A decision is expected soon.

Kingston Solar LP is proactively attempting to resolve the landscaping issue and met with municipal staff in April 2013. The proponent advised that they had met with affected residents on County Road 19, and made adjustments to address feedback. Staff raised concerns about gaps in the planting strip and asked questions about the appropriateness of some species (such as willows, which now have been removed).

Attached is the May 15, 2013 version of the landscape drawings, as prepared by a licensed Ontario Landscape Architect. Two different typical planting strips are proposed. Where visual impact is the greatest, a three (3) metre wide double row vegetated strip is being planted, and along the DeWolfe property the vegetation is being planted on a 1.2 metre berm to improve the effectiveness of the screening. The barbed wire to be situated on the top of the fence is to be directed into the solar farm property. Where the visual impact is lower, a 1.5 metre wide planting strip is proposed.

The drawings are a significant improvement over the previous version. There are a few matters that need to be answered, as follows:

1. What is the commitment to maintain the landscaping and replace diseased or dead vegetation? How will complaints be addressed?
2. Where a berm is to be installed, how is drainage to be accommodated?
3. There are concerns regarding the inadequate road right-of-way on Howes Road; this was raised as part of the municipal consultation form, therefore the site fence and planting strip must be moved slightly to the west (a few metres) to accommodate a potential road widening.

Financial Considerations

None

Consultation

The Engineering Department was consulted and they have re-iterated their concern with road width adequacy. They have not yet been approached about Howes Road.

Link to Strategic Plan

N/A

Accessibility

N/A

Attachments

Municipal Consultation Form
Landscape Drawings – Version May 15, 2013

End of Report

Ministry of the Environment

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY

Section 1 - Project Description

1.1 - Renewable Energy Project Project Name <i>(Project identifier to be used as a reference in correspondence)</i> SOL-LUCE KINGSTON SOLAR PV ENERGY PROJECT

Project Location					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
Civic Address- Street information <i>(includes street number, name, type and direction)</i>				Unit Identifier <i>(i.e. apartment number)</i>	
Survey Address <i>(Not required if Street Information is provided)</i> SEE FIGURE 1-1 IN ATTACHED Draft Project Description Report					
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number. <div style="display: flex; justify-content: space-around;"> Lot Conc. </div>		Part and Reference: used to indicate location within unorganized territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan. <div style="display: flex; justify-content: space-around;"> Part Reference Plan </div>			
Location Information <i>(includes any additional information to clarify physical location)(e.g. municipality, ward/ township)</i>					
Loyalist Township and City of Kingston					
Geo Reference <i>(e.g. southwest corner of property)</i>					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing

Project Phasing <i>(outline construction, operation and decommissioning activities)</i> There are three phases in a solar farm Project lifecycle: construction, operation and decommissioning. Construction activities are short-lived, extending over a period of approximately one year. Once operational, the solar panels can be expected to be in service for at least 20 years, after which, a decision would be made whether to extend the life of the Project or to decommission.

1.2 - Environmental Context Describe any negative environmental effects that may result from engaging in the project <i>(consider construction, operation and decommissioning activities.)</i> The construction of the project will temporarily increase traffic in the project area for the duration of the construction. Construction of project components will occur within up to 30m of sensitive natural heritage features. Environmental Impact Studies will be completed for those areas between 120 and 30 m of sensitive features as per O.Reg 359/09 and Ministry of Natural Resources guidance documents. Potential also exists for increased short-term and localized noise levels and dust from excavation. During operations the project will emit low levels of noise. Noise studies have been completed. Decommissioning will result in increased traffic flows, potential noise and dust effects until the completion of decommissioning. Propose early avoidance/prevention/mitigation concepts and measures. A Construction Plan Report will be submitted for the Renewable Energy Approval, which will cover environmental effects and mitigation to minimize environmental effects during the construction phase. A Design and Operations Plan will be submitted for the Renewable Energy Approval, which will cover design components and operational practices to minimize environmental effects both during construction and operations. A Decommissioning Plan will be submitted for the Renewable Energy Approval, which will cover the removal of project components and restoration of sites to

minimize environmental effects.

1.3 - Renewable Energy Generation Facility

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

Wind Facility (Land Based)

Wind Facility (Off-Shore)

Biogas Facility (Anaerobic Digesters)

Biomass Facility (Thermal Treatment)

Biofuel Facility

Solar Photo Voltaic Facility

Other Describe :

Class (if applicable) :

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site (hectares)
100MW AC			325

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.

The generation equipment will consist of fixed ground mounted photovoltaic panels to generate approximately 100MW AC of power. The Project will use crystalline solar cells (solar panels). The panel manufacturer and model type has not yet been chosen.

1.4 – Renewable Energy Generation Activities

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

There are three phases of a solar power project lifecycle: construction, operation and decommissioning. Construction activities are short-lived, extending over a period of up to approximately 2 years. Once operational, the solar panels can be expected to be in service for approximately 20 years, after which, a decision would be made whether to extend the life of the Project or to decommission.

In accordance with Ontario Regulation 359/09, separate detailed reports will be prepared to cover each of the phases of the Project as follows:

- Construction Plan Report;
- Design and Operations Report; and
- Decommissioning Report.

Section 2 – Supporting Documents

2.1 – Requirement	Name of Draft documents distributed for consultation	Date available to Municipal or Local Authority Contact
Project Description Report	DRAFT PROJECT DESCRIPTION REPORT	9-May-2012
Design and Operations Report	DRAFT DESIGN AND OPERATIONS REPORT	9-May-2012
Construction Plan Report	DRAFT CONSTRUCTION PLAN REPORT	9-May-2012
Decommissioning Plan Report	DRAFT DECOMMISSIONING PLAN REPORT	9-May-2012
Natural Heritage Assessment	DRAFT NATURAL HERITAGE ASSESSMENT/ENVIRONMENTAL IMPACT STUDY	9-May-2012
Archaeological Resources	FINAL REPORT STAGE 1 BACKGROUND STUDY AND STAGE 2 PROPERTY ASSESSMENT SOL-LUCE ERNESTOWN AND KINGSTON TOWNSHIPS	9-May-2012
	STAGE 2 ARCHAEOLOGICAL ASSESSMENT KINGSTON SOLAR LP SOL-LUCE KINGSTON SOLAR PV PROJECT VARIOUS LOTS AND CONCESSIONS GEOGRAPHIC TOWNSHIPS OF KINGSTON AND ERNESTOWN	9-May-2012
Protected Properties and Heritage Resources	CULTURAL HERITAGE ASSESSMENT REPORT FOR SOL-LUCE KINGSTON SOLAR PV PROJECT	9-May-2012
Water Assessment	APPENDIX C of the DRAFT DESIGN AND OPERATIONS REPORT	9-May-2012
Site-specific Noise Study Report	APPENDIX D of the DRAFT DESIGN AND OPERATIONS REPORT	9-May-2012

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality <i>(include each local municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Director of Planning and Development Services' Name	Phone/Fax	E-Mail Address
Loyalist Township	263 Main Street, P.O. Box 70, Odessa	613-386-7351	Murray Beckel	613-386-7351 x 130 613-386-3833	mbeckel@loyalist.ca
Upper Tier Municipality <i>(include each upper tier municipality in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's name	Clerk's Phone/Fax	E-Mail Address
Local roads area <i>(include each local roads area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of local roads board	Address	Phone	Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Board Area <i>(include each board area in which project location is situated)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address

Section 5: Consultation Requirement

5.1 - Project Location
Provide comment on the project location with respect to infrastructure and servicing.
The majority of Howes & Hegadorn roads appear to be the original 40' (12.2m) road allowances. The project shall consider the possibility of future road widening to increase the right-of-ways to a standard 66' (20m), therefore it is a condition of approval that the proposed development, fencing and access roads be located a minimum of 10 metres from the centreline of any Township road allowances in order to reserve the land for potential road widening in the future.
5.2 - Project Roads
Provide comment on the proposed project's plans respecting proposed road access.
Road access will require application to the Engineering Department for an Entrance Permit. Each access will have to be appropriately designed to provide for the proper turning movement of vehicles access the site. Each access will have to be designed to continue to maintain the existing roadside drainage thus appropriately sized culverts will be installed by the applicant. In some instances there may be additional requirement to enhance the existing road to provide for right turn lanes or left turn lanes depending on the amount of anticipated traffic and the expectation that vehicles may queue on the right of way. The reports don't detail the location of proposed infrastructure within Township right-of-ways (ROWS) and as such the Township is not able to comment on the suitability of the existing ROWs to support this infrastructure. The report states that 34 KV lines will be installed within existing Municipal ROWs. The Township will determine the final location of any proposed new electrical transmission lines and no construction of new infrastructure in municipal ROWs is to proceed until the appropriate Township permitting process has been completed.
Howes Road is the joint responsibility of the Township and the City of Kingston and therefore the proponent must respect any requests made by the City.
The proponent should be aware that half load restrictions apply to Howes Road between March 1 and April 30 and that if oversized loads are contemplated these will require review by the Township's Transportation and Solid Waste Department.
Identify any issues and provide recommendations with respect to road access
At this time specific recommendations with respect to road access cannot be made as detailed information about locations and sizing has not been provided. Note the general statements made in the above box.
That the proponent be advised that the Township is considering the formal closure of all or part of the unmaintained portion of the Hegadorn right-of-way.
Provide comment on any proposed Traffic Management Plans
A traffic construction management plan has yet to be developed and the Township must be permitted to review such a document and be ensured it is finalized to the municipality's satisfaction.
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans

See comments in the above noted box.

5.3 – Municipal or Local authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Municipal piped services are not available to this site.

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

Not applicable.

5.4 – Facility Other

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

In viewing the preliminary site plan, the proponent is showing a 1.8 m (6.0 feet) high perimeter fence with barbed wire on top along Howes Road and behind the houses on County Road 19. Two houses on the east side of Howes Road will have a direct view, while two residences on County Road 19 have significant visual exposure. No screening is proposed. The Howes Road situation is exacerbated since existing vegetation is to be removed eliminating an effective visual buffer. The proponent shall be required to install landscaping to effectively visually screen perimeter fencing along Howes Road and the side and rear property lines, in proximity to the DeWolfe and Babcock residences on County Road 19, with such landscaping to be prepared by a qualified landscape architect and be to the satisfaction of the Township. No overhead lines on the site are proposed in Loyalist, although existing pole lines will be used in road allowances. The Township notes that the proponent's Cultural Heritage Study also recommends that Howes Road needs to be buffered from the installation to protect the rural character.

The proponent has not indicated whether lighting will occur at the four site entrances to the site in Loyalist Township, but if it is to be installed such fixtures should be full cutoff in order to respect the rural environment and nearby residents and such installation will be to the satisfaction of the Township.

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

A fire control plan is to be prepared to the satisfaction of the Township's Emergency Services Department and such study shall address construction, operation and decommissioning phases.

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

Such issues/recommendations shall be identified in the fire control plan to the satisfaction of, and through consultation with the Township's Emergency Services Department.

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

The Township has no restrictive covenants or easements in the affected area.

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

The applicant has noted in the reports that a pre-construction condition inspection will be undertaken prior to commencement of the project. The Township will require that it be provided details of the pre-condition inspection document to ensure that all necessary data is obtained for this report and that if necessary staff will be on site during the inspection. Any damage done to municipal infrastructure shall be repaired to the Township's satisfaction to pre-construction conditions.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

The site does not have any fire hydrants or connections to municipal water works and sanitary sewers.

The Township has significant comments on storm water drainage and these follow in the next six paragraphs.

There are insufficient details within the reports to confirm any existing drainage patterns on the sites and adjoining properties. Proponent must complete drainage study and plan that is acceptable to Loyalist Township. Pre-development flows must not be exceeded.

There also doesn't appear to be sufficient grading details in the reports to confirm whether the existing sheet flow on the sites is being

concentrated prior to leaving the sites. The reports states that access roads are being installed at existing grades however it also mentions the installation of culverts as required. The Township is concerned about the potential of concentrated flows from the site impacting downstream properties.

The Construction Plan Report notes on page 12 that increases in peak flows will be negligible and that quantity controls will be unnecessary. Quality controls would utilize 6 metre grass filter strips however the locations of these filter strips have not been provided. There is insufficient information to confirm if the use and locations of the proposed filter strips are sufficient.

There are insufficient details in the reports to confirm any grading impacts on the Howes & Hegadorn right-of-ways.

The Township is aware of existing drainage restrictions in the downstream drainage routes near the Odessa OPP Station and at the County Road 6 & 2 intersection. Increases in peak flow on this system cannot be accommodated.

On the above basis, the Township requests as follows: That the proponent demonstrate, to the satisfaction of Loyalist Township, as part of a detailed stormwater design report that the receiving properties, downstream outlets, culverts & houses will not be negatively affected by any increased or concentrated run-off from the proposed development and should include the replacing of any undersized culverts and securing property rights for drainage outlets as required and that the storm water design engineer be made aware that infiltration capacity on the site may be somewhat limited due to minimal overburden, limestone rock and clay soils which can potentially result in higher than average runoff.

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

The Township has no concerns related to this issue.

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

All electrical lines shall be underground or co-located on existing poles. New gas lines are not proposed.

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

The ground mounted solar panels are not subject to building permits due to exemptions under the Building Code. However, the following structures may require a building permit:

1. Thirty one buildings enclosing inverters and transformers;
2. Any other buildings or structure exceeding 10 m²

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

The Township is satisfied with the studies prepared and the developer has avoided wetlands and a wildlife corridor identified in the Township's Official Plan. However the Township is forwarding comments from two residents, Mr. DeWolfe and Mr. Babcock that a large salamander population was not identified in the study area. This information should be provided to the Ministry of Natural Resources in case it is significant, and the proponent's environmental consultant should be required to perform a site visit to determine the significance.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

The Township is satisfied with the relevant studies and has no concerns in relation to archaeological and cultural heritage resources. The Township has no identified heritage resources in its inventory for the subject area

Other municipal issues:

1. Groundwater

In terms of the decommissioning plan, the study discusses that foundation residue can be used as fill on site. The study must be updated to clarify that municipal and/or local Conservation Authority approval will be required prior to placement. As well, the study should comment on the appropriateness of using such fill given the very high groundwater vulnerability.

That the proponent maintain a groundwater monitoring program to the satisfaction of Loyalist Township that evaluates the level of groundwater loadings prior to construction, during construction and during operations of the solar facility with the objective of the program to be that the solar site does not negatively impact the wells of properties in the area. It should be noted that a high percentage of area wells are shallow and rely on surface water for replenishment and that changes in flow could be detrimental in terms of well water quantity. The proponent has advised it is preparing a hydrogeological report and the Township is requesting that this water quantity issue be addressed fully and wants to the opportunity to review and comment on the hydrogeological report, when it is completed.

Further on ground water, the construction plan has a very brief mention of groundwater and states that there are no deep foundations and, while some de-watering may occur, there is no anticipated impact on groundwater. What the Township finds problematic is that three (3) ground water studies have found some or all of this area to have a high vulnerability to contamination. These studies include the Loyalist Township Groundwater Study, 2001; the Western Cataraqui Region Groundwater Study, 2007; and the Cataraqui Source Protection Area's Assessment Report Water Characterization Report 2011.

The proponent notes the potential for spills and makes the point that any spills will be addressed quickly but the study fails to recognize the high vulnerability to groundwater contamination, particularly the existence of rock fissures/karstic formations.

The proponent should be required to review and reference these documents, and to specifically articulate how and if the concerns can be mitigated.

2. Noise

The design and operations report indicates that sound levels will be checked three months after the operation date to verify the equipment is operating within the study limits. The Township suggests sound levels should be measured periodically to ensure equipment continues to operate in compliance with specifications.

The noise study is predicated on certain manufacturer's specifications. If the specifications are modified or the supplier/manufacturer is changed, the proponent should be required to resubmit the sound study for review.

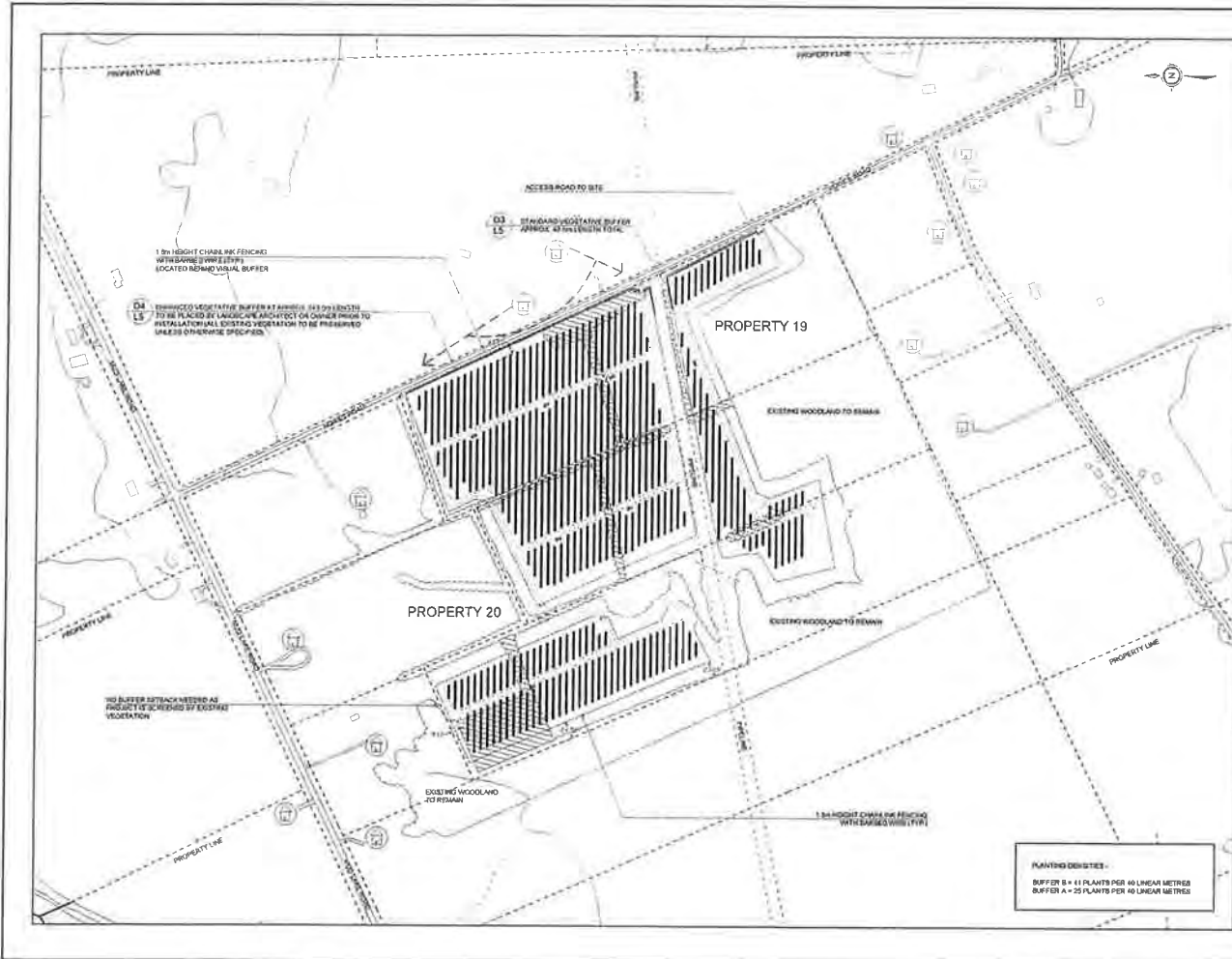
The construction plan indicates that construction times will respect Loyalist Township noise by-law 2011-6, however there is an exception statement made in the design and operations report that there would be requirements for extended hours during major concrete pours or other installations that cannot be interrupted. The proponent should be aware that it will only be allowed to undertake construction outside of the times noted in the by-law if a grant of exemption is given by the municipality.

The Township's noise by-law shall be also referenced in the decommissioning report.

3. Other Permits

In terms of applicable municipal by-laws, besides the building and noise by-law, the proponent must adhere to the Township's entrance permit, excavation, fill/site alteration, half loads, tree and fence by-laws.

A fill permit will be required from the Township prior to construction in accordance with By-Law 2003-22 as amended. The proponent should review the submission requirements outlined in the by-law and in context with the storm water management comments raised earlier in this form.



PLANTING DENSITIES -
 BUFFER B = 11 PLANTS PER 40 LINEAR METRES
 BUFFER A = 25 PLANTS PER 40 LINEAR METRES

LEGEND

APPROVALS

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189 QUEEN STREET SOUTH
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KINGSTON SOLAR LP

SOL-LUCE KINGSTON SOLAR PV ENERGY PROJECT
 LOYALIST TOWNSHIP, ONTARIO

BUFFER PLAN PROPERTIES 19-20



NO RECOMMENDED MITIGATION FOR SURROUNDING AREA



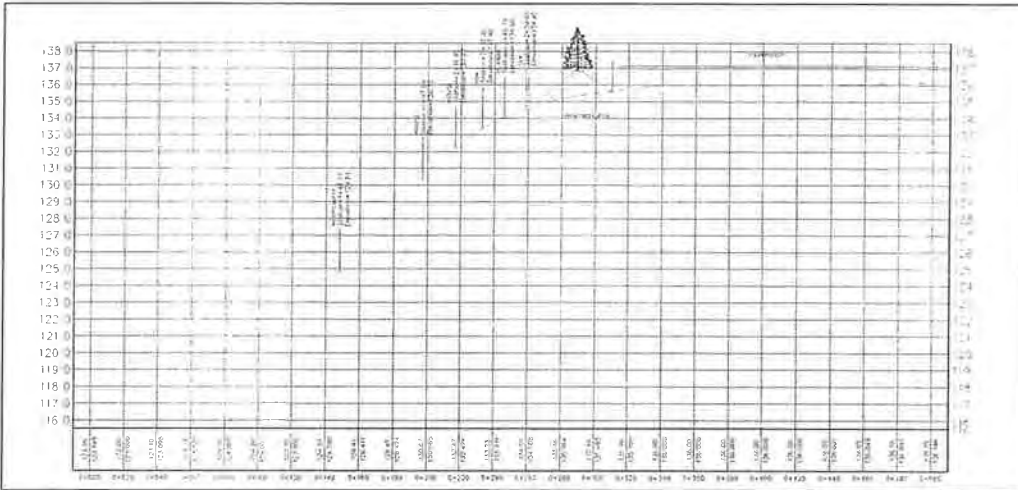
LEGEND

- PROPERTY LINE
- EXISTING CANAL AND FENCED SETTLEMENT WIND (FW)
- EXISTING WATERSOURCE
- ACCESS ROAD TO BEE
- SOLAR PANELS

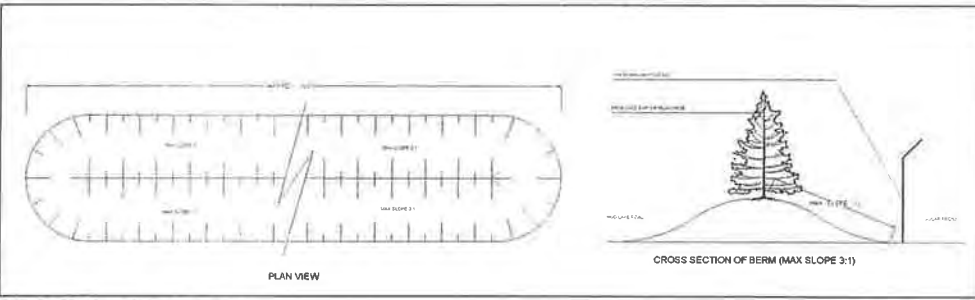


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KINGSTON SOLAR LP
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 ENERGY PROJECT
 LOYALIST TOWNSHIP, ONTARIO
BUFFER PLAN PROPERTY 24



61. LAYOUT SECTION 1 - PROPERTY



62. CROSS SECTION OF BERM (MAX SLOPE 3:1)



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 218 QUEEN STREET SOUTH
 SUITE 1000
 TORONTO, ONTARIO
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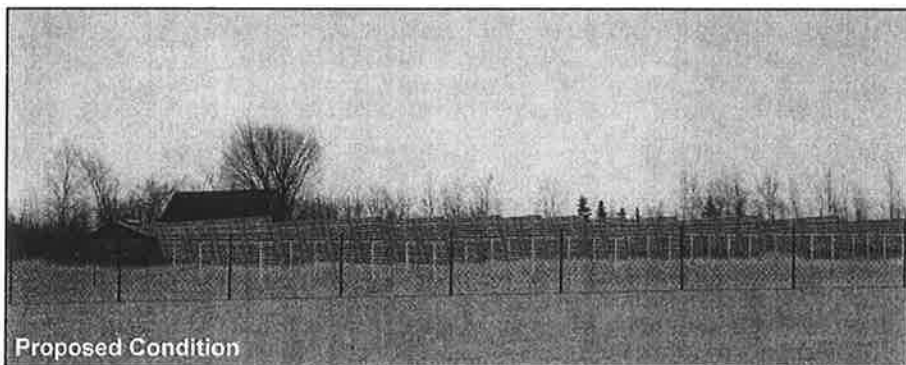
KINGSTON SOLAR LP
 SOL-LUCE KINGSTON SOLAR PV
 ENERGY PROJECT
 LOYALIST TOWNSHIP, ONTARIO

**LANDSCAPE BUFFER
 CROSS SECTIONS AND DETAILS**

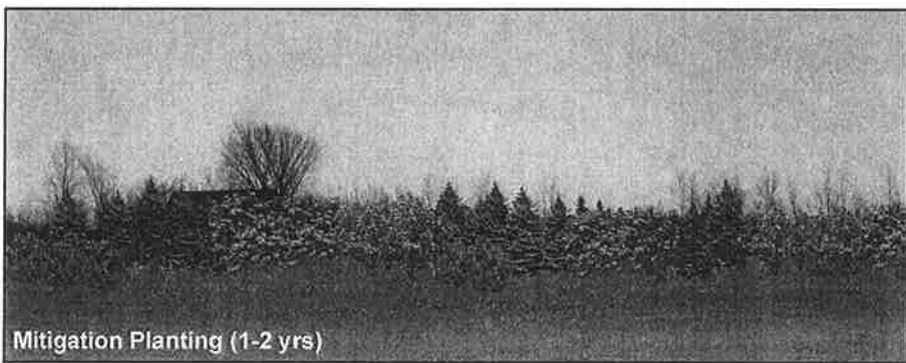
Sol-Luce Kingston PV Energy Project



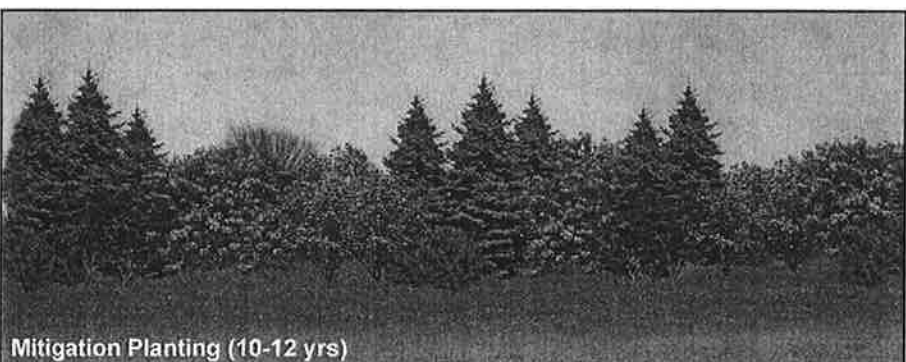
Existing Condition



Proposed Condition



Mitigation Planting (1-2 yrs)



Mitigation Planting (10-12 yrs)

Visual Simulations

A Visual Impact Assessment is being undertaken to review the visual concerns of adjacent residents, the City of Kingston, Loyalist Township and other approval authorities. A Visual Impact Assessment is not a requirement of the REA regulation, however, it is recognized that a solar energy development is a change to the typical or expected use of land in a rural/agricultural setting and that neighbours may have concerns regarding views. In response, Kingston SolarLP has retained IBI Group to help assess and identify probable visual impacts and to offer recommendations to mitigate these impacts to help ensure that the proposed development visually respects the existing rural agricultural/rural residential context.

The images beside are for illustration purposes only and approximate the proposed conditions and mitigation measure being undertaken by Kingston Solar LP.

Sol-Luce Kingston PV Energy Project



Existing Conditions



Proposed Condition



Mitigation Planting (1-2 yrs)



Mitigation Planting (10-12 yrs)

Visual Simulations

A Visual Impact Assessment is being undertaken to review the visual concerns of adjacent residents, the City of Kingston, Loyalist Township and other approval authorities. A Visual Impact Assessment is not a requirement of the REA regulation, however, it is recognized that a solar energy development is a change to the typical or expected use of land in a rural/agricultural setting and that neighbours may have concerns regarding views. In response, Kingston SolarLP has retained IBI Group to help assess and identify probable visual impacts and to offer recommendations to mitigate these impacts to help ensure that the proposed development visually respects the existing rural agricultural/rural residential context.

The images beside are for illustration purposes only and approximate the proposed conditions and mitigation measure being undertaken by Kingston Solar LP.



where history and innovation thrive

City of Kingston

216 Ontario Street
Kingston, Ontario
Canada K7L 2Z3

Website: www.cityofkingston.ca
TTY: Dial 613-546-4889

D05-001-2011

May 24, 2013

A. José De Armas
Samsung Renewable Energy Inc.
55 Standish Court, 9th Floor
Mississauga, ON L5R 4B2

**Re: Landscaping Plan Comments
Sol-luce Kingston
Our File No.: D05-001-2011**

Dear: Mr. De Armas,

The City of Kingston Planning and Development Department have completed a review of the submitted Landscaping Plans dated March 20, 2013 (provided to the city at our April 19th meeting) based on the City of Kingston's "Landscaping and Site Design Guidelines for Large-Scale, Ground-Oriented Solar Energy Facilities", and the Parks Development Department, Forestry Department and Engineering Department have also completed independent reviews of the submitted plans. The following comments are provided:

Planning and Development Department

- The landscape plans should indicate which adjacent landowners are participating and which are not participating.
- Documentation should be provided to the City indicating any landowners agreeing to the reduced residential setbacks from the solar energy facilities.
- Signage locations (if any) should be shown.
- Berms should be contoured landforms with a naturally undulating design, ranging in height from 0.5 metres to 2.4 metres. These are encouraged to blend (feather out) into the landscape and not present an obvious and jarring intrusion into the landscape.
- What is the buffer distance between the facilities at Property 14A and 14C and the existing woodland to the south?
- There is an unopened road allowance running north-south through Property 14C which appears to belong to the City of Kingston. If Kingston Solar LP has additional documentation indicating private ownership, please provide this to the City.

Planning & Development Department

Located at 1211 John Counter Boulevard, Kingston

χ Phone: 613-546-4291 ext. 3252 χ Fax: 613-542-9965 χ gbain@cityofkingston.ca χ

Pg. 1

Natural Heritage

- Comments about natural heritage features are to ensure the appropriate requirements in accordance with 2(c) of the City's Landscaping Guidelines (such as setbacks) are used to review the submitted plans.
- Please revise the drawings to show watercourses identified by the CRCA in their response dated August 17, 2012 (copy attached for easy reference).
- Please show on the Landscaping Plans the required 30m setback from watercourses as requested by the CRCA in their response dated August 17, 2012.
- Please show that the facilities are set back 30m from wetlands, as requested by the CRCA in their response dated August 17, 2012.
- In reviewing the Landscaping Plans with the submitted Natural Heritage Assessment, it was noted that an assessment for significance was not provided for Amphibian Movement Corridor AMC-7, which appears to be located within property 14A. Please provide an assessment of its significance and an explanation as to whether it is required to be protected.
- Staff are currently in the process of confirming whether any of the wooded areas included in the project area within the City of Kingston are provincially significant, and hence require protection.

Setbacks

As indicated during our April 19th, 2013 meeting, the City's position, as per council's clear direction set out in their October 16, 2012 motion is to ensure the project is constructed in accordance with the *City of Kingston Landscaping and Site Design Guidelines for Large Scale Ground Oriented Solar Energy Facilities*. The City has previously clarified that the guidelines must be met except where agreed to in writing by the city. For added clarity, I note the following:

- The guidelines for setbacks and landscaping treatments must be met with respect to properties adjacent to any public road ROW;
- The guidelines for setbacks and landscaping treatments must be met with respect to any property line. Negotiations will be entertained where development sites abut participating property owners (which must be identified on the plans) and the Hydro corridor,;
- All other property line setbacks and landscaping must be as per the City guidelines unless there is written agreement from the property owner agreeing to a reduced standard (the City's Guidelines supports this approach);
- All required setbacks include the chain link fence around the project and any required internal access roads as these elements constitute parts of the project.

The following are specific comments regarding the setbacks proposed on the drawings submitted for review:

- There are numerous instances where setback distances of facilities from property lines and road ROW are not shown. Please ensure that all setback distances are shown on the plan.
- With respect to property 1, the setback from the adjacent houses are not indicated on the plan, but two or more appear less than 100m. Setbacks to all houses within 100m of the project must be identified on the drawings.
- Fencing, buffer, and berm for property 1 facility are not set back the required 20m from Highway 38 or Unity Road.
- For property 3, The 20m setback between the fence and the eastern property line is not met (fence is shown to be 7.97m from the east property line). The fence is only 8m from the west property line. A portion is adjacent to the hydro corridor, however a significant portion is adjacent to privately owned property. The setback from the residence to the south is not shown, but is less 100m.
- Both the western and eastern portions of the property 4 facility are less than 20m from the property boundary.
- The fencing along the eastern property line of the Property 6A facility is less than 20m from the property boundary. The southwest fencing along the Property 6A facility is less than 20m from the property line of 4006 Unity Road. I acknowledge receipt of a hard copy of an email from Alan and Shelley Roy to J. De Armas dated April 7th, which was provided at our April 19th meeting. The email does not appear to resolve the reduced setback along the north and east property lines.
- Kingston Solar LP has indicated that the properties between properties 7 & 9 and Unity Road are owned by participating land owners. Please revise your drawing to reflect this.
- The west and south portion of the Property 10 facility is less than 20m from the property line. Please note that the Road ROW to the south of property 10 is active, and therefore a 20m setback is required. Kingston Solar LP has indicated that the property to the west of property 10 is owned by a participating landowner. Please revise your drawing to reflect this.
- Please be advised that Kingston Solar LP is required to confirm that the setback from the residence at 4154 Unity Road to the property 10 facility is greater than 100m.
- Kingston Solar LP has indicated that property 11A is owned by a participating land owner. Please revise your drawing to reflect this.
- The setback to the south and east fencing along the Property 12 facility are not indicated, but are shown at less than 20m from Westbrook Road and the property line.
- The facilities at 14A and 14B are setback less than 20m from Unity Road. 20m setbacks along the east and south property lines will also be required.
- Solar facilities are less than 100m from the following residences: 2894 Highway 38, 2965 Highway 38, and 3550 Unity Road, and perhaps others as noted above. Please ensure that all setbacks are shown on the drawings.

Buffering

- If the property is 3550 Unity Road is a non-participating landowner, an enhanced vegetative buffer would be more suitable given its proximity. Otherwise, a standard vegetative buffer is acceptable.
- Please provide clarification as to the type of visual buffer to be provided for the southern portion of the Property 4 facility. An enhanced vegetative buffer is shown along a portion of the western boundary to protect the view of the building to the west, but it does not obscure the majority of the panels.
- Please provide clarification as to why the standard vegetative buffer along the southeast portion of the Property 6A is not planted abutting the chain-linked fencing. Buffering should be indicated along the eastern boundary of property 6A adjacent to the area where panels will be located.
- The western buffer along the southwest corner of the Property 10 facility should be an enhanced vegetative buffer given the proximity of the residence at 2320 Quabbin Road.
- Please clarify the type of visual buffer to be used along the southern fencing of Property 12. This visual buffer should extend to the southeast corner.

Forestry Department

- Overall, this department would like to see a greater coniferous component to the 3 meter vegetative buffer, particularly where the visual into the site is along the roadway. We do recognize the installation of berms along the frontages to assist with the visual attenuation, but would like to see more of a coniferous buffer planting.
- Drawing L1 (Property 1) – Additional buffer planting is requested along fence lines that border the watercourse to increase the visual attenuation.
- Drawing L5 (Property 12) – Would like to see a vegetative buffer at the bend on Westbrook Road at the southeast corner of the proposed cell placement.
- Public Works-Forestry has no issues with the details and tree stem counts at this time. However, as the applicant proceeds with the site developments, additional landscaping/compensation amounts may be calculated based on the number of tree removals identified for each site. This review and calculation will be performed during the Tree Permit review process for each individual property parcel.
- In order to accurately track this, this department recommends that the applicant approach the City for Tree Permit applications for each individual property parcel.

Parks Development Department

- Even though the landscape buffering treatment proposed contains a range of vegetation heights, we agree with Forestry that there should be a greater mix of coniferous vegetation for the enhanced vegetation buffer (3m) to allow for good year round screening.

On a site specific level (marked up plan attached for clarification):

Planning & Development Department

Located at 1211 John Counter Boulevard, Kingston

- Property 1 – There is no (or limited) existing vegetation along the watercourse, thus, the solar panels would be visible from the road. We recommend that the buffer treatment be wrapped around the watercourse a minimum of 20m from the road to reduce visual impact from Rock Rd (labeled as Unity Rd on plan).
- Property 3 - The proposed area of vegetation and trees to be removed near the southwest corner of the site does not appear to be impacted by the proposed solar farm facilities. Even though buffer treatment is proposed between the solar farm and the abutting resident to the south, maintaining some of the existing vegetation would only enhance the screening there since it will take time for proposed landscaping to mature.
- Property 12 – There is no buffering proposed at the bend of Westbrook Rd and there is little vegetation along the east edge of the property. We recommend buffer treatment be applied at this location to screen the facility from the road.

Engineering Department

- All street names should be labeled on each street. We note that Rock Road has been incorrectly labeled as Unity Road on drawing “Buffer Plan Properties 1 & 2”. In addition street names have been omitted on other drawings, including: “Buffer Plan Properties 3&4”, “Buffer Plan Property 6A”, “Buffer Plan Properties 7, 9, 10, 11A”, “Buffer Plan Property 12”, and “Buffer Plan Property 14A, 14B, 14C”. We would also recommend that civic addresses be included for the sites so that reference to City GIS information can be more easily accomplished.
- We note that the property line information is not actually provided on these drawings in a legal survey detail and thus some right-of-way information is not accurate. The intersection of Highway 38 and Rock Road has a sight triangle which should be reflected on the drawing. All landscaping should be provided back from the sight triangle to provide proper visibility.
- Some landscaping is adjacent to road sections that are not a standard right-of-way width of 20m (66 feet). For those sections the landscaping should be placed back of what would be the future widening of the right-of-way. In the City of Kingston the standard practice is to obtain road widening from both sides of a right-of-way to create the standard 20m. At this time the City does not require the land; however, the landscaping should be placed in a location that would be outside the lands required for widening so that future improvements will not require removal of the landscaping. Road sections include: Rock Road, Raymond Road, Westbrook Road and the unopened road allowance running south of Unity Road known as Smith Road as well as the unopened road allowance adjacent to Property 6A.
- The cross-sections details should include offset dimensions from centerline of road to the proposed tree buffer and the proposed fence. We also note that there is inconsistency with the distance format on the grid and that which is used at the top of the plan to define the ROW limits. For example, on cross-section 1, the grid format is “0+300” and the labels at the top are 3+12 for centerline road. Also, cross-section drawings should be reviewed so that all labeling at the top is legible.

- Landscaping should be installed so as to provide appropriate visibility at the driveway location for each site. In addition, appropriate visibility should also be provided for any neighbouring driveways adjacent to landscaping features of a site.

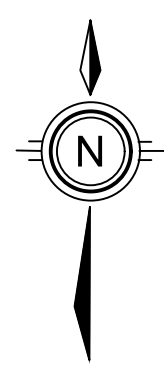
Should you have any questions or would like to meet to discuss these comments, please contact the undersigned at (613) 546-4291 extension 3252.

Sincerely,



Grant C. Bain
Director
Planning and Development

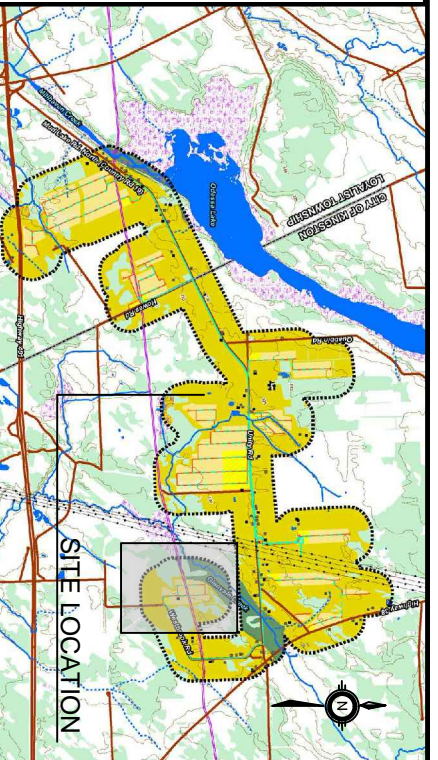
K:\D05_Natural Resources\Renewable Energy\Solar Farm Projects\D05-001-2011 Samsung C&T Corporation\Landscaping and Site Design\130524 I_technical comments.doc



1.8m HEIGHT CHAINLINK FENCING
WITH BARBED WIRE (T/F)
LOCATED BEHIND VISUAL BUFFER

NO BUFFERS OR SETBACKS NEEDED
AS THERE ARE NO EXISTING
RESIDENCES AROUND SITE

NO RECOMMENDED MITIGATION
FOR SURROUNDING AREA



- LEGEND**
- PROPERTY LINE
 - - - PROPOSED FENCE LINE
 - ▬ SOLAR ARRAY
 - ☁ EXISTING WOODLAND TO REMAIN
 - ☁ EXISTING WOODLAND TO BE REMOVED

NO.	DATE	BY	DESCRIPTION
1	2013/12/02	J.B.	SUBMITTED TO CLIENT FOR REVIEW
2			REVISIONS

APPROVALS



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N2G 1W6
(519) 745-9455
www.ibigroup.com

KINGSTON SOLAR LP

SOL-LUCE KINGSTON SOLAR PV
ENERGY PROJECT
KINGSTON, ONTARIO

DESIGNED BY: J.B. SCALE PLAN # 1:2000
CHECKED BY: J.B. FILE NUMBER: 33898L
DATE: 02/02/2013
PROJECTED BY: J.B. DATE: 02/02/2013 11:02:39 AM

LAST DRAWN BY: J.B. DATE: 02/02/2013 11:02:39 AM
PLOTTED BY: J.B. DATE: 02/02/2013 11:02:39 AM

BUFFER PLAN PROPERTY 12



Fwd: Kingston Solar LP Amendments - setbacks (boundaries shifted)

1 message

Petruniak, Jennifer <jpetruniak@dillon.ca>

24 September 2013 21:16

To: Caleb Hasler <chasler@dillon.ca>, Megan Bellamy <mbellamy@dillon.ca>

Megan - for files

Caleb - FYI



Jennifer Petruniak, M.Sc.
Associate
Dillon Consulting Limited
235 Yorkland Blvd Suite 800
Toronto, Ontario, M2J 4Y8
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F - 416.229.4692
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JPetruniak@dillon.ca
www.dillon.ca

 Please consider the environment before printing this email

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

From: A. José De Armas <jose.dearmas@samsung.com>

Date: Tue, Sep 24, 2013 at 7:04 PM

Subject: Kingston Solar LP Amendments - setbacks (boundaries shifted)

To: "Petruniak, Jennifer" <jpetruniak@dillon.ca>, Michael Enright <menright@dillon.ca>

Cc: Beatrice Ashby <b.ashby@samsung.com>

Good afternoon Jenn,

As a follow up to our teleconference, there have been panels shifted inside of the existing properties due to the new equipment being considered (ie. panels, racking and inverters). But most importantly there has been boundary shifts on some of these (existing) properties simply due to the fact that we need to implement the City of Kingston's (and Loyalist) setbacks. Please note that the City of Kingston and Loyalist Township have joint forces and are now requesting the same setbacks as stated on the Guidelines (attached).

The key reason we are going through this amendment process is to meet these guidelines, avoid prime agricultural lands (in Kingston) and obtain a municipal resolution on both jurisdictions.

In short, the setbacks are:

- 20 meters from public Right of Ways (ROWs).
- 20 meters from non-participating properties.

- 100 from non-participating residents.

All these setbacks are to be implemented to the “chain link” fence portions of the properties.

These setbacks might be reduced (in writing) with the respective adjacent landowner and/or resident.

The following table will provide you with a summary of where these setbacks will be implemented on each municipality. Furthermore I have attached the latest City of Kingston and Loyalist comments.

Loyalist Township	City of Kingston
Northern portion of Property 23	Northern portions of property 14A, 14B and 14C
Eastern portion of Property 19	Southern portion of property 14A
	Eastern portion of property 14A
	Public Right of way bisecting property 14C
	South and East portion of property 12
	Southwest portion of property 13 (or maybe the entire western border of property 13. As is beside HONI's corridor.
	Eastern portion of property 4. We may be able to avoid the 20 meter setback as is beside HONI's corridor

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

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](tel:905-501-5658)

Mobile: [647-838-5774](tel:647-838-5774)


Jose.DeArmas@samsung.com


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

3 attachments



image001.png
5K

 Appendix C - SolarGuidelines May 1, 2012.pdf
49K

 Appendix F - Loyalist and City of Kingston Comments.pdf
2593K

From: "A. José De Armas" <jose.dearmas@samsung.com>

To: ki.j.kim@samsung.com
leejt@samsung.com
"Daniel Choi" <danielchoi@samsung.com>
"Kurt Kim" <kurt.kim@samsung.com>
mrjustin.lee@samsung.com
hk97.kim@samsung.com
kathy.park@samsung.com
"Beatrice Ashby" <b.ashby@samsung.com>

Date: 11/6/2013 7:41:24 PM

Subject: FW: Kingston Solar LP - Updated Loyalist Landscape Plans

Attachments: [August 17 2012 CRCA Comments.pdf](#)
[Oct 23 mtg with CRCA - minutes FINAL.pdf](#)

Good evening,

Please note that our newly revised layout (and landscape) has been sent to Murray Beckel (Director of Planning and Development at Loyalist Township).

Regards,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: A. Jos? De Armas [mailto:jose.dearmas@samsung.com]
Sent: Wednesday, November 06, 2013 7:19 PM
To: 'Murray Beckel'
Cc: 'Alida Moffatt'; 'David MacPherson'; 'Michael Dakin'; 'SIMON KIM(김준성)'; 'tim smitheman'
Subject: RE: Kingston Solar LP - Updated Loyalist Landscape Plans
Importance: High

Good evening Murray,

I hope this email finds you well.

As we discussed during our meeting on September 11 2013 we have revised our layout (and landscape plan) to reflect:

1. **Setbacks**

- 20 meters (to the fence) from Public Right of Ways (ROW).
- 20 meters (to the fence) from Non participating properties, and
- 100 meters (to the fence) Non ? Participating Residences (Houses).

2. **Natural Heritage concerns:** On Wednesday October 23 2013, we met with representatives from the Cataraqui Region Conservation Authority (CRCA), furthermore professionals pertaining to various disciplines from Dillon Consulting (our consultant) also participated in that meeting. The main purpose of the meeting was to clearly and effectively address all the Natural Heritage comments provided on August 17 2012 (attached).

The newly revised layout was submitted to Michael Dakin (CRCA) in advance of our October 23rd meeting. During the meeting we discussed extensively all the items related to the two (2) aforementioned letters (comments), along with permitting, stormwater management, grading plans and hydrogeology. Minutes of this meeting have been attached for your review. Dillon (our consultant) is currently on the process of finalizing the Natural Heritage Assessment addendum (amendment) reports based on the feedback provided by the CRCA.

3. **Revised landscape plans:** IBI group has revised the landscape plans to implement the newly established setbacks. Please notice that the buffers (ie. berms and vegetation) which were implemented on the previous landscape plan are still the same, we simply shifted them to account for the setbacks.

Due to the size of the files (44MB), an electronic version of the landscape plan has been uploaded to an FTP server. Instruction to access the FTP server have been provided below (between the black lines).

Kindly provide a tentative timeline as to when will you and your team will be able to finalize the review of the landscape plan.

Please note the FTP Site standard:

1. Please note that this account will be deleted on 2013-11-20 11:15:13 (UTC).
2. Data files on this FTP site will be deleted after 7 days old.
3. All deleted data are unrecoverable.
4. This FTP site has no backups. Please make sure you keep a local copy.
5. This FTP site is limited to 5GB capacity.

Windows Computers:

<ftp://33996aps:pekw7h47@ftp.ibigroup.com>

Please copy the link into My Computer and do not click it.

Mac Computers or third party software

You will need to use third party software such as Filezilla.

<ftp://ftp.ibigroup.com>

Login user name: 33996aps

Password: pekw7h47

See <https://ssftp.ibigroup.com/?page=policy&lang=en-ca> for Policy Details

See <https://ssftp.ibigroup.com/?page=help&lang=en-ca> for HELP/Tips!

Please contact the IT Help Line, ithelp@ibigroup.com if you require further assistance.

4. **Preliminary Nature of the Layout:** kindly note that the layout is preliminary as we will have to implement additional (detailed engineering) changes prior to construction, meaning that the current location of infrastructure within each property (inside the chain link fence) might be subject change. With that said, I will like to reassure you that all the setbacks shown on the layout are based on the City of Kingston Guidelines (as per our meeting on September 11 2013) thus setbacks to the chain link fence will **not** be subject to change, unless Loyalist Township official's require us to do so after the newly revised landscape plan is reviewed.

As an update, I would like to kindly inform you that Dillon Consulting (our consultant) is on the process of drafting the following reports:

Stormwater management.
Grading Plans, and
Flood Plain delineation.

Furthermore we are currently processing the \$30K letter of credit (LC) as per the executed Cost Recovery Agreement. If any questions arise I will contact you.

Please advise about your availability to have a meeting over the next couple of weeks, to hopefully obtain feedback from you regarding the newly revised landscape plans (and layout) and discuss the next steps moving forward.

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

I look forward to hear from you.

Sincerely,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: Murray Beckel [<mailto:MBeckel@loyalist.ca>]

Sent: Thursday, May 30, 2013 2:24 PM

To: 'jose.dearmas@samsung.com'

Cc: 't.smitheman@samsung.com'; 'kathy.park@samsung.com'; 'Tiffany.Brule@IBIGROUP.COM'; 'jduchene7@gmail.com'; 'simon76.kim@samsung.com'

Subject: Re: Kingston Solar LP - Updated Landscape Plans

Hi Jose,

Have Mr. Babcock and the DeWolfes seen the revised plan?

I want Council to see this to make sure they are OK with the plan - they are the ones who will be approached.

Thanks,

Murray

Murray Beckel, MCIP, RPP
Director of Planning and Development Services

Loyalist Township
Phone: 613-386-7351 x 130
E-mail: mbeckel@loyalist.ca

From: A. Jos? De Armas [<mailto:jose.dearmas@samsung.com>]

Sent: Wednesday, May 15, 2013 05:32 PM

To: Murray Beckel

Cc: '김준성' <simon76.kim@samsung.com>; 'Tim Smitheman' <t.smitheman@samsung.com>; Kathy Park <kathy.park@samsung.com>; 'Tiffany Brule' <Tiffany.Brule@IBIGROUP.COM>; [REDACTED]

Subject: Kingston Solar LP - Updated Landscape Plans

Good afternoon Murray,

As I mentioned on my email a couple of weeks ago attached is the updated Landscape plan.

Please note that the following items have been updated.

- Revision to plant list ? replacement of red cedar and willow with more white cedar and elderberry
- Revision to frontage along Howes Road
- Removal of draft stamps and confidentiality clause on the plans
- Updated berm detail
- All plans dated May 15, 2013

Kindly review the updated landscape plans. If you believe that no further amendments are required, please advise, as we will then deem the landscape plans complete and formally submit the plans with a letter.

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

Sincerely,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>



From: "A. José De Armas" <jose.dearmas@samsung.com>

To: ki.j.kim@samsung.com
leejt@samsung.com
"Daniel Choi" <danielchoi@samsung.com>
"Kurt Kim" <kurt.kim@samsung.com>
mrjustin.lee@samsung.com
hk97.kim@samsung.com
kathy.park@samsung.com
"Beatrice Ashby" <b.ashby@samsung.com>

Date: 11/6/2013 6:31:42 PM

Subject: FW: Kingston Solar LP - Updated Kingston Landscape Plans

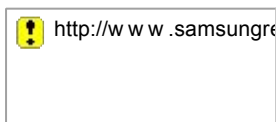
Attachments: [May 24 2013 City of Kingston Comment Letter.pdf](#)
[Oct 23 mtg with CRCA - minutes FINAL.pdf](#)
[August 17 2012 CRCA Comments.pdf](#)
[May 24 2013 City of Kingston comments - Kingston Solar LP Comments -blackline.doc](#)

Good evening,

Please note that our newly revised layout (and landscape) has been sent to Grant Bain (Director of Planning and Development at the City of Kingston).

Regards,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: A. Jos? De Armas [mailto:jose.dearmas@samsung.com]
Sent: Wednesday, November 06, 2013 6:26 PM
To: 'Bain,Grant'
Cc: 'Chan,Calvin'; 'Michael Dakin'; 'SIMON KIM(김준성)'; 'tim smitheman'
Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans
Importance: High

Good evening Grant,

I hope this email finds you well.

On my last correspondence (refer to the email below) I stated that we needed to implement an extensive number of changes to our layout and undergo a significant REA (currently ongoing) amendment process to fully address the comments provided by the City of Kingston on the letter dated May 24th 2013.

We will like to kindly inform you that those changes to the layout have been completed, please note the following:

1. **Removal of infrastructure:** Panels and all other related infrastructure has been removed from:

- Properties 6A, 7, 9, 10, 11A (Quabbin Road / Raymond Road area): Although the comments from the City of Kingston, dated May 24 2013 (attached), did not make any reference to zoning, will like to avoid any further controversies regarding these lands and their respective zoning as per the City of Kingston Official Plan, therefore we have taken the initiative not to use these properties for solar development.
- Property 1 (corner of Rock Road and Highway 38): We will like to mitigate any potential visual concerns from stakeholders on Highway 38 and the (formerly) participating landowner on Rock road.

2. **Addition and shift of infrastructure:** Two new properties have been added, and they are located on 3680 Unity Road and at 3734, moving forward these will be called property 25A and 25B respectively. Additionally we have shifted panels, and all related infrastructure from the northern section of property 2 to the southern section.

3. **Natural Heritage concerns:** On Wednesday October 23 2013, we met with representatives from the Cataraqui Region Conservation Authority (CRCA), furthermore professionals pertaining to various disciplines from Dillon Consulting (our consultant) also participated in that meeting. The main purpose of the meeting was to clearly and effectively address all the Natural Heritage comments provided on:

- The latest comments dated May 24 2013 (attached), and
- The comments from last year dated August 17 2012 (attached).

The newly revised layout was submitted to Michael Dakin (CRCA) in advance of our October 23rd meeting. During the meeting we discussed extensively all the items related to the two (2) aforementioned letters (comments), along with permitting, stormwater management, grading plans and hydrogeology. Minutes of this meeting have been attached for your review. Dillon (our consultant) is currently on the process of finalizing the Natural Heritage Assessment addendum (amendment) reports based on the feedback provided by the CRCA.

4. **Revised landscape plans:** IBI group has revised the landscape plans to:

- Fully address the comments on your latest letter dated May 24 2013, and
- Reflect the removal, addition and shift of infrastructure on new the newly revised layout.

Due to the size of the files (70MB), an electronic version of the landscape plan has been uploaded to an FTP server. Instruction to access the FTP server have been provided below (between the black lines). Kindly provide a tentative timeline as to when will you and your team will be able to finalize the review of the landscape plan.

Please note the FTP Site standard:

1. **Please note that this account will be deleted on 2013-11-20 11:19:13 (UTC).**
2. **Data files on this FTP site will be deleted after 7 days old.**
3. All deleted data are unrecoverable.
4. This FTP site has no backups. Please make sure you keep a local copy.
5. This FTP site is limited to 5GB capacity.

Windows Computers:

<ftp://33996Lg4:m45myv55@ftp.ibigroup.com>

Please copy the link into My Computer and do not click it.

Mac Computers or third party software

You will need to use third party software such as Filezilla.

<ftp://ftp.ibigroup.com>

Login user name: 33996Lg4

Password: m45myv55

See <https://ssftp.ibigroup.com/?page=policy&lang=en-ca> for Policy Details

See <https://ssftp.ibigroup.com/?page=help&lang=en-ca> for HELP/Tips!

Please contact the IT Help Line, ithelp@ibigroup.com if you require further assistance.

5. **Civic Addresses:** On the letter dated May 24 2013, the Engineering Department requested civic addresses. There are some properties that have no specific civic addresses. Below is a table for the properties where infrastructure is currently shown in our layout, for which civic addresses are available.

<i>Address</i>	<i>Property Identification Number (PIN)</i>
g, Ontario, K0H 1M0	361340025
, Ontario, K0H 2H0	361340027
, Ontario, K0H 2H0	361340031
, Ontario, K0H 2H0	361280038
n (Sharpton), Ontario, K0H 2H0	361280024
N/A	361280023
N/A	361280108
, Ontario, K0H 2H0	361340032
, Ontario, K0H 2H0	361340035

6. **May 24 2013 comments:** Please note that I have attached a black lined version of this document. Several comments provided on May 24 2013 are no longer applicable since we have removed panels and all related infrastructure from some properties, furthermore we hope to have addressed all the Natural Heritage comments during the October 23rd meeting.
7. **Preliminary Nature of the Layout:** kindly note that the layout is preliminary as we will have to implement additional (detailed engineering) changes prior to construction, meaning that the current location of infrastructure within each property (inside the chain link fence) might be subject change. With that said, I will like to reassure you that all the setbacks shown on the layout are based on the City of Kingston Guidelines and the comments provided on May 24 2013 thus setbacks to the chain link fence will **not** be subject to change, unless the City of Kingston requires us to do so after reviewing the newly revised landscape plan.

Please advise about your availability to have a meeting over the next couple of weeks, to hopefully obtain feedback from you regarding the newly revised landscape plans (and layout) and discuss the next steps moving forward.

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

I look forward to hear from you.

Sincerely,

Jos?

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

A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: A. Jos? De Armas [<mailto:jose.dearmas@samsung.com>]
Sent: Tuesday, July 23, 2013 6:07 PM
To: 'Bain,Grant'
Cc: '김준성'; 'tim smitheman'
Subject: RE: Landscaping Plan Comments.

Good afternoon Grant,

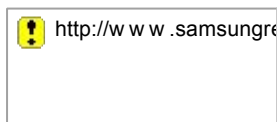
I hope this email finds you well. It has been some time since we exchanged correspondence.

We have reviewed all the comments which were provided by the City of Kingston on May 24. The number of comments which were listed by the City will require significant changes to our layout and some modifications to the REA documents, consequently it will take time before we are able to get back to you with any potential revisions to review.

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

Sincerely,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: Bain,Grant [<mailto:gbain@cityofkingston.ca>]
Sent: Friday, May 24, 2013 4:33 PM
To: jose.dearmas@samsung.com
Cc: Mills,Cherie; Chan,Calvin
Subject: Landscaping Plan Comments.

Hello Jose,

Please see attached letter and related attachments. The original is in the mail.

Have a good weekend.

Regards,

Grant

Grant Bain, MCIP, RPP
Director, Planning & Development
Sustainability & Growth Group
City of Kingston
216 Ontario Street
Kingston, ON K7L 2Z3
Located at: 1211 John Counter Boulevard
Ph: 613.546.4291 Ext. 3252
Fax: 613.542.9965

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From: "A. José De Armas" <jose.dearmas@samsung.com>

To: "SIMON KIM(김준성)" <simon76.kim@samsung.com>

"tim smitheman" <t.smitheman@samsung.com>

<kathy.park@samsung.com>

"Beatrice Ashby" <b.ashby@samsung.com>

Date: 11/12/2013 5:28:04 PM

Subject: FW: Kingston Solar LP - Updated Loyalist Landscape Plans

FYI

From: Murray Beckel [mailto:MBeckel@loyalist.ca]

Sent: Tuesday, November 12, 2013 3:27 PM

To: jose.dearmas@samsung.com

Subject: RE: Kingston Solar LP - Updated Loyalist Landscape Plans

Hi Jos?,

I am waiting to hear back from any Council members who like to be involved in the landscaping meeting. It will likely be a couple of days from now before I respond with potential dates.

Murray

From: A. Jos? De Armas [mailto:jose.dearmas@samsung.com]

Sent: November-11-13 2:36 PM

To: Murray Beckel

Subject: RE: Kingston Solar LP - Updated Loyalist Landscape Plans


Good afternoon Murray,

Thank you for confirming that you downloaded the landscape plans from the server.

I look forward to hear from you.

Sincerely,

Jos?

 <http://www.samsung.com>

A. Jos? 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

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

From: Murray Beckel [mailto:MBeckel@loyalist.ca]

Sent: Thursday, November 07, 2013 8:22 AM

To: jose.dearmas@samsung.com

Cc: Alida Moffatt; David MacPherson; 'Michael Dakin'; 'SIMON KIM(김준성)'; 'tim smitheman'

Subject: RE: Kingston Solar LP - Updated Loyalist Landscape Plans

Thanks Jos?, I downloaded the material from the FTP site. I will get back to you on a possible meeting time.

Murray

From: A. Jos? De Armas [<mailto:jose.dearmas@samsung.com>]
Sent: November-06-13 7:19 PM
To: Murray Beckel
Cc: Alida Moffatt; David MacPherson; 'Michael Dakin'; 'SIMON KIM(김준성)'; 'tim smitheman'
Subject: RE: Kingston Solar LP - Updated Loyalist Landscape Plans
Importance: High

Good evening Murray,

I hope this email finds you well.

As we discussed during our meeting on September 11 2013 we have revised our layout (and landscape plan) to reflect:

1. **Setbacks**

20 meters (to the fence) from Public Right of Ways (ROW).
20 meters (to the fence) from Non participating properties, and
100 meters (to the fence) Non ? Participating Residences (Houses).

2. **Natural Heritage concerns:** On Wednesday October 23 2013, we met with representatives from the Cataraqui Region Conservation Authority (CRCA), furthermore professionals pertaining to various disciplines from Dillon Consulting (our consultant) also participated in that meeting. The main purpose of the meeting was to clearly and effectively address all the Natural Heritage comments provided on August 17 2012 (attached).

The newly revised layout was submitted to Michael Dakin (CRCA) in advance of our October 23rd meeting. During the meeting we discussed extensively all the items related to the two (2) aforementioned letters (comments), along with permitting, stormwater management, grading plans and hydrogeology. Minutes of this meeting have been attached for your review. Dillon (our consultant) is currently on the process of finalizing the Natural Heritage Assessment addendum (amendment) reports based on the feedback provided by the CRCA.

3. **Revised landscape plans:** IBI group has revised the landscape plans to implement the newly established setbacks. Please notice that the buffers (ie. berms and vegetation) which were implemented on the previous landscape plan are still the same, we simply shifted them to account for the setbacks.

Due to the size of the files (44MB), an electronic version of the landscape plan has been uploaded to an FTP server. Instruction to access the FTP server have been provided below (between the black lines).

Kindly provide a tentative timeline as to when will you and your team will be able to finalize the review of the landscape plan.

Please note the FTP Site standard:

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Login user name: 33996aps
Password: pek7h47

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See <https://ssftp.ibigroup.com/?page=help&lang=en-ca> for HELP/Tips!

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4. **Preliminary Nature of the Layout:** kindly note that the layout is preliminary as we will have to implement additional (detailed engineering) changes prior to construction, meaning that the current location of infrastructure within each property (inside the chain link fence) might be subject change. With that said, I will like to reassure you that all the setbacks shown on the layout are based on the City of Kingston Guidelines (as per our meeting on September 11 2013) thus setbacks to the chain link fence will **not** be subject to change, unless Loyalist Township official's require us to do so after the newly revised landscape plan is reviewed.

As an update, I would like to kindly inform you that Dillon Consulting (our consultant) is on the process of drafting the following reports:

Stormwater management.
Grading Plans, and
Flood Plain delineation.

Furthermore we are currently processing the \$30K letter of credit (LC) as per the executed Cost Recovery Agreement. If any questions arise I will contact you.

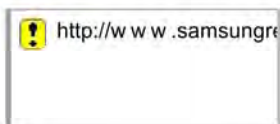
Please advise about your availability to have a meeting over the next couple of weeks, to hopefully obtain feedback from you regarding the newly revised landscape plans (and layout) and discuss the next steps moving forward.

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

I look forward to hear from you.

Sincerely,

Jos?



A. Jos? De Armas
Manager, Project Development

Samsung Renewable Energy Inc.
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Tel: 905-501-5658
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Jose.DeArmas@samsung.com
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From: Murray Beckel [<mailto:MBeckel@loyalist.ca>]

Sent: Thursday, May 30, 2013 2:24 PM

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Cc: 't.smitheman@samsung.com'; 'kathy.park@samsung.com'; 'Tiffany.Brule@IBIGROUP.COM'; [REDACTED]; 'simon76.kim@samsung.com'

Subject: Re: Kingston Solar LP - Updated Landscape Plans

Hi Jose,

Have Mr. Babcock and the DeWolfes seen the revised plan?

I want Council to see this to make sure they are OK with the plan - they are the ones who will be approached.

Thanks,

Murray

Murray Beckel, MCIP, RPP
Director of Planning and Development Services

Loyalist Township
Phone: 613-386-7351 x 130
E-mail: mbeckel@loyalist.ca

From: A. Jos? De Armas [<mailto:jose.dearmas@samsung.com>]

Sent: Wednesday, May 15, 2013 05:32 PM

To: Murray Beckel

Cc: '김준성' <simon76.kim@samsung.com>; 'Tim Smitheman' <t.smitheman@samsung.com>; Kathy Park <kathy.park@samsung.com>; 'Tiffany Brule' <Tiffany.Brule@IBIGROUP.COM>; 'John Duchene' [REDACTED]

Subject: Kingston Solar LP - Updated Landscape Plans

Good afternoon Murray,

As I mentioned on my email a couple of weeks ago attached is the updated Landscape plan.

Please note that the following items have been updated.

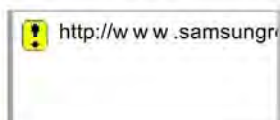
- Revision to plant list ? replacement of red cedar and willow with more white cedar and elderberry
- Revision to frontage along Howes Road
- Removal of draft stamps and confidentiality clause on the plans
- Updated berm detail
- All plans dated May 15, 2013

Kindly review the updated landscape plans. If you believe that no further amendments are required, please advise, as we will then deem the landscape plans complete and formally submit the plans with a letter.

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

Sincerely,

Jos?



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Manager, Project Development

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Jose.DeArmas@samsung.com
<http://www.samsungrenewableenergy.ca/>

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SAMSUNG RENEWABLE ENERGY

SAMSUNG

SAMSUNG RENEWABLE ENERGY COMPANY, LTD.

SAMSUNG



Fwd: Samsung Sol-Luce Solar Project - Landscape Plan Comments and Status Update

1 message

Petruniak, Jennifer <jpetruniak@dillon.ca> 6 December 2013 16:05
To: "A.Jose De Armas" <jose.dearmas@samsung.com>, Beatrice Ashby <b.ashby@samsung.com>, "kathy.park@samsung.com" <kathy.park@samsung.com>, Kurt Kim <kurt.kim@samsung.com>, 김준성 <simon76.kim@samsung.com>, 김형국 <hk97.kim@samsung.com>, "mrjustin.lee" <mrjustin.lee@samsung.com>
Cc: Megan Bellamy <mbellamy@dillon.ca>, 138436 <138436@dillon.ca>, Lorenzo De Santis <lidesantis@dillon.ca>, Grace Tesa <gtesa@dillon.ca>

Please see below from CRCA



Jennifer Petruniak, M.Sc.
Associate
Dillon Consulting Limited
235 Yorkland Blvd Suite 800
Toronto, Ontario, M2J 4Y8
T - 416.229.4647 ext. 2432
F - 416.229.4692
M - 416.671.6825
JPetruniak@dillon.ca
www.dillon.ca

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

From: **Michael Dakin** <mdakin@crca.ca>
Date: Fri, Dec 6, 2013 at 3:52 PM
Subject: Samsung Sol-Luce Solar Project - Landscape Plan Comments and Status Update
To: "Chan, Calvin" <cchan@cityofkingston.ca>
Cc: tbeaubiah@crca.ca, Andrew Schmidt <aschmidt@crca.ca>, "Petruniak, Jennifer" <jpetruniak@dillon.ca>, "A.Jose De Armas" <jose.dearmas@samsung.com>

Calvin,

CRCA staff have received the revised Landscape Plans for the Samsung Solar LP Solar Farm Project. Staff provided written comments to the City of Kingston in a letter dated August 17, 2012 regarding the initial submission of the project plans and associated supporting documents. Since then, we have had on-going consultation with the project proponent and their consultants to discuss items raised. These items include: natural hazards (e.g. flooding), natural heritage features (e.g. wetlands, woodlands and watercourses), water quality and quantity (e.g. stormwater management) and the implication of the CRCA's applicable regulation (Ontario Regulation 148/06).

In general, the revised plans are consistent with Ontario Regulation 148/06. Specifically, development and site alteration is now consistently set back a minimum of 30 m from all wetland areas and watercourses as identified by the CRCA. Also, through our on-going correspondence, the proponent is aware of CRCA regulatory

requirements for all proposed water crossings, in-water work and other regulated activities. Staff anticipate submission of a permit application(s) under Ont. Reg. 148/06 for the full-extent of works subject to the regulation in early 2014.

We also anticipate a forthcoming Natural Heritage Assessment addendum to reflect the most recent revisions to the site plan and to address CRCA comments identified in our initial review. CRCA staff will review this submission as it pertains to natural heritage features, including Significant Woodlands. At this point, we do not anticipate any major concerns with regards to Significant Woodlands given the nature of the revisions to the project area and based on our opinion that the original Natural Heritage Assessment and Environmental Impact Study (AMEC, June 2012) provided comprehensive assessment and included appropriate protection/mitigation measures.

Finally, the CRCA will also review a forthcoming stormwater management submission and floodplain (hydrologic/hydraulic) analysis, updated/completed in response to previous comments. Again, we anticipate CRCA concerns from our letter dated August 17, 2012 will be addressed as part of this submission and subsequent review process as a result of recent discussions with Samsung, Dillon Consulting and other stakeholders.

In summary, staff are satisfied with the recent Landscape Plan submission as it pertains to CRCA interests and we will continue to review documentation from the proponent as submitted. We intend to submit relevant comments to City staff as per City of Kingston's request for input.

Please contact me if you have any questions with regards to the above. Please also contact us if there are any items included in the current or any future submissions that require specific attention.

Best regards,

Mike



Michael Dakin

Resource Planner

Cataraqui Region Conservation Authority

1641 Perth Road, PO Box 160, Glenburnie ON, K0H 1S0

Phone: (613) 546-4228 ext. 228 - Fax: (613) 547-6474

Toll Free for Area code (613): 1-877-956-2722

Visit us on the web: www.crca.ca

www.cleanwatercataraqui.ca

Follow us on:



image001.png
22K

December 16, 2013

This letter was sent to the Kingston Frontenac Public Library (Isabel Turner Branch) and the Lennox and Addington Public Library (Odessa Branch).

**Copy of Draft REA Amendment for Public Viewing
Sol-Luce Kingston Solar PV Energy Project**

Dear Ms. Dow,

Kingston Solar LP is proposing to develop, construct and operate a 100 MWac ground-mount solar photovoltaic (PV) project to be known as the Sol-Luce Kingston Solar PV Energy Project (Project). A Renewable Energy Approval (REA) application was submitted for this project on September 18, 2012 under Ontario Regulation 359/09 of the *Environmental Protection Act*, and received the 'deemed complete' status by the Ministry of Environment (MOE) on February 12, 2013. The Project was undergoing technical review by the MOE when the 'technical review clock' was stopped by Kingston Solar LP to accommodate an amendment for the proposed Project.

In accordance with Section 16.0.1(3)3 and Section 32.3(1)4 of *Ontario Regulation 359/09*, draft reports (which have been combined into one large binder) must be made available for public review at least 30 days prior to the Public Meeting. The Public Meeting will address the proposed changes to the project.

Kingston Solar LP had indicated that they would like the Kingston Frontenac Public Library (Isabel Turner Branch) to carry one of the sets of draft documents for public review. We are therefore providing you with a binder containing draft copies of the amendment documents. **This binder is specifically provided for public viewing; please make it available and easily accessible inside of your library.**

Throughout the amendment process, Kingston Solar LP is committed to ongoing public consultation. Should you have any questions, comments or concerns about the project or the attached notice please do not hesitate to contact us at soluceckingston@samsungrenewableenergy.ca.

Best Regards,

A. José De Armas

Manager, Project Development

Attach: Draft REA Amendment Documents

December 16, 2013

This letter was sent to the Clerk at the City of Kingston and Loyalist Township

RE: Notice of REA Amendment for Sol-Luce Kingston Solar PV Energy Project

Dear Clerk,

As you are aware, Kingston Solar LP is proposing to develop, construct and operate a 100 MWac ground-mount solar photovoltaic (PV) project to be known as the Sol-Luce Kingston Solar PV Energy Project (Project). A Renewable Energy Approval (REA) application was submitted for this project on September 18, 2012 under Ontario Regulation 359/09 of the *Environmental Protection Act*, and received the 'deemed complete' status by the Ministry of Environment (MOE) on February 12, 2013. The Project was undergoing technical review by the MOE when the 'technical review clock' was stopped by Kingston Solar LP to accommodate an amendment for the proposed Project.

You are receiving this letter to notify you of the proposed amendments and draft documents, which are now available for review at <http://www.samsungrenewableenergy.ca/kingston>, and also to make you aware of an upcoming Public Meeting scheduled on January 22, 2014 in Loyalist Township and January 23, 2014 in Loyalist Township. The proposed amendments to the project are summarized as follows:

- Relocation of project components to new lands;
- Increase in the number of panels due to reallocation of project components to remote areas within the new properties ;
- Change in the specification of the Medium Voltage Power Platforms (MVPPs);
- Reduction in the number of MVPPs;
- Relocation of MVPPs

As of December 16, 2013 (i.e., at least 30 days prior to the Public Meeting) copies of the following draft REA reports in support of the amendment will be released for public viewing:

- A REA Modifications Document that overviews the required amendments, addendums and revisions to reports required in support of the REA amendment application. This broadly includes: A Natural Heritage Assessment Addendum (including re-confirmation from the Ministry of Natural Resources);
- Water Addendum Report;
- Archaeological Assessment Addendum (including a re-issued compliance letter from the Ministry of Tourism, Culture and Sport [MTCS]);
- Cultural Heritage Screening Addendum; and
- A revised Noise Study Report.

Enclosed with this letter are two (2) copies of the Draft REA Amendment Documents. One copy is for your review and the other is to be provided on display for public viewing. We encourage you to review these documents and attend the Public Meeting where you will have the opportunity to discuss the project

KINGSTON SOLAR LP

9th Fl. 55 Standish Court, Mississauga, ON L5R 4B2 Canada Tel: 905-501-5658 Fax: 905-285-1852

with Kingston Solar LP and the REA Amendment consultant, Dillon Consulting Limited. The public meetings will be held at:

Old Palace at the Odessa Fairgrounds

231 Main Street, Odessa, ON

DATE: January 22, 2014

TIME: 4:00 pm to 8:00 pm

Invista Centre (Rona Hall)

1385 Gardiners Road, Kingston, ON

DATE: January 23, 2014

TIME: 4:00 pm to 8:00 pm

For reference, all documents part of the original REA submission continues to be available online at <http://www.samsungrenewableenergy.ca/kingston>.

Throughout the amendment process, Kingston Solar LP is committed to ongoing public consultation. Should you have any questions, comments or concerns about the project or the attached notice please do not hesitate to contact me at Jose. DeArmas@samsung.com.

Best Regards,

A. José De Armas

Manager, Project Development

Attach: Notice of REA Amendment and Public Meeting

Draft REA Amendment Documents (2 copies)

NOTICE OF PUBLIC MEETINGS AND A PROPOSED CHANGE TO A RENEWABLE ENERGY PROJECT

For the Sol-Luce Kingston Solar PV Energy Project
By Kingston Solar LP

Project Name: Sol-Luce Kingston Solar PV Energy Project

MOE Reference Number: 8229-8YFM9E

OPA Reference Number: F-002455-SPV-KC1-506

Project Location: The proposed project location is generally bounded by Quabbin Road to the north Mud Lake Road/County Road 19 to the west, Highway 401 to the south and Highway 38 to the east and is located within the City of Kingston (to the east) and Loyalist Township (to the west).

Dated at the City of Kingston and Township of Loyalist this 19 day of December, 2013

Kingston Solar LP is planning to engage in a renewable energy project for which the issuance of a Renewable Energy Approval (REA) is required. The project is subject to the provisions of the *Environmental Protection Act* (Act), Part V.0.1 and *Ontario Regulation* (Regulation) 359/09. This notice must be distributed in accordance with section 16.0.1 of the Regulation. This notice is being distributed to make the public aware of a **proposed change to the project** and that **public meetings about the changes** are to be held.

Meeting Locations:

Old Palace at the Odessa Fairgrounds

231 Main Street, Odessa, ON

DATE: January 22, 2014

TIME: 4:00 pm to 8:00 pm

Invista Centre (Rona Hall)

1385 Gardiners Road, Kingston, ON

DATE: January 23, 2014

TIME: 4:00 pm to 8:00 pm

Project Description and Proposed Change:

Pursuant to the Act and Regulation, the facility, in respect of which this project was originally proposed to be engaged in, consisted of a Class 3 Solar Facility. A **change is being proposed** to the project. The changes consist of:

- Reallocation of project components to new lands;
- Increase in the number of panels due to reallocation of project components to remote areas within the new properties;
- Change in the specification of the Medium Voltage Power Platforms (MVPPs);
- Reduction in the number of MVPPs;
- Relocation of MVPPs

If approved with this change, the facility would have a total nameplate capacity of approximately up to 100 MWac (AC). The project location, taking the proposed change into account, is described in the map (right).

Documents for Public Inspection:

Kingston Solar LP updated the supporting documents that are required to form part of the Renewable Energy Approval application. Written copies of the draft supporting documents will be made available for public inspection on December 19, 2013 at the following locations:

- City of Kingston, City Hall, Clerk's Office, 216 Ontario Street, Kingston
- Kingston Frontenac Public Library, Isabel Turner Branch, 935 Gardiners Road, Kingston
- Loyalist Township, 263 Main Street, Odessa
- Odessa Branch Library, 102 Main Street, Odessa
- At the project website:
<http://www.samsungrenewableenergy.ca/kingston>

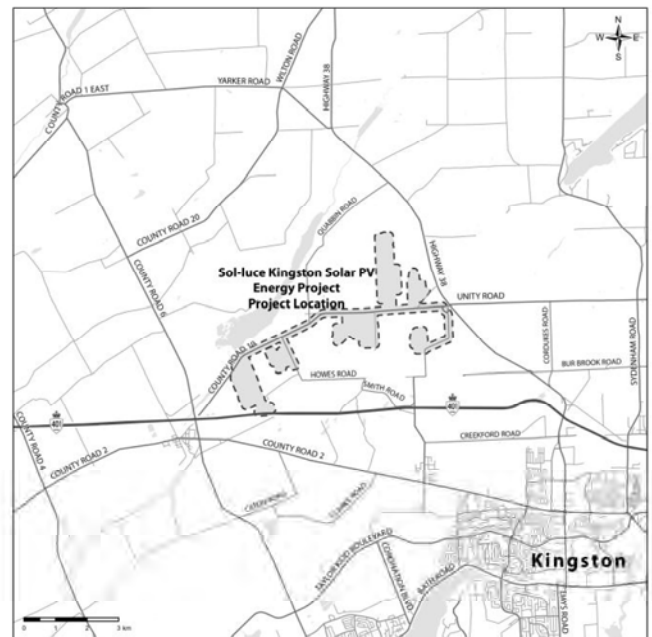
Project Contacts and Information:

Contact our study team to learn more about the proposed project, public meeting, to communicate questions or comments, or to be added to our project distribution list.

Project website: <http://www.samsungrenewableenergy.ca/kingston>

Project email: solucekingston@samsungrenewableenergy.ca

Project telephone: 905-501-5668 (or 1-855-359-2342)



A. José De Armas
Manager, Project Development
Samsung Renewable Energy Inc.
55 Standish Court, 9th Floor
Mississauga, ON, L5R 4B2

Jennifer Petruniak, Project Manager
Dillon Consulting Limited
235 Yorkland Boulevard, Suite 800
Toronto, ON, M2J 4Y8



Petruniak, Jennifer <jpetruniak@dillon.ca>

Kingston Solar LP - NHA and Water Addenda Report[1/5]

1 message

Katherine Park <kathy.park@samsung.com>

Tue, Dec 17, 2013 at 11:54 AM

Reply-To: kathy.park@samsung.com

To: cchan@cityofkingston.ca

Cc: gbain@cityofkingston.ca, cmills@cityofkingston.ca, 김준성 <simon76.kim@samsung.com>,
jose.dearmas@samsung.com, danielchoi@samsung.com

Hello Calvin,

We would like to kindly update you that we have finalized the NHA report and received the confirmation letter from MNR on 14th of December, 2013 as attached. Due to the size of the file, I will send you the consecutive separate e-mails containing other NHA Addenda and Water Addenda reports in below order;

- NHA Addenda
 - 1) NHA Modification Document & Confirmation Letter from MNR
 - 2) NHA Record Review Addendum
 - 3) NHA Site Investigation Addendum
 - 4) NHA EIS & EOS Addendum
- Water Addendum

Please let us know, should you have any further questions on any of above documents submitted. We are also hopeful to be updated on the status of City of Kingston's review on the submitted landscape plan. Thank-you,

Sincerely,

Katherine

Katherine Park, Assistant Manager / Solar Division Project Development**SAMSUNG RENEWABLE ENERGY INC.** 55 Standish Court, Mississauga, Ontario L5R 4B2,

2 attachments **Re-Confirmation_Letter_Samsung_KingstonSolLuce.pdf**
165K**NHA Modifications Document.pdf**

From: "A. José De Armas" <jose.dearmas@samsung.com>
To: =?utf-8?Q?Chan Calvin?= <cchan@cityofkingston.ca>
Date: 12/11/2013 10:16:30 AM
Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans

Good morning Calvin,

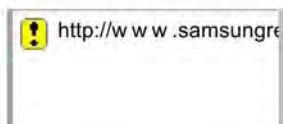
It was a pleasure to speak with you this past Monday.

We were just wondering if you have any updates regarding the comments on the newly revised layout (and landscape plan).

I look forward to hear from you or Grant.

Thank you,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: A. Jos? De Armas [mailto:jose.dearmas@samsung.com]
Sent: Tuesday, November 19, 2013 10:10 AM
To: 'Chan, Calvin'
Cc: 'Bain, Grant'; 'Mills, Cherie'; 'Raetsen, Sarah (ENE)'; '김준성'; 't.smitheman@samsung.com'; 'AshbyBeatrice'
Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans
Importance: High

Good afternoon Calvin,

Thank you for your response.

Please see my comments in red below.

I think is important to note that we (Kingston Solar LP) need to receive your (the City of Kingston) comments for the newly designed layout (and landscape plan) as soon as possible. Without your comments is difficult to finalize some critical REA documents (ie. Natural Heritage and Noise Impact Assessment). Hence the reason we met with the Cataraqui Region Conservation Authority (CRCA) on Wednesday October 23 2013, and subsequently we kindly requested, the City of Kingston, on Wednesday November 6 2013 to review and provide comments on the newly designed layout and landscape plan. This approach might allow us (Kingston Solar LP) to address any comments from the municipality (City of Kingston) prior to submitting the final (addendum) reports to the Ministry of Environment (MOE).

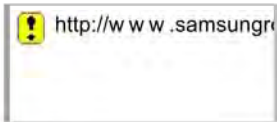
I reiterate we will gladly provide you the Natural Heritage Assessment (NHA) and Noise Impact Assessment (NIA) addendum report after we receive your comments for the newly designed layout (and landscape plan).

As you may be aware time is of the essence, we hope to receive the City of Kingston's comments for the newly redesigned layout and landscape plan (as submitted on November 6 2013) prior to (or by) the end of November.

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

Sincerely,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: Chan, Calvin [<mailto:cchan@cityofkingston.ca>]
Sent: Monday, November 18, 2013 12:18 PM
To: 'jose.dearmas@samsung.com'
Cc: Bain, Grant; Mills, Cherie
Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans

Hi Jose,

I've discussed your comments with Grant and this is how we propose to proceed:

- 1) The submitted plans will be circulated this week, and the heritage assessments will be circulated when these arrive (after Kingston Solar LP receives comments from the City of Kingston for the newly designed layout and landscape as submitted on November 6 2013) . The circulation will note that the natural heritage assessment and noise impact assessment updates are forthcoming (after Kingston Solar LP receives comments from the City of Kingston for the newly designed layout and landscape as submitted on November 6 2013)
- 2) Any technical comments (for the newly designed layout and landscape) that are sent to you (Kingston Solar LP) and the MOE afterwards will include the caveat that states that the City's review is incomplete until the natural heritage assessment and noise impact assessment updates are finalized and sent to the City for review (after Kingston Solar LP receives comments from the City of Kingston on the newly designed layout and landscape as submitted on November 6 2013).
- 3) Once the City of Kingston provides comments to Kingston Solar LP for the newly designed layout, then the City of Kingston would then expect any revised landscape plans and the finalized natural heritage assessment and noise impact assessment updates for review.

Is this acceptable?

Thanks.

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

From: A. Jos? De Armas [<mailto:jose.dearmas@samsung.com>]
Sent: Thursday, November 14, 2013 7:07 PM
To: Bain,Grant; Chan,Calvin
Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans
Importance: High

Good evening Grant and Calvin,

After I sent you the email (below) I had further discussions with our consultants, we have concluded that they (the consultants) will be unable to finalize the:

1. Natural Heritage Assessment (NHA), and,
2. Noise Impact Assessment (NIA).

until we receive comments on the newly designed layout (and landscape plan), which were provided to you last week. Based on the comments that you provide on the newly designed layout (and landscape plan) we will then be able to finalize the NHA and the NIA.

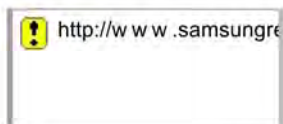
This will allow us to address your comments on the newly designed layout (and landscape plan) by shifting any infrastructure as required (by your comments) evidently this will have an impact on the NHA and NIA reports as they will need to be amended.

Kindly advise about your availability to meet sometime next week between Tuesday and Friday to clarify any inquires that you may have regarding the submission protocol of REA documents.

I look forward to your feedback.

Sincerely,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: A. Jos? De Armas [<mailto:jose.dearmas@samsung.com>]
Sent: Thursday, November 14, 2013 5:00 PM
To: 'Chan,Calvin'
Cc: 'Bain,Grant'
Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans
Importance: High

Good afternoon Calvin,

It was great to speak to you over the phone.

As discussed attached are:

1. New Archaeology Stage 2 (AA2) report along with the compliance letter.

2. New Cultural Heritage Assessment (CHA) report along with the compliance email.

Hopefully you are able to circulate the new landscape plans along with the attached reports and compliance documents to your "Heritage Department" for their review and comments. We understand that you will not provide comments to us, until the remaining two (2) reports (NHA and noise impact assessment) are submitted to you, but ideally you can start circulating each report, internally, along with the landscape plans to each pertinent department as the reports become available.

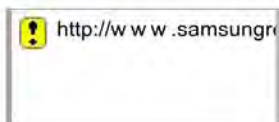
As soon as the remaining two (2) reports (NHA and noise impact assessment) are generated I will forward them to you.

Thank you for your prompt response.

It is greatly appreciated.

Sincerely,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: Chan, Calvin [<mailto:cchan@cityofkingston.ca>]
Sent: Thursday, November 14, 2013 4:35 PM
To: jose.dearmas@samsung.com
Cc: Bain, Grant
Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans

Hi Jose,

I've spoken with Grant and in talking about appropriate processes and efficient review by staff for a timely response to you it was felt that it would be easier if we circulated the plans with the studies outlined below together to all staff. They can then conduct a comprehensive review of the material and provide you with a complete set of responses. As such, we await all of the completed studies and any accompanying compliance letters and emails.

Let me know if you have any questions. Thank you.

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

From: Chan, Calvin
Sent: Tuesday, November 12, 2013 5:31 PM
To: 'jose.dearmas@samsung.com'

Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans

Hi Jose,

We're only interested in the updated information with request to the studies you mentioned. I don't know whether the format is in an addendum format or you had to provide a completely revised report. We don't want you to re-print the whole of the natural heritage assessment, for example, if there are only certain revisions being made. Please advise me as to the format and we can proceed on how to provide that information accordingly. Once that's settled, we'll need the following number of copies:

Revised Plans: 5 copies

Stage 2 Archaeological Assessment with compliance letter: 2 copies

Cultural Heritage Assessment with accompanying compliance email: 2 copies

Natural Heritage Assessment: 4 copies

Noise Impact Assessment: 2 copies

We can chat tomorrow in the afternoon if you'd like just to be clear on how to provide us with the documentation.

Thanks.

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

From: A. Jos? De Armas [<mailto:jose.dearmas@samsung.com>]

Sent: Tuesday, November 12, 2013 5:23 PM

To: Chan, Calvin; Bain, Grant

Cc: 'SIMON KIM(김준정)'; 'tim smitheman'; 'Beatrice Ashby'

Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans

Importance: High

Good afternoon Calvin,

I am glad to know that you were able to get clarifications from MOE.

As requested our consultant (IBI Group) is currently on the process of sending the five (5) sets of plans (without the aerial photo underlay) to you.

Regarding the (REA) modifications document, I am not sure which reports are you exactly referring to. As part of the amendment process we are only required to revise or generate additional reports on the following:

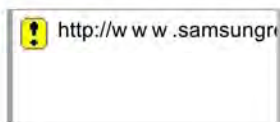
1. **Archeology Stage 2 (AA2):** The new report has already been reviewed by the Ministry of Tourism Culture and Sport (MTCS), MTCS subsequently provided a compliance letter. Please advise if you need a copy of the report and compliance letter.
2. **Cultural Heritage Assessment (CHA):** The new report has already been reviewed by the Ministry of Tourism Culture and Sport (MTCS), MTCS subsequently provided a compliance email (no letter was required). Please advise if you need a copy of the report and compliance email.
3. **Natural Heritage Assessment (NHA):** The addendum is currently being drafted by our consultant (Dillon) and will be submitted to the Ministry of Natural Resources (MNR) later this month. As I mentioned on my previous email (below), we had a meeting with the Cataraqui Region Conservation Authority (CRCA) to make sure all their comments were fully addressed prior to the NHA addendum being drafted. We will gladly provide the City and the CRCA with the final addendum once is finalized.
4. **Noise Impact Assessment:** This report is currently being drafted by our consultant (Dillon). We will gladly provide the City and the CRCA with the final addendum once is finalized.

Kindly advise which reports will you require for your review.

I look forward to hear from you,

Sincerely,

Jos?



A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: Chan, Calvin [<mailto:cchan@cityofkingston.ca>]
Sent: Tuesday, November 12, 2013 3:52 PM
To: 'jose.dearmas@samsung.com'; Bain, Grant
Cc: 'SIMON KIM(김준성)'; 'tim smitheman'
Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans

Hi Jose,

There were some technical issues between the City and MOE, which was why we were not in contact with each other. That has since been resolved. Based on my discussions, it would be appreciated if you could provide us with five (5) sets of the plans (without the airphoto underlay) and copies of the Modification Document (which I was informed would include updates to the relevant studies) for review. I will circulate to Parks, Engineering, Forestry and the CRCA with a standard two week review period for comments. After that, I will consolidate, review them with Grant, and then provide you and the MOE with a set of the comments.

Please let me know if you have any questions.

Thank you.

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

From: A. Jos? De Armas [<mailto:jose.dearmas@samsung.com>]
Sent: Wednesday, November 06, 2013 6:26 PM
To: Bain, Grant
Cc: Chan, Calvin; 'Michael Dakin'; 'SIMON KIM(김준성)'; 'tim smitheman'
Subject: RE: Kingston Solar LP - Updated Kingston Landscape Plans
Importance: High

Good evening Grant,

I hope this email finds you well.

On my last correspondence (refer to the email below) I stated that we needed to implement an extensive number of changes to our layout and undergo a significant REA (currently ongoing) amendment process to fully address the comments provided by the City of Kingston on the letter dated May 24th 2013.

We will like to kindly inform you that those changes to the layout have been completed, please note the following:

1. **Removal of infrastructure:** Panels and all other related infrastructure has been removed from:

Properties 6A, 7, 9, 10, 11A (Quabbin Road / Raymond Road area): Although the comments from the City of Kingston, dated May 24 2013 (attached), did not make any reference to zoning, will like to avoid any further controversies regarding these lands and their respective zoning as per the City of Kingston Official Plan, therefore we have taken the initiative not to use these properties for solar development.

Property 1 (corner of Rock Road and Highway 38): We will like to mitigate any potential visual concerns from stakeholders on Highway 38 and the (formerly) participating landowner on Rock road.

2. **Addition and shift of infrastructure:** Two new properties have been added, and they are located on 3680 Unity Road and at 3734, moving forward these will be called property 25A and 25B respectively. Additionally we have shifted panels, and all related infrastructure from the northern section of property 2 to the southern section.
3. **Natural Heritage concerns:** On Wednesday October 23 2013, we met with representatives from the Cataraqui Region Conservation Authority (CRCA), furthermore professionals pertaining to various disciplines from Dillon Consulting (our consultant) also participated in that meeting. The main purpose of the meeting was to clearly and effectively address all the Natural Heritage comments provided on:

The latest comments dated May 24 2013 (attached), and
The comments from last year dated August 17 2012 (attached).

The newly revised layout was submitted to Michael Dakin (CRCA) in advance of our October 23rd meeting. During the meeting we discussed extensively all the items related to the two (2) aforementioned letters (comments), along with permitting, stormwater management, grading plans and hydrogeology. Minutes of this meeting have been attached for your review. Dillon (our consultant) is currently on the process of finalizing the Natural Heritage Assessment addendum (amendment) reports based on the feedback provided by the CRCA.

4. **Revised landscape plans:** IBI group has revised the landscape plans to:

Fully address the comments on your latest letter dated May 24 2013, and
Reflect the removal, addition and shift of infrastructure on new the newly revised layout.

Due to the size of the files (70MB), an electronic version of the landscape plan has been uploaded to an FTP server. Instruction to access the FTP server have been provided below (between the black lines). Kindly provide a tentative timeline as to when will you and your team will be able to finalize the review of the landscape plan.

Please note the FTP Site standard:

1. Please note that this account will be deleted on 2013-11-20 11:19:13 (UTC).
2. Data files on this FTP site will be deleted after 7 days old.
3. All deleted data are unrecoverable.
4. This FTP site has no backups. Please make sure you keep a local copy.
5. This FTP site is limited to 5GB capacity.

Windows Computers:

<ftp://33996Lg4:m45myv55@ftp.ibigroup.com>

Please copy the link into My Computer and do not click it.

Mac Computers or third party software
You will need to use third party software such as Filezilla.

<ftp://ftp.ibigroup.com>

Login user name: 33996Lg4

Password: m45myv55

See <https://ssftp.ibigroup.com/?page=policy&lang=en-ca> for Policy Details

See <https://ssftp.ibigroup.com/?page=help&lang=en-ca> for HELP/Tips!

Please contact the IT Help Line, ithelp@ibigroup.com if you require further assistance.

5. **Civic Addresses:** On the letter dated May 24 2013, the Engineering Department requested civic addresses. There are some properties that have no specific civic addresses. Below is a table for the properties where infrastructure is currently shown in our layout, for which civic addresses are available.

<i>Address</i>	<i>Property Identification Number (PIN)</i>
, Ontario, KOH 1M0	361340025
, Ontario, KOH 2H0	361340027
, Ontario, KOH 2H0	361340031
, Ontario, KOH 2H0	361280038
(Sharpton), Ontario, KOH 2H0	361280024
N/A	361280023
N/A	361280108
, Ontario, KOH 2H0	361340032
, Ontario, KOH 2H0	361340035

6. **May 24 2013 comments:** Please note that I have attached a black lined version of this document. Several comments provided on May 24 2013 are no longer applicable since we have removed panels and all related infrastructure from some properties, furthermore we hope to have addressed all the Natural Heritage comments during the October 23rd meeting.
7. **Preliminary Nature of the Layout:** kindly note that the layout is preliminary as we will have to implement additional (detailed engineering) changes prior to construction, meaning that the current location of infrastructure within each property (inside the chain link fence) might be subject change. With that said, I will like to reassure you that all the setbacks shown on the layout are based on the City of Kingston Guidelines and the comments provided on May 24 2013 thus setbacks to the chain link fence will **not** be subject to change, unless the City of Kingston requires us to do so after reviewing the newly revised landscape plan.


Please advise about your availability to have a meeting over the next couple of weeks, to hopefully obtain feedback from you regarding the newly revised landscape plans (and layout) and discuss the next steps moving forward.

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

I look forward to hear from you.

Sincerely,

Jos?

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

A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: A. Jos? De Armas [<mailto:jose.dearmas@samsung.com>]

Sent: Tuesday, July 23, 2013 6:07 PM

To: 'Bain,Grant'

Cc: '김준성'; 'tim smitheman'

Subject: RE: Landscaping Plan Comments.

Good afternoon Grant,


I hope this email finds you well. It has been some time since we exchanged correspondence.

We have reviewed all the comments which were provided by the City of Kingston on May 24. The number of comments which were listed by the City will require significant changes to our layout and some modifications to the REA documents, consequently it will take time before we are able to get back to you with any potential revisions to review.

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

Sincerely,

Jos?

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

A. Jos? 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
<http://www.samsungrenewableenergy.ca/>

From: Bain,Grant [<mailto:gbain@cityofkingston.ca>]

Sent: Friday, May 24, 2013 4:33 PM

To: jose.dearmas@samsung.com

Cc: Mills,Cherie; Chan,Calvin

Subject: Landscaping Plan Comments.

Hello Jose,

Please see attached letter and related attachments. The original is in the mail.

Have a good weekend.

Regards,

Grant

Grant Bain, MCIP, RPP

Director, Planning & Development

Sustainability & Growth Group

City of Kingston

216 Ontario Street

Kingston, ON K7L 2Z3

Located at: 1211 John Counter Boulevard

Ph: 613.546.4291 Ext. 3252

Fax: 613.542.9965

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From: [Chan, Calvin <cchan@cityofkingston.ca>](mailto:cchan@cityofkingston.ca)
To: jose.dearmas@samsung.com
"Katherine Park \kathy.park@samsung.com\" <kathy.park@samsung.com>
Sarah.Raetsen@ontario.ca
Date: 12/20/2013 8:58:17 AM
Subject: Kingston Samsung Solar LP technical comments
Attachments: [131220 I technical comments.pdf](#)

Good morning,

I apologize for the delay. Please find attached staff's technical comments on the revised submitted landscape drawings. I have circulated the link to the electronic copies of the Natural Heritage Assessment Addendum and Revised Noise Study and am aware that hardcopies are in transit.

I have sent a hardcopy of the comments to Samsung by mail. If you need a hardcopy as well, Sarah, please let me know.

Thank you.

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

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where history and innovation thrive

City of Kingston
216 Ontario Street
Kingston, Ontario
Canada K7L 2Z3

Website: www.cityofkingston.ca
TTY: Dial 613-546-4889

D05-001-2011

December 20, 2013

A. José De Armas
Samsung Renewable Energy Inc.
55 Standish Court, 9th Floor
Mississauga, ON L5R 4B2

Re: Landscaping Plan Comments
Sol-luce Kingston
Our File No.: D05-001-2011

Dear: Mr. De Armas,

The City of Kingston Planning and Development Department, Parks Development Department, Forestry Department and Engineering Department have completed a review of the submitted Landscaping Plans dated received November 14, 2013. Planning and Development – Heritage and Urban Design have also completed a review of the submitted updated Cultural Heritage Assessment (dated October 29, 2013) and Stage 2 Archaeological Assessment (dated October 23, 2013). The following comments are provided, but are incomplete until a revised Natural Heritage Assessment and revised Noise Impact Study have been submitted for City staff review:

Planning and Development Department

- City staff appreciates the applicant's efforts in revising the project to address the City's comments on the previous submission related to the City's Landscaping and Design Guidelines.
- The dashed lines distinguishing between 'viewshed', 'watercourse setback' and 'existing vegetation' are not clearly differentiated. Additionally, the watercourse line is not defined in the Legend. Please ensure that all elements within each plan are differentiated on the plans and clearly defined in the Legend.
- Please indicate on the Landscape plans the type of groundcover proposed to be used within the solar array facility.
- Please clarify whether the substation will be screened by existing vegetation or new vegetation. If there is existing vegetation, there is no indication on the plan the amount and whether it is sufficient to screen the substation.
- If there will be signage for the facilities, please indicate its location on the plan.
- Please indicate on the plans, if known, the potential locations for lighting.
- The east side of Property 4 does not appear to meet the 20m setback requirement from property lines.

Planning & Development Department

Located at 1211 John Counter Boulevard, Kingston

χ Phone: 613-546-4291 ext. 3252 χ Fax: 613-542-9965 χ gbain@cityofkingston.ca χ

Pg. 1

- The facility at the rear of Property 25A and 25B does not appear to meet the 20m setback requirement from property lines.
- Given the number of non-participating landowners near Property 25 A and B, Buffer B along the southwest corner (where Buffer A is currently proposed) may be more suitable.
- Property 25B is in an area where sensitive species have been located as per Schedule 7-B of the Official Plan. This should be addressed in the Natural Heritage Assessment.
- Property 25A and 25B is proposed to be removing trees from significant woodland as identified in Schedule 8-B in the Official Plan. Staff is unsure of whether this will be appropriate or acceptable until the Natural Heritage Assessment can provide information about the composition and nature of the woodland.
- Some contributory woodland as identified in the Official Plan is proposed to be removed within Property 2 and 3. Staff is unsure of whether this is appropriate until the Natural Heritage Assessment can provide information about the composition and nature of the woodland.
- Buffering for facilities will not be used for compensation calculations for any submitted tree permit application.
- Please ensure that the access crossing between Property 14B and 14C is designed and constructed to the satisfaction of the Cataraqui Region Conservation Authority.
- One hardcopy of the updated archaeological assessment will be required for filing purposes.
- Hardcopies and electronic copies of the updated Natural Heritage Assessment and updated Noise Impact Study will be required to be submitted to City staff for review.
- A Tree Permit will be required for removals of trees greater equal to or greater than 15cm dbH under the Tree by-law. Due to the large areas potentially impacted within Property 25A, 25B and Property 2, we suggest a tree inventory/tree preservation plan be submitted when a Tree permit is requested.

Forestry Department

- Public Works-Forestry has reviewed the revised set of plans. We have no issues with the vegetative buffer detail or species included.

Parks Development Department

- A question was raised regarding the missing amphibian movement corridor AMC-7 from the appendix of the former Natural Heritage Assessment but a response has not been received. Since the layout of property 14B has not been altered within the area in question, we request that you either include the missing information in the updated Natural Heritage Assessment or provide a response.
- The northern area of Property 25A and 25B in which the solar panels are proposed to be installed is approximately 20 hectares of woodland. This woodland is identified as significant woodland in the City of Kingston's Official Plan. In close proximity to the woodland are identified as linkage and corridors and a wetland also identified in the Official Plan. We recommend that the tree species (including distinctive trees as identified in the City of Kingston Tree by-law) and the impacts of the woodland be addressed in Natural Heritage Assessment.
- Property 2 is now proposed to impact existing contributory woodland as identified in the Official Plan. We recommend that Species at Risk such as butternut trees be

Planning & Development Department

Located at 1211 John Couter Boulevard, Kingston

identified during the assessment as some of these trees are overseen by the Ministry of Natural Resources.

Engineering Department

- Engineering has reviewed the drawing package “Sol-luce Kingston Solar PV Energy Project Landscape Submission 2, Location – Kingston, Ontario” prepared by IBI Group for Samsung pertaining to the various locations for solar installation in the City of Kingston and find that comments from Kim Brown’s review dated May 2, 2013 have been satisfactorily addressed.
- We note that comments provided for supporting reports such as stormwater management and noise impact have not been addressed to our knowledge. If there are approved reports or drawings we do not have copies.

Planning and Development – Heritage and Urban Design

- We originally provided comments on this matter in a memorandum dated July 27, 2012, which appears to continue to be relevant, with the exception of Property No. 6, which appears to no longer be part of this proposal.
- We confirm receipt of the Additional Stage 2 Archaeological Assessment (P389-0016-2013) and MTCS compliance letter (Oct 25, 2013) for same and have no further comments.
- We have reviewed the addendum letter from the Stantec Heritage Consultant, dated October 29, 2013, and the email from the Ministry dated November 5, 2013. Heritage and Urban Design staff concur with both and have no further comments to add

Cataraqui Region Conservation Authority

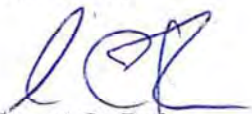
- CRCA staff has received the revised Landscape Plans for the Samsung Solar LP Solar Farm Project. Staff provided written comments to the City of Kingston in a letter dated August 17, 2012 regarding the initial submission of the project plans and associated supporting documents. Since then, we have had on-going consultation with the project proponent and their consultants to discuss items raised. These items include: natural hazards (e.g. flooding), natural heritage features (e.g. wetlands, woodlands and watercourses), water quality and quantity (e.g. stormwater management) and the implication of the CRCA’s applicable regulation (Ontario Regulation 148/06).
- In general, the revised plans are consistent with Ontario Regulation 148/06. Specifically, development and site alteration is now consistently set back a minimum of 30 m from all wetland areas and watercourses as identified by the CRCA. Also, through our on-going correspondence, the proponent is aware of CRCA regulatory requirements for all proposed water crossings, in-water work and other regulated activities. Staff anticipates submission of a permit application(s) under Ont. Reg. 148/06 for the full-extent of works subject to the regulation in early 2014.
- We also anticipate a forthcoming Natural Heritage Assessment addendum to reflect the most recent revisions to the site plan and to address CRCA comments identified in our initial review. CRCA staff will review this submission as it pertains to natural heritage features, including Significant Woodlands. At this point, we do not anticipate any major concerns with regards to Significant Woodlands given the nature of the revisions to the project area and based on our opinion that the original Natural Heritage Assessment and Environmental Impact Study (AMEC, June 2012) provided

comprehensive assessment and included appropriate protection/mitigation measures.

- Finally, the CRCA will also review a forthcoming stormwater management submission and floodplain (hydrologic/hydraulic) analysis, updated/completed in response to previous comments. Again, we anticipate CRCA concerns from our letter dated August 17, 2012 will be addressed as part of this submission and subsequent review process as a result of recent discussions with Samsung, Dillon Consulting and other stakeholders.
- In summary, staff is satisfied with the recent Landscape Plan submission as it pertains to CRCA interests and we will continue to review documentation from the proponent as submitted. We intend to submit relevant comments to City staff as per City of Kingston's request for input.

Should you have any questions or would like to meet to discuss these comments, please contact the undersigned at (613) 546-4291 extension 3252.

Sincerely,



Grant C. Bain
Director
Planning and Development

cc Sarah Raetsen, MOE
cc Cherie Mills

K:\D05_Natural Resources\Renewable Energy\Solar Farm Projects\D05-001-2011 Samsung C&T Corporation\2013 Revised Submission\131206
L_technical comments.doc

January 6, 2014



SENT BY ELECTRONIC MAIL ONLY

Planning & Development Department
City of Kingston
216 Ontario Street
Kingston, Ontario K7L 2Z3

Attention: Grant C. Bain
Director, Planning and Development

Subject: **Sol-luce Kingston Solar PV Energy Project, Landscaping Plan
Comments dated December 20, 2013. File No.: D05-001-2011**

Dear Mr. Bain,

This letter is in response to your letter to Mr. De Armas, dated December 20, 2013 Re: Landscaping Plan Comments, Sol-luce Kingston. Dillon has reviewed your concerns with respect to the natural heritage system and has provided responses for those related to the Natural Heritage Assessment (NHA). Below we summarize your comments and offer responses based on the NHA documents^{1,2} prepared by AMEC, and the NHA documents^{3,4} produced by Dillon Consulting Limited (Dillon) and confirmed by the Ministry of Natural Resources (MNR) on December 13, 2013. Please note, Kingston Solar LP and Dillon met with the Cataraqui Region Conservation Authority (CRCA) on October 23, 2013 to overview the revised project location boundary and site plan and are continuing to engage the CRCA as the project progresses.

Planning and Development Department Comments

[NHA and Species at Risk] Comment: Property 25B is in an area where sensitive species have been located as per Schedule 7-B of the Official Plan. This should be addressed in the Natural Heritage Assessment.

¹ AMEC. 2012. Kingston Solar LP Sol-luce Kingston Solar PV Energy Project: Application for a Renewable Energy Approval- Natural Heritage Assessment and Environmental Impact Study. TC111406: 168335-0002-160-RPT-0001.

² AMEC. 2013. Kingston Solar LP Sol-luce Kingston Solar PV Energy Project: Draft Natural Heritage Assessment Amendment Report: Reptile and Amphibian Surveys and Assessment of Candidate Significant Wildlife Habitat, August 2013, TC131409.

³ Dillon Consulting Limited. 2013. Natural Heritage Assessment Reports: Records Review, Site Investigation, Evaluation of Significance, and Environmental Impact Study. Confirmed by the MNR December 13, 2013.

⁴ Dillon Consulting Limited. 2013. Natural Heritage Assessment Modifications Document. Submitted to MNR December 13, 2013.

275 Yorkland Blvd.
Suite 800
Kingston, Ontario
K7L 2Z3
Canada
Tel: (613) 335-4444
Fax: (613) 335-4445
www.dillonconsulting.com

Dillon Consulting
Limited

Response: Sensitive species is overviewed in the NHA Addendum Reports under the heading "Wildlife Habitat". This can be reviewed in the NHA Site Investigation Addendum Report (Sections 6.3 and 7.2.8) and in the NHA Evaluation of Significance Addendum Report (Sections 6.3 and 8.3). Sensitive species that are protected under the Endangered Species Act, 2007 are being discussed with the MNR and are not included in the NHA as they do not fall under the jurisdiction of Ontario Regulation 359/09.

[NHA] Comment: Property 25A and 25B is proposed to be removing trees from Significant woodland as identified in Schedule 8-B in the Official Plan. Staff is unsure of whether this will be appropriate or acceptable under the Natural Heritage Assessment can provide information about the composition and nature of the woodland.

Response: Information about the composition and nature of the significant woodland can be reviewed in the NHA Site Investigation Addendum Report (Section 7.2.7) and in the NHA Evaluation of Significance Addendum Report (Section 8.2).

[NHA] Comment: Some contributory woodland as identified in the Official Plan is proposed to be removed within Property 2 and 3. Staff is unsure of whether this will be appropriate or acceptable under the Natural Heritage Assessment can provide information about the composition and nature of the woodland.

Response: Information about the composition and nature of the contributory woodland can be reviewed in the NHA Site Investigation Addendum Report (Section 7.2.7) and in the NHA Evaluation of Significance Addendum Report (Section 8.2).

[Tree Permit] Comment: Buffering for facilities will not be used for compensation calculations for any submitted tree permit application.

Response: Kingston Solar acknowledges that trees used for buffering purposes will not be eligible for inclusion in the compensation requirements towards any issued tree permit.

[CRCA] Comment: Please ensure that the access crossing between Property 14B and 14C is designed and constructed to the satisfaction of the Cataraqui Region Conservation Authority.

Response: Kingston Solar LP, Dillon Consulting and the CRCA discussed this at the meeting that occurred on October 23, 2013. Design information for the access crossing will be developed during detailed design and submitted to the CRCA as required under their regulation.

[Archaeology] Comment: One hardcopy of the updated archaeological assessment will be required for filing purposes.

Response: Hardcopies of all files related to the REA Amendment were delivered to the attention of the City Clerk at the City of Kingston by FedEx on December 20, 2013.

[NHA AND Noise] Comment: Hardcopies and electronic copies of the updated Natural Heritage Assessment and updated Noise Impact Study will be required to be submitted to City staff for review.

Response: Hardcopies of all files related to the REA Amendment were delivered to the attention of the City Clerk at the City of Kingston by FedEx on December 20, 2013. Electronic copies were submitted by Katherine Park (Kingston Solar LP) to Calvin Chan via email and are available on the project website at <http://www.samsungrenewableenergy.ca/kingston>

[Tree Permit] Comment: A Tree Permit will be required for removals of trees greater equal to or greater than dbH under the Tree by-law. Due to the large areas potentially impacted within Property 25A, 25B and Property 2, we suggest a tree inventory/tree preservation plan be submitted when a Tree permit is requested.

Response: The suggestion for a tree inventory/tree preservation plan to be submitted when a Tree permit is requested is acknowledged.

Parks Development Department

[NHA] Comment: A question was raised regarding the missing amphibian movement corridor AMC-7 from the appendix of the former Natural Heritage Assessment but a response has not been received. Since the layout of Property 14B has not been altered within the area of question, we request that you either include the missing information in the updated Natural Heritage Assessment or provide a response.

Response: AMC-7 is mapped between Amphibian Breeding Habitat (Woodland) ABF-9 and Amphibian Breeding Habitat (Wetland) ABW-8. As stated in the MNR prepared Ecoregion 6E Criterion Schedule⁵, amphibian movement corridors must be between two significant amphibian breeding habitats. Both ABF-9 and ABW-8 were 'treated as' significant in the original NHA report¹ and a commitment made to evaluate the habitats prior to construction. This was the extent of the required information provided in the original NHA report¹. An evaluation for significance of this feature was undertaken in 2013 from early May to late June and was evaluated as part of a draft amendment report² focusing on reptile and amphibian habitats. These pre-construction surveys indicate that ABF-9 is a significant amphibian breeding habitat; however, ABW-8 is not and, therefore, AMC-7 is no longer considered to be a candidate significant amphibian movement corridor as it would not connect two significant breeding habitats.

⁵ Ontario Ministry of Natural Resources. February 2012. Significant Wildlife Habitat Ecoregion 6E Criterion Schedule. 42 pp.

[NHA] Comment: The northern area of Property 25A and 25B in which the solar panels are proposed to be installed is approximately 20 hectares of woodland. This woodland is identified as significant woodland in the City of Kingston's Official Plan. In close proximity to the woodland are identified as linkage and corridors and a wetland also identified in the Official Plan. We recommend that the tree species (including distinctive trees as identified in the City of Kingston Tree by-law) and the impacts of the woodland be addressed in the Natural Heritage Assessment.

Response: For the purposes of delineating, characterizing and evaluating the woodland to the north of Property 25A and 25B, data was collected during field studies and included in the Natural Heritage Addendum reports as required under Ontario Regulation 359/09. Information about the composition and nature of the significant woodland can be reviewed in the NHA Site Investigation Addendum Report (Section 7.2.7) and in the NHA Evaluation of Significance Addendum Report (Section 8.2). Kingston Solar LP is aware of the Tree by-law and the City's list of distinctive trees. Impacts to the woodland are addressed in the NHA Environmental Impact Study Addendum Report (Tables 6 and 7).

[NHA and Species at Risk] Comment: Property 2 is now proposed to impact existing contributory woodland as identified in the Official Plan. We recommend that Species at Risk such as butternut trees be identified during the assessment as some of these trees are overseen by the Ministry of Natural Resources.

Response: Kingston Solar LP and Dillon Consulting are continuing to actively work with the MNR with respect to Species at Risk. We thank you for your recommendation and will include it in our dialogue with the MNR.

Engineering Department

[Stormwater and Noise] Comment: We note that comments provided for supporting reports such as Stormwater management and noise impact have not been addressed to our knowledge. If there are approved reports or drawings, we do not have copies.

Response: Hardcopies of all files related to the REA Amendment, including the revised Noise Impact Study, were delivered to the attention of the City Clerk at the City of Kingston by FedEx on December 20, 2013. Following the October 23, 2013 meeting with the CRCA, Kingston Solar LP submitted a revised report and drawing package related to Stormwater management and grading for review electronically on December 20, 2013 and in hard copy on December 27, 2013. In addition, a report that overview the delineation of the Glenvale Creek floodplain was also submitted to the CRCA for review on December 17, 2013.

Closure

The preceding information has been provided in response to comments from Mr. Bain, (City of Kingston Directory of Planning and Development Department) that relate to the NHA Addendum reports for the Sol-luce Kingston Solar PV Energy Project. Other comments provided in the letter dated December 20, 2013 will be responded to in a separate response or during the project's continued consultation with the City.

Should you have any comments, questions, or concerns, please contact Jennifer Petruniak, M.Sc. at (416) 229-4647, extension 2432, or by email at jpetruniak@dillon.ca.

Yours Sincerely,
Dillon Consulting Limited



Jennifer Petruniak, M.Sc.
Associate

Dillon File No.: 13-8436



Bellamy, Megan <mbellamy@dillon.ca>

FW: Open House Board Material for Sol-luce Kingston Solar PV Energy Project

1 message

Katherine Park <kathy.park@samsung.com>
Reply-To: kathy.park@samsung.com
To: Jennifer Petruniak <JPetruniak@dillon.ca>, mbellamy@dillon.ca

21 January 2014 11:37

From: Katherine Park [<mailto:kathy.park@samsung.com>]
Sent: Tuesday, January 21, 2014 11:33 AM
To: cchan@cityofkingston.ca
Cc: 김준성; jose.dearmas@samsung.com
Subject: Open House Board Material for Sol-luce Kingston Solar PV Energy Project

Good Morning Calvin,

I'm forwarding this board slide for our upcoming Open Houses in loyalist Township and City of Kingston for your reference.

Please let me know should you require any additional information in regards to the Public Open House.

I'm very looking forward to seeing you at the Open House. Thank-you.

Sincerely,

Katherine Park



Katherine Park, Assistant Manager / Solar Division Project Development

SAMSUNG RENEWABLE ENERGY INC. 55 Standish Court, Mississauga, Ontario L5R 4B2, Canada

Office: +1-905-501-5661 / Fax: +1-905-285-1852 / Cell: +1-416-414-1653

E-mail: Kathy.park@samsung.com

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KINGSTON SOLAR PIC panels Jan 20 2014 FINAL_small.pdf

5094K



Bellamy, Megan <mbellamy@dillon.ca>

Open House Board Material for Sol-luce Kingston Solar PV Energy Project

1 message

Katherine Park <kathy.park@samsung.com>

21 January 2014 11:37

Reply-To: kathy.park@samsung.com

To: MBeckel@loyalist.ca

Cc: 김준성 <simon76.kim@samsung.com>, jose.dearmas@samsung.com

Good Morning Murray,

I'm forwarding this board slide for our upcoming Open Houses in loyalist Township and City of Kingston for your reference.

Please let me know should you require any additional information in regards to the Public Open House.

I'm very looking forward to seeing you at the Open House. Thank-you.

Sincerely,

Katherine Park



Katherine Park, Assistant Manager / Solar Division Project Development

SAMSUNG RENEWABLE ENERGY INC. 55 Standish Court, Mississauga, Ontario L5R 4B2, Canada

Office: +1-905-501-5661 / Fax: +1-905-285-1852 / Cell: +1-416-414-1653

E-mail: Kathy.park@samsung.com

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KINGSTON SOLAR PIC panels Jan 20 2014 FINAL_small.pdf

5094K

From: "Kurt Kim" <kurt.kim@samsung.com>
To: "Samsung Team" <sresolar.2nd@samsung.com>
tim.abray.nyman@gmail.com
Date: 1/22/2014 5:56:31 PM
Subject: 1/22 Meeting with Kingston Fire & Rescue

Dear Team,

This morning we had a short meeting Kingston Fire & Rescue.

Talks were carried out in cordial atmosphere, and since the Fire Dept have not dealt with ground-mounted solar plant, some safety concerns were addressed.

Their initial thoughts on benefit program were more geared toward public safety awareness on solar. Possible site visits during/after construction for the firefighter was also mentioned for them to get accustomed to the solar plant.

Outline of the discussion is as follows.

Attendees :

Donald Corbett(Deputy Fire Chief), Melanie Jones(Assistant Chief/Dir of Training), Douglas Ede(Training Officer), Kevin Ottenhof(Training Officer)

- Brief project introduction was given; capacity, location, layout, permit status...

- Fire & Rescue's concerns

. Is solar plant fire safe? <- Solar plants are designed with fuse boxes, switches, breakers ..etc which will automatically shut down that specific portion

of the plant should any abnormalities be detected

. Enough access points to the site, access roads wide enough? <- Access will be possible for all parcels and 6m access roads will be made within the site

. Will the plant be monitored during the operation? <- Yes will be remotely monitored during operation period through SCADA system.

- Possible benefit programs

. Student field trips to the site to provide first-hand solar safety experience

. Visits during/after construction for firefighters to acknowledge fire hazardous points

. Any other programs are be internally reviewed and devised, and will get back to us for further discussions

Regards, Kurt

From: "Kurt Kim" <kurt.kim@samsung.com>

To: "Samsung Team" <sresolar.2nd@samsung.com>
[REDACTED]

Date: 1/22/2014 5:56:31 PM

Subject: 1/22 Meeting with Kingston Fire & Rescue

Dear Team,

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Outline of the discussion is as follows.

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. Student field trips to the site to provide first-hand solar safety experience

. Visits during/after construction for firefighters to acknowledge fire hazardous points

. Any other programs are be internally reviewed and devised, and will get back to us for further discussions

Regards, Kurt

RE: Comments from Loyalist regarding newly revised layout (landsc...

Subject: RE: Comments from Loyalist regarding newly revised layout (landscape plan)
From: "Murray Beckel" <MBeckel@loyalist.ca>
Date: 1/26/2014 11:24 AM
To: <jose.dearmas@samsung.com>
CC: 'SIMON KIM(김준성)' <simon76.kim@samsung.com>, "'AshbyBeatrice'" <b.ashby@samsung.com>, <kathy.park@samsung.com>, "'Petruniak, Jennifer'" <jpetruniak@dillon.ca>

Hi José,

I can provide comments, but please keep in mind that when the matter goes to Council at a later date, it could make different comments than staff.

Murray

Murray Beckel, M.C.I.P., R.P.P.
Director of Planning and Development Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
Tel: 613-386-7351 Ext 130
mbeckel@loyalist.ca | www.loyalist.ca



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From: A. José De Armas [mailto:jose.dearmas@samsung.com]
Sent: January-23-14 2:45 PM
To: Murray Beckel
Cc: 'SIMON KIM(김준성)'; 'AshbyBeatrice'; kathy.park@samsung.com; 'Petruniak, Jennifer'
Subject: Comments from Loyalist regarding newly revised layout (landscape plan)
Importance: High

Good afternoon Murray,

As requested on yesterday's Open House, attached are the comments provided by the City of Kingston regarding our newly revised layout (landscape plan) plan which was submitted to them the first week of November 2013.

We would kindly appreciate if you (on behalf of Loyalist Township) are able to provide some comments on the newly revised layout (landscape plan) which was also provided to you on November 2013, as we will need to submit proof of municipal consultation to Sarah Raetsen (MOE) before the end of January.

Thank you!,



FedEx Shipment 582341301978 Delivered

1 message

trackingupdates@fedex.com <trackingupdates@fedex.com>

20 December 2013 12:04

Reply-To: trackingmail@fedex.com

To: mbellamy@dillon.ca

This tracking update has been requested by:

Company Name: ASTLEY GILBERT LTD
Name: KIRK M
E-mail: 'not provided by requestor'

Our records indicate that the following shipment has been delivered:

Reference: 3037953
Ship (P/U) date: Dec 19, 2013
Delivery date: Dec 20, 2013 11:45 AM
Sign for by: L.CAVES
Delivery location: KINGSTON, ON
Delivered to: Receptionist/Front Desk
Service type: FedEx Priority Overnight
Packaging type: Your Packaging
Number of pieces: 1
Weight: 6.80 lb.
Special handling/Services: Deliver Weekday

Tracking number: [582341301978](#)

Shipper Information
KIRK M
ASTLEY GILBERT LTD
42 CARNFORTH RD.
NORTH YORK
ON
CA
M4A2K7

Recipient Information
CALVIN CHAN - SENIOR PLANNER
CITY OF KINGSTON
1211 JOHN COUNTER BLVD.,
PLANNING AND DEVELOPMENT
KINGSTON
ON
CA
K7L4X7

Please do not respond to this message. This email was sent from an unattended mailbox. This report was generated at approximately 11:04 AM CST on 12/20/2013.

To learn more about FedEx Express, please visit our website at fedex.com.

All weights are estimated.



Purolator – Delivery Notification / Avis de livraison - PIN/NIC: [REDACTED]

1 message

NotificationService@purolator.com <NotificationService@purolator.com>
To: "mbellamy@dillon.ca" <mbellamy@dillon.ca>

18 December 2013 14:40



Veuillez faire défiler l'écran vers le bas pour afficher la version française.

Dear mbellamy@dillon.ca,

This update on the status of your shipment(s) has been sent to you at the request of dillon consulting, mcooke@dillon.ca.

The following shipment(s) were successfully delivered.

PIN: [REDACTED]

Status: Delivered to COUNY LENNOX & ADDINGTON NAPANEE, Ontario

Delivery Date/Time: December 18, 2013 at 14:38

To: COUNY LENNOX & ADDINGTON

City: NAPANEE

Province: Ontario

Tracking Details: [https://www.purolator.com/en/ship-track/tracking-details.page?pin=\[REDACTED\]](https://www.purolator.com/en/ship-track/tracking-details.page?pin=[REDACTED])

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Your e-mail has been submitted to receive notifications of any changes that impact the delivery of the specific shipment(s) above. If you wish to unsubscribe for notifications regarding the shipment(s) above, please click here: <https://eshiponline.purolator.com/ShipOnline/Public/ProactiveNotification/Unsubscribe.aspx?lang=E&token=CJyQPEvdIZ%2FvRvnQdiweRuU%2BjK%2FIVkEnf2dsmca56WEOQBzBTRbg3A%3D%3D>.

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Bonjour mbellamy@dillon.ca,

Cette mise à jour sur l'état de votre expédition vous est envoyée à la demande de dillon consultin , mcooke@dillon.ca.

Nous aimerions vous aviser que le ou les colis suivants ont été livrés avec succès.

NIC: [REDACTED]

État: Livré à COUNY LENNOX & ADDINGTON NAPANEE, Ontario

Date/Heure: le 18 décembre 2013 à 14h38

Entreprise destinataire: COUNY LENNOX & ADDINGTON

Ville: NAPANEE

Province: Ontario

Détails de suivi: [https://www.purolator.com/fr/ship-track/tracking-details.page?pin=\[REDACTED\]](https://www.purolator.com/fr/ship-track/tracking-details.page?pin=[REDACTED])

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Vous êtes actuellement inscrit au service d'avis de suivi dans le but de vous aviser lorsqu'une exception affecte la livraison d'un envoi. Si vous désirez ne plus recevoir cet avis automatisé, SVP cliquez sur le lien suivant <https://eshiponline.purolator.com/ShipOnline/Public/ProactiveNotification/Unsubscribe.aspx?lang=F&token=CJyQPEvdIZ%2FvRvnQdiweRuU%2BjK%2FIVkEnf2dsmca56WEOQBzBTRbg3A%3D%3D>.

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Purolator – Delivery Notification / Avis de livraison - PIN/NIC: [REDACTED]

1 message

NotificationService@purolator.com <NotificationService@purolator.com>
To: "mbellamy@dillon.ca" <mbellamy@dillon.ca>

18 December 2013 14:43



Veuillez faire défiler l'écran vers le bas pour afficher la version française.

Dear mbellamy@dillon.ca,

This update on the status of your shipment(s) has been sent to you at the request of dillon consulting, mcooke@dillon.ca.

The following shipment(s) were successfully delivered.

PIN: [REDACTED]
Status: Delivered to KINGSTON LIBRARY KINGSTON, Ontario
Delivery Date/Time: December 18, 2013 at 14:38
To: KINGSTON LIBRARY
City: KINGSTON
Province: Ontario
Tracking Details: [https://www.purolator.com/en/ship-track/tracking-details.page?pin=\[REDACTED\]](https://www.purolator.com/en/ship-track/tracking-details.page?pin=[REDACTED])

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Bonjour mbellamy@dillon.ca,

Cette mise à jour sur l'état de votre expédition vous est envoyée à la demande de dillon consultin , mcooke@dillon.ca.

Nous aimerions vous aviser que le ou les colis suivants ont été livrés avec succès.

NIC: [REDACTED]

État: Livré à KINGSTON LIBRARY KINGSTON, Ontario

Date/Heure: le 18 décembre 2013 à 14h38

Entreprise destinataire: KINGSTON LIBRARY

Ville: KINGSTON

Province: Ontario

Détails de suivi: [https://www.purolator.com/fr/ship-track/tracking-details.page?pin=\[REDACTED\]](https://www.purolator.com/fr/ship-track/tracking-details.page?pin=[REDACTED])

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Purolator – Delivery Notification / Avis de livraison - PIN/NIC: [REDACTED]

1 message

NotificationService@purolator.com <NotificationService@purolator.com>

18 December 2013 10:05

To: "mbellamy@dillon.ca" <mbellamy@dillon.ca>



Veuillez faire défiler l'écran vers le bas pour afficher la version française.

Dear mbellamy@dillon.ca,

This update on the status of your shipment(s) has been sent to you at the request of dillon consulting, mcooke@dillon.ca.

The following shipment(s) were successfully delivered.

PIN: [REDACTED]

Status: Delivered to CITY HALL KINGSTON, Ontario

Delivery Date/Time: December 18, 2013 at 09:59

To: CITY HALL

City: KINGSTON

Province: Ontario

Tracking Details: [https://www.purolator.com/en/ship-track/tracking-details.page?pin=\[REDACTED\]](https://www.purolator.com/en/ship-track/tracking-details.page?pin=[REDACTED])

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Your e-mail has been submitted to receive notifications of any changes that impact the delivery of the specific shipment(s) above. If you wish to unsubscribe for notifications regarding the shipment(s) above, please click here: <https://eshiponline.purolator.com/ShipOnline/Public/ProactiveNotification/Unsubscribe.aspx?lang=E&token=20rNbyCzE%2FFaaQa%2BGOQysdy7o63NG5OL6G39zjqu09eWt16Vmpz5Dg%3D%3D>.

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Bonjour mbellamy@dillon.ca,

Cette mise à jour sur l'état de votre expédition vous est envoyée à la demande de dillon consultin , mcooke@dillon.ca.

Nous aimerions vous aviser que le ou les colis suivants ont été livrés avec succès.

NIC: [REDACTED]

État: Livré à CITY HALL KINGSTON, Ontario

Date/Heure: le 18 décembre 2013 à 09h59

Entreprise destinataire: CITY HALL

Ville: KINGSTON

Province: Ontario

Détails de suivi: [https://www.purolator.com/fr/ship-track/tracking-details.page?pin=\[REDACTED\]](https://www.purolator.com/fr/ship-track/tracking-details.page?pin=[REDACTED])

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