

# Appendix D3:

## Public Meeting Materials



**KINGSTON SOLAR LP  
Sol-Luce Kingston Solar PV  
Energy Project**

**OPEN HOUSE**

January 2014  
4:00 PM – 8:00 PM

**WELCOME!**

# Overview



Kingston Solar LP is proposing to construct a 100 MW AC solar facility to be located in two municipalities: the City of Kingston and Loyalist Township. An application for a Renewable Energy Approval was submitted on September 18, 2012 and deemed complete by the MOE on February 12, 2013.

Although not required under O. Reg 359/09, Kingston Solar LP has taken the initiative to make additional efforts to accommodate municipal requests through the REA amendment process as follows:

1. Prime Agriculture Area: Kingston Solar LP has avoided lands which are designated as Prime Agriculture in the City of Kingston's *Official Plan*.
2. Landscaping and Site Design Guidelines for Large-Scale, Ground-Oriented Solar Energy Facilities
  - a) Setback guidelines: Kingston Solar LP has met the setbacks contained in *Landscaping and Site Design Guidelines* released by the City of Kingston in May 2012, which included the following:
    - i) Facility components to be set back a minimum of 20 m from all property lines and public Rights-of-Way;
    - ii) Solar array and fencing to be set back 100 m from any residences unless otherwise negotiated with the project owner;
    - iii) Facility components to be set back a minimum of 30 m from watercourses and wetlands.
  - b) Visual mitigation: Kingston Solar LP has mitigated potential visual impact by drafting a comprehensive landscape plan through a certified landscape architect.

**As a result of this continued consultation, Kingston Solar LP has revised the project layout to implement the setbacks across the project location. This resulted in eliminating lands and adding lands not previously included.**





# Landscaping Plans

Through ongoing consultation with the City of Kingston and Loyalist Township in 2013, changes to the project were made to meet the setback guidelines and landscaping plans were generated to mitigate visual impacts. A high-level summary of the changes made in response to the comments are outlined below:

- Berms are to be contoured with a naturally undulating design.
- Clarity was provided on the type of vegetated buffering proposed, and included a coniferous component as requested by the City of Kingston Forestry Department.
- Landscaping provides appropriate visibility at the driveway location for each site and for neighbouring driveways adjacent to landscaping features.

**The revised Project Location and Landscape Plans were reviewed with the City of Kingston, Loyalist Township and the Cataraqui Region Conservation Authority. All confirmed that the requested changes have been applied to the project.**

During the Landscaping Plans discussions with the municipalities, visual simulations were developed to demonstrate the mitigation of potential visual impacts from the project.

# Visual Simulations (1 of 5)



IBI Group

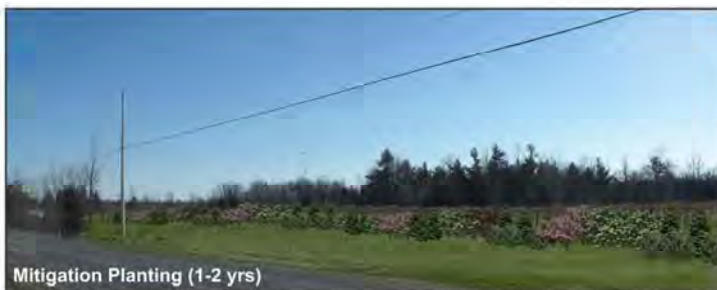
## Sol-Luce Kingston PV Energy Project



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 municipal 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 to the left display the approximate proposed conditions and mitigation measures being undertaken by Kingston Solar LP. They are for illustration purposes only.

# Visual Simulations (2 of 5)



IBI Group

## Sol-Luce Kingston PV Energy Project



Existing Condition



Proposed Condition



Mitigation Planting (1-2 yrs)



Mitigation Planting (10-12 yrs)

### Visual Simulations

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# Visual Simulations (3 of 5)



IBI Group

## Sol-Luce Kingston PV Energy Project



Existing Condition



Proposed Condition



Mitigation Planting (1-2 yrs)



Mitigation Planting (10-12 yrs)

### Visual Simulations

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# Visual Simulations (4 of 5)



IBI Group

## Sol-Luce Kingston PV Energy Project



Existing Condition



Proposed Condition

### Visual Simulations

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Mitigation Planting (1-2 yrs)



Mitigation Planting (10-12 yrs)

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# Visual Simulations (5 of 5)



IBI Group

## Sol-Luce Kingston PV Energy Project



Existing Condition



Proposed Condition



Mitigation Planting (1-2 yrs)



Mitigation Planting (10-12 yrs)

### Visual Simulations

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# Proposed Technical Changes



Proposed Change	Potential for Environmental Effects
Increase in the number of panels.	The project components were relocated away from residences within the new properties . There are no additional environmental effects anticipated as a result of the change in the number of panels.
Change in the specification of the Medium Voltage Power Platforms (MVPPs).	Environmental effects with the potential to occur due to the change in the specifications of the MVPPs are discussed in the Modifications Document. This change also required a full revision of the <i>Noise Study Report</i> (NSR).
Reduction in the number of MVPPs.	Although the number of MVPPs has changed, they will be compliant with the MOE noise requirements.
Relocation of MVPPs.	Although the locations of MVPPs have changed, they will be compliant with the MOE noise requirements. Environmental effects with the potential to occur due to MVPPs being located on new lands are described in applicable technical addenda reports.

# Changes to the Original Application

Original Document	Revision Required?	Amended Document	Conclusion	Mitigation Measures
Cultural Heritage Assessment Report (CHAR)	Yes	Cultural Heritage Assessment (CHA)	Additional field work was undertaken in October 2013. <b>No additional work is required.</b> Recommendations from original CHAR remain unchanged.	Visual screening to be finalized during detailed design for interior properties those adjacent to road ROW and between Property 14 B and C.
Stage 1 & 2 Archaeological Assessment (AA)	Yes	Stage 1 and 2 AA	Additional field work was undertaken in October 2013. <b>No additional work is required.</b>	N/A
Project Description Report, Construction Plan Report, Design and Operations Report (PDR, CPR, DOR)	Yes	Modifications Document	Minor changes due to alternate technical specifications.	N/A
Decommissioning Plan Report (DPR)	No	N/A	No changes required – the process for decommissioning of the facility will remain the same as in the original application.	N/A
Natural Heritage Assessment (NHA)	Yes	NHA Addenda and Modifications Document	Natural features evaluated as part of the EOS Report were added/removed based on addenda to the NHA.	Mitigation measures were added for woodlands, wetlands and wildlife habitat. Candidate wildlife habitat treated as significant will be studied in 2014 prior to construction.
Water Assessment and Water Body Report (WAR/WBR)	Yes	Water Addenda and Modifications Document	Additional field work was undertaken in October 2013. <b>No additional water bodies were identified within 30 m of the revised project location.</b>	Mitigation measures outlined in the original WAR/WBR are still applicable.
Noise Study Report (NSR)	Yes	Revised Noise Study Report	<b>The facility will be in compliance with MOE noise standards (40 dBA).</b> The NSR was completely revised due to the alternate locations of noise components and the change in manufacturer specifications.	Acoustic louvers to be installed at the openings of 14 Medium Voltage Power Platforms to achieve compliance with MOE standards.
Consultation Report (CR)	Yes	Consultation Report Addenda	An addendum to the CR will be prepared to document feedback from the public and stakeholders about the proposed changes to the project.	N/A

# Project Schedule



**2011** Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Open House – July.

**Public Meeting # 1 – August**

**2012** Rural Affairs Committee Meeting – February.

**Interim Community Session - April**

**Public Meeting # 2 - August**

Submission of application to MOE – September 18, 2012

**2013** Application “deemed complete” by MOE – February 12, 2013

Kingston Solar LP meets with City of Kingston to discuss Landscape and Site Design Guidelines.

Submission of REA Amendment Documents (Major Project Design Change) – December 16, 2013

**2014** **Public Meeting – Present amendment to stakeholders – January** ★ **WE ARE HERE**

Submission of Consultation Report Addendum to MOE – January/ February

**Anticipated REA Approval – March [Tentative]**

**Anticipated start of construction – Q2 2014 [Tentative]**

**2015** **Anticipated Commercial Operation – Winter 2015**

**2035** Decommissioning after 20 years

Ongoing consultation with local community, Aboriginal communities and municipalities

Draft REA Studies Completed

Final REA Studies Completed

Initial Submission to MOE and Municipal Consultation

REA Amendment Process

Project Approval

Construction



# Consultation & Next Steps

All documents are and will be available on the project website at <http://www.samsungrenewableenergy.ca/kingston>

Kingston Solar LP is committed to ongoing consultation with stakeholders.

## WE WELCOME YOUR FEEDBACK

We encourage you to fill out a comment form if you have any additional questions or wish to be kept informed of project developments.

Project phone: 1-855-359-2342

Project email: [solucekingston@samsungrenewableenergy.ca](mailto:solucekingston@samsungrenewableenergy.ca)

# WELL WATER SAMPLING PROGRAM

## Objectives

- Assess groundwater quality conditions prior to construction
- Data used as input into Monitoring/Contingency Program
- Identify location of groundwater users

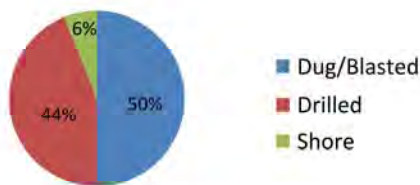
## Methodology

- Program based on guidance from the Ministry of the Environment
- Identified well users within 500 m of Project sites
- Sampled un-treated well water samples in June/July, 2012 from a sub-group of properties down flow of Project sites; water analyzed for bacteria, general chemistry and select metals
- 60 addressees approached, 32 water samples collected
- Collected information about well construction, location

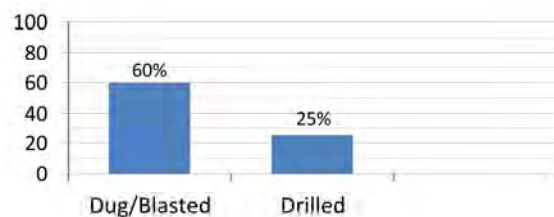
## Survey Results

- 120 properties within 500 m of solar infrastructure estimated to use groundwater as a potable water supply
- Of the 32 surveys , the following conditions were observed:

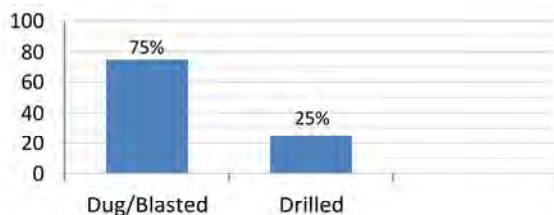
Type of Well



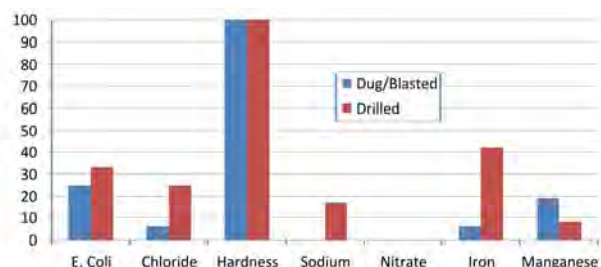
% Reported Water Quantity Issues



% Reported Water Quality Issues



% of Wells with Water Quality Exceedances



# **ASSESSMENT OF POTENTIAL WATER QUALITY ISSUES & RECOMMENDED MITIGATION ACTIVITIES**

<b>Assessed Issue</b>	<b>Comment/Mitigation/Expected Impacts</b>
<b>CONSTRUCTION RELATED</b>	
Impacts from Accidental Fuel Spillage/Releases from Equipment	<ul style="list-style-type: none"> <li>• No bulk fuels/chemicals will be stored on site</li> <li>• No equipment refueling to occur within 100 m of wells</li> <li>• Hazardous and Non-Hazardous Waste Management Plans will be implement to identify procedures for storage/handling/transportation of construction wastes</li> <li>• Construction Emergency Response and Communication Plan will be implemented to ensure proper procedures are followed in the event of a spill/release</li> <li>• <b>NO ADVERSE IMPACTS ANTICIPATED</b></li> </ul>
Impacts from Erosion and Sediment Issues	<ul style="list-style-type: none"> <li>• Erosion and Sediment control program will be implemented</li> <li>• No stockpiling of soils within 100 m of private wells</li> <li>• Run-off will not be allowed to pond within 100 m of private wells.</li> <li>• Water pumped from excavations will be filtered prior to discharge</li> <li>• <b>NO ADVERSE IMPACTS ANTICIPATED</b></li> </ul>
Impacts from Fracturing of Bedrock During Foundation Construction	<ul style="list-style-type: none"> <li>• Foundations will be installed in portion of bedrock (top 3 m) that is already heavily fractured, so no significant increase in groundwater infiltration is expected</li> <li>• No blasting within 100 m of private wells</li> <li>• Foundations installed in areas of overburden will be backfilled with compacted soil</li> <li>• Cement used to secure solar panel supports will seal off fractures around foundations reducing risk of vertical groundwater movement along foundation support.</li> <li>• <b>NO ADVERSE IMPACTS ANTICIPATED</b></li> </ul>
Impacts from Sewage Disposal	<ul style="list-style-type: none"> <li>• Portable washrooms will be used during construction. Waste will be removed by a licensed waste hauler</li> <li>• <b>NO ADVERSE IMPACTS ANTICIPATED</b></li> </ul>
<b>OPERATIONS RELATED</b>	
Impacts from Weed Control	<ul style="list-style-type: none"> <li>• Chemical-based herbicides will not be used</li> <li>• <b>NO ADVERSE IMPACTS ANTICIPATED</b></li> </ul>
Impacts from Spillage/Leakage of Chemicals/Fuels	<ul style="list-style-type: none"> <li>• Bulk storage of fuels or chemicals will not occur on site</li> <li>• Refueling activities of maintenance vehicle/equipment will be performed off-site</li> <li>• Best Management Practices followed for storage of small quantities of chemicals and spills management program implemented</li> <li>• Substation transformer will be installed in a concrete pit to provide secondary containment; transformer will be inspected monthly for leaks</li> <li>• <b>NO ADVERSE IMPACTS ANTICIPATED</b></li> </ul>
Impacts from Erosion and Sedimentation Issues	<ul style="list-style-type: none"> <li>• Stormwater Management Plan will be implemented for run-off control for the substation property and under solar panel areas. Drainage system will be maintained and monitoring on a regular basis.</li> <li>• Mitigation measures such as the use of grassed filter strips will be used at down-slope ends of Project sites to improve run-off quality</li> <li>• <b>NO ADVERSE IMPACTS ANTICIPATED</b></li> </ul>
Impacts from Sewage Management	<ul style="list-style-type: none"> <li>• Washrooms and kitchen at operations building to discharge to a holding tank. Contents will be removed by a licensed waste hauler.</li> <li>• Septic Tank will be equipment with a level monitoring system</li> <li>• <b>NO ADVERSE IMPACTS ANTICIPATED</b></li> </ul>
Impacts from Cleaning of Solar Panels	<ul style="list-style-type: none"> <li>• Cleaning will be occasional only, and will use potable water brought in from off-site. No chemicals will be used.</li> <li>• <b>NO ADVERSE IMPACTS ANTICIPATED</b></li> </ul>





Sol-Luce Kingston Solar PV Energy Project  
Public Meeting  
January 22, 2014  
Odessa Fairgrounds

**SIGN-IN SHEET**

**Name** (please print)

**Address**

Dwight + Will

Wilfred

P. Johns

Travis  
Gord  
S. A. W.

Jenna

Alex

Murray

JIM

MARY

RICHARD

MICHAEL

Dale

Gary

LEONARDO

Joe

J. Heppard

Gordon & Mary Ellen

JIM

Ben




**Sol-Luce Kingston Solar PV Energy Project  
Public Meeting  
January 22, 2014  
Odessa Fairgrounds**

**SIGN-IN SHEET**

*Handwritten notes:*  
1/22  
3.2  
Jas  
Chair



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Sol-Luce Kingston Solar PV Energy Project  
Public Meeting

~~January 22, 2014~~ Jan. 23, 2014  
~~Odessa Fairgrounds~~ Invusta Centre

## SIGN-IN SHEET

Name (please print)

Address

- ① BETTY
- ② & Husband
- ③ Terry
- ④ Rick Smith
- 5 LANCE
6. PAM TAYLOR
7. GORD TAYLOR
8. JOANNE
9. HUSKINS
10. COLBY
11. GREGORY
12. MICHAEL T.
13. MIKE SEWELL
14. SANDY
15. JEFF
16. JULIE & ROB
17. GLENN C
18. TYSON C
19. BILL PE
20. D.M. HA
21. MARTHA
22. A. MARSHALL
23. P. PRINS



**Sol-Luce Kingston Solar PV Energy Project  
Public Meeting  
January 23, 2014**

**SAMPLE ONLY**

**COMMENT SHEET**

**THANK YOU for attending our Public Meeting.**

Please take a few minutes and provide us with your thoughts and comments on the information presented here this evening. Comments received will be considered during completion of the amendment process for the Sol-Luce Kingston Solar PV Energy Project.

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

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**Please check here if you would like to be added to the project contact list and provide your information below.**

Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

*Note: Information will be collected and used in accordance with the Renewable Energy Approval under the Environmental Protection Act, and solely for the purpose of assisting Kingston Solar LP in meeting environmental assessment and local planning requirements. This material will be maintained on file for use during the study and may be included in project documentation. All comments will become part of the public record. Personal information is protected under authority of the Freedom of Information and Protection of Privacy Act, Section 32 and is used solely for the purpose of completing this Renewable Energy Approval application. Individuals will not be identified in any public documents or used for any purpose other than this project.*

**Comments can be left at this Public Meeting or sent to:**

Phone: 1-855-359-2342  
Email: [solucekingston@samsungrenewableenergy.ca](mailto:solucekingston@samsungrenewableenergy.ca)

Address:  
Kingston Solar LP  
55 Standish Court, 9<sup>th</sup> Floor  
Mississauga, ON, L5R 4B2