



**NORTHLAND
POWER**

Renewable Energy Approval Documents

Belleville South Solar Project

Executive Summary

August 15, 2011

August 15, 2011

**Northland Power Inc.
Belleville South Solar Project**

Executive Summary

Table of Contents

1. Introduction	3
1.1 Project Location	4
1.2 Project Proponent	5
1.3 Project Benefits	5
Green Energy Act & Feed in Tariff program	5
Advantages of Solar Energy	6
1.4 Project Description	6
2. REA Process.....	6
2.1 Brief Summary of the Belleville SouthSolar REA Reports	7
3. Next Steps	8
Figure 1 Site Layout.....	9
Figure 2 Report Name & Purpose	11
Figure 3 Appendices of Project Report Summaries	12

Disclaimer

This report has been prepared by or on behalf of Northland Power Inc. for submission to the Ontario Ministry of the Environment as part of the Renewable Energy Approval process. The content of this report is not intended for the use of, nor is it intended to be relied upon by, any other person. Neither Northland Power Inc. nor any of its directors, officers, employees, agents or consultants has any liability whatsoever for any loss, damage or injury suffered by any third party arising out of, or in connection with, their use of this report.

1. Introduction

The Belleville South Solar Project (hereinafter referred to as the “Project”) is a proposed 10-megawatt (MW) solar farm in the County of Prince Edward. The Project is being developed by Northland Power Solar Belleville South L.P. (hereinafter referred to as “Northland”). As required, Northland is commencing with the Renewable Energy Approval (REA) described in Ontario Regulation 359/09 under the *Environmental Protection Act*.

Northland is the proponent of the Project. The contact information is as follows:

Tom Hockin
Development Manager - Renewables
Northland Power Inc.
30 St. Clair Ave. West, 17th Floor
Toronto, ON
M4V 3A1

Tel: 647-288-1046
Fax: 416-962-6266
Email: Tom.Hockin@Northlandpower.ca

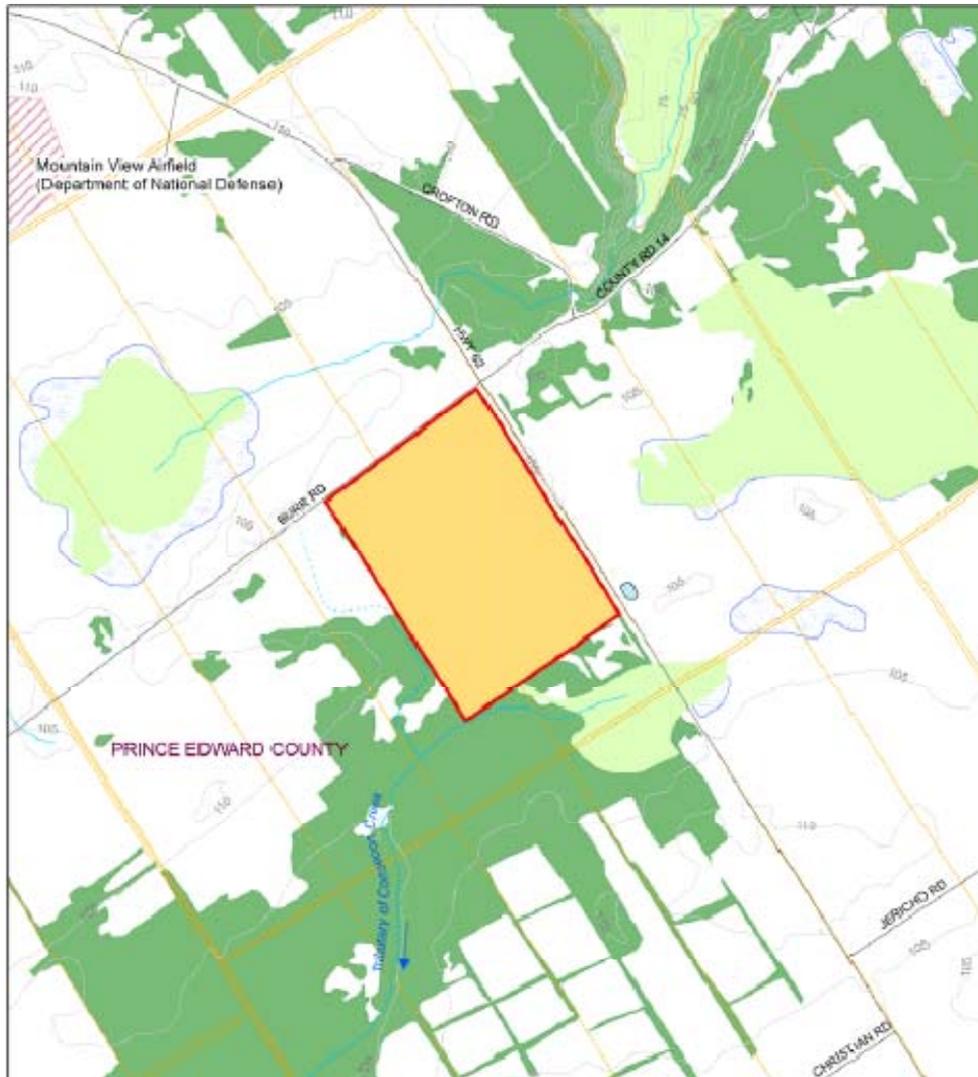
Northland has retained Hatch Ltd. (Hatch) to assist Northland in meeting the REA requirements. Contact information for Hatch is as follows:

Sean Male, MSc
REA Coordinator
Hatch Ltd.
4342 Queen Street, Suite 500
Niagara Falls, ON
L2E 7J7

Tel: 905-374-0701, Ext. 5280
Fax: 905-374-1157
Email: smale@hatch.ca

1.1 Project Location

The Project is located south of the community of Crofton. The Project location is approximately 40 hectares (ha) in size and located on Highway 62.



1.2 Project Proponent

Northland Power develops and operates clean and green power generation projects, mainly in the provinces of Ontario and Quebec, with Saskatchewan being added to that list shortly. Our facilities produce about 900 MW of electricity. Northland has been in business since 1987, and has been publicly traded on the Toronto Stock Exchange since 1997.

Sustainability is a core value at Northland Power. All of their development efforts and operational practices focus on ensuring the ability to provide long term benefits to their customers, investors, employees, communities and partners.

Sustainability has many dimensions for Northland Power.

- **Environmental:** Northland Power was founded on the belief that clean and green energy sources are vital to the future of our planet. Northland Power produces nothing else. Their construction and operational practices are engineered to meet the highest environmental standards, even in jurisdictions where lower standards are legislated.
- **Health and Safety:** Northland Power ensures that their staff has the knowledge, tools and time to work safely. This is Northland's first priority. Their culture of safety, respect and independence helps to ensure they attract and retain the people that they need to perform.
- **Operational:** Northland Power maintains and reinvests constantly in their operating assets to achieve maximum efficiency and economic life.
- **Community:** Northland Power takes an active interest in its host communities, to ensure they remain vibrant, healthy places to live.
- **Financial:** Northland Power consistently chooses long term success over short term gain. Northland Power only pursues projects that meet strict return thresholds and have creditworthy customers. As a result, they have paid stable monthly dividends since 1997.

Northland's business model is to develop, finance, construct, own and operate its facilities for the duration of the project's useful life. As such, Northland considers itself to be members of the local community in which it operates and has a track record of being a good neighbour.

1.3 Project Benefits

Green Energy Act & Feed in Tariff program

The Ontario Government passed the "Green Energy and Green Economy Act" into law on May 14, 2009. The Act is expected to boost investment in renewable energy projects and increase conservation, creating green jobs and economic growth.

The Ontario Government lists the following objectives for the Ontario Green Energy Act:

- Spark growth in clean and renewable sources of energy such as solar, wind, hydro, biomass and biogas in Ontario.
- Create the potential for savings and better managed household energy expenditures through a series of conservation measures.
- Create 50,000 jobs for Ontarians in its first three years.

The Feed-in-Tariff (FIT) program was launched on October 1, 2009 to encourage use of renewable energy sources, and promote growth within the environmental industry. The Green Energy and Green Economy Act (2009) enabled the creation of the FIT program. Taken from the Program's website, the FIT program will create new jobs, boost economic activity and further the development of renewable energy technology and expertise in Ontario, while helping to phase out coal-fired electricity generation by 2014.

The Ontario Power Authority awarded 184 FIT contracts to renewable power developers in Ontario on April 8, 2010. Northland Power was awarded a total of 13 ground mount solar contracts for proposed development throughout the province. These projects are currently proceeding through the REA process.

Advantages of Solar Energy

Solar power has a multitude of advantages compared to fossil fuel powered energy plants. Most simplistically, the fuel is free. As many fossil fuels are expected to increase in price, having solar energy on the grid at a set price will give greater stability to future energy prices. Another key benefit is the lack of polluting emissions. With solar PV there are no emissions; this ensures that the surrounding local community will not have to live with poor air quality, disruptive sounds or noxious odours. Also, since solar PV is modular, it is well suited to distributed generation, meaning the power can be produced close to where it will be consumed. In addition, the solar PV systems are comprised of safe, common materials that will not affect the lands on which they are located, allowing for easy remediation upon decommissioning, unlike the vast majority of power plants.

As a source of electricity, solar PV has even more advantages when compared to other types of electricity generation. Peak power production with solar PV coincides with peak demand, during the middle of the day, reducing the need for gas fired peaking power plants.

Solar PV does not require any moving parts or water, unlike most other generation technologies, which greatly reduces its impact on the environment, its maintenance costs and its noise levels.

1.4 Project Description

Northland proposes to install ground mounted stationary photovoltaic panels which, when exposed to sunlight, will generate DC (direct current) electricity. The DC electricity will be conveyed through underground cabling to an inverter which converts the DC electricity to AC (alternating current) electricity. The electricity will then be conveyed to a single substation which will increase the voltage to 44 kV and a short transmission line will transfer the electricity to a connection tie-in point with the local distribution grid. The tie-in point is located on Burr road at the south end of the Project. The construction period is estimated to be approximately 6 months in duration, with Project commissioning anticipated in October 2012.

2. REA Process

Ontario Regulation (O. Reg.) 359/09 – Renewable Energy Approvals Under Part V.0.1 of the Act, (herein referred to as the REA Regulation) made under the *Environmental Protection Act* identifies the Renewable Energy Approval (REA) requirements for renewable energy projects in Ontario. The Project is considered to be a Class 3 facility, as it is ground mounted and has a name plate capacity greater than 10 kW, and therefore requires a REA.

The REA Regulation details the required activities and reports to be completed and submitted in order to obtain the REA. The activities include Aboriginal, public, municipal and agency consultation in order to provide information on the Project to these groups and obtain feedback. Upon completion of these activities, they will be documented in the Consultation Report and submitted to the Ontario Ministry of the Environment (MOE) as part of the REA application.

The REA Regulation requires the preparation of reports, including

- Project Description Report
- Construction Plan Report
- Design and Operations Report
- Decommissioning Plan Report
- Noise Report
- Natural Heritage Records Review, Site Investigations, Evaluation of Significance and Environmental Impact Study Reports
- Water Body Records Review, Site Investigation and Environmental Impact Study Reports
- Stage 1 and 2 Archaeological Assessment Reports.

As per Sections 16 and 17 of the REA Regulation, these draft documents are to be made available to the Aboriginal communities greater than 60 days from the second Public Meeting and to the public at least 60 days from the second Public Meeting. In addition, a summary of each document is to be prepared and sent to the Aboriginal communities.

In addition, a Letter of Confirmation is to be obtained from the Ontario Ministry of Natural Resources based on their review of the Natural Heritage Reports and is to be provided to the same groups aforementioned, at the same time as the draft documents. Similarly, a Letter of Confirmation is to be obtained from the Ontario Ministry of Tourism and Culture based on their review of the Stage 1 and 2 Archaeological Assessment Report and provided to the same groups and at the same time as the draft documents.

Also, as per section 20 of the REA Regulation, a determination is to be made as to whether or not a heritage resource is located on the project site and whether an assessment is required.

Therefore, this package has been prepared to meet these requirements and the reports as listed above are contained within. For clarity and ease of understanding, the Natural Heritage and Water Body Reports should be read in the order in which they appear below.

2.1 Brief Summary of the Belleville South Solar Project REA Reports

A brief summary of some of the Belleville South Solar REA Reports is provided below. A description of the purpose of each of the REA Reports is provided in Figure 2, while Figure 3 provides the location of the complete summary of each REA report, along with the required confirmation letters and report on heritage considerations.

The Natural Heritage and Waterbody reports have been prepared to identify potential negative environmental effects the Project may have on existing significant natural features or waterbodies, respectively.

Environmental Impact Studies have been prepared to identify potential negative environmental effects that all phases of the Project may have on the significant natural features and waterbodies. Mitigation measures have been proposed to prevent these effects from occurring or minimize the magnitude, extent, duration and frequency in the event that they do occur to an acceptable level.

A Confirmation Letter from the Ontario Ministry of Natural Resources is included in Appendix O that confirms that the Natural Heritage reports satisfy the REA Regulation criteria.

An archaeological assessment has been conducted on the Belleville South project location which included a Stage 1 background study of past archaeological investigations and known archaeological sites within a 2 km radius of the Belleville South Solar Project location. It also included a systematic 5-m interval Stage 2 archaeological survey of all of the Leased Lands in the property.

The office of the Ministry of Tourism and Culture has reviewed the Archaeological Assessment Report in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18, and accepted its findings.

Research and agency consultation undertaken has not identified the need for a heritage impact assessment under Section 23 of the REA Regulation. A noise study has also been undertaken and identifies mitigation measures the project will incorporate in order to meet MOE requirements.

3. Next Steps

A second Public Meeting will be held for the Project at the Allisonville Town Hall on 11 Dutch Road, Prince Edward County on May 25, 2011 from 6:00 p.m. to 8:00 p.m.). Everyone is welcome to attend this meeting and they are also welcome to ask questions about the Project during this 60-day comment period. Questions or concerns related to these reports should be sent to:

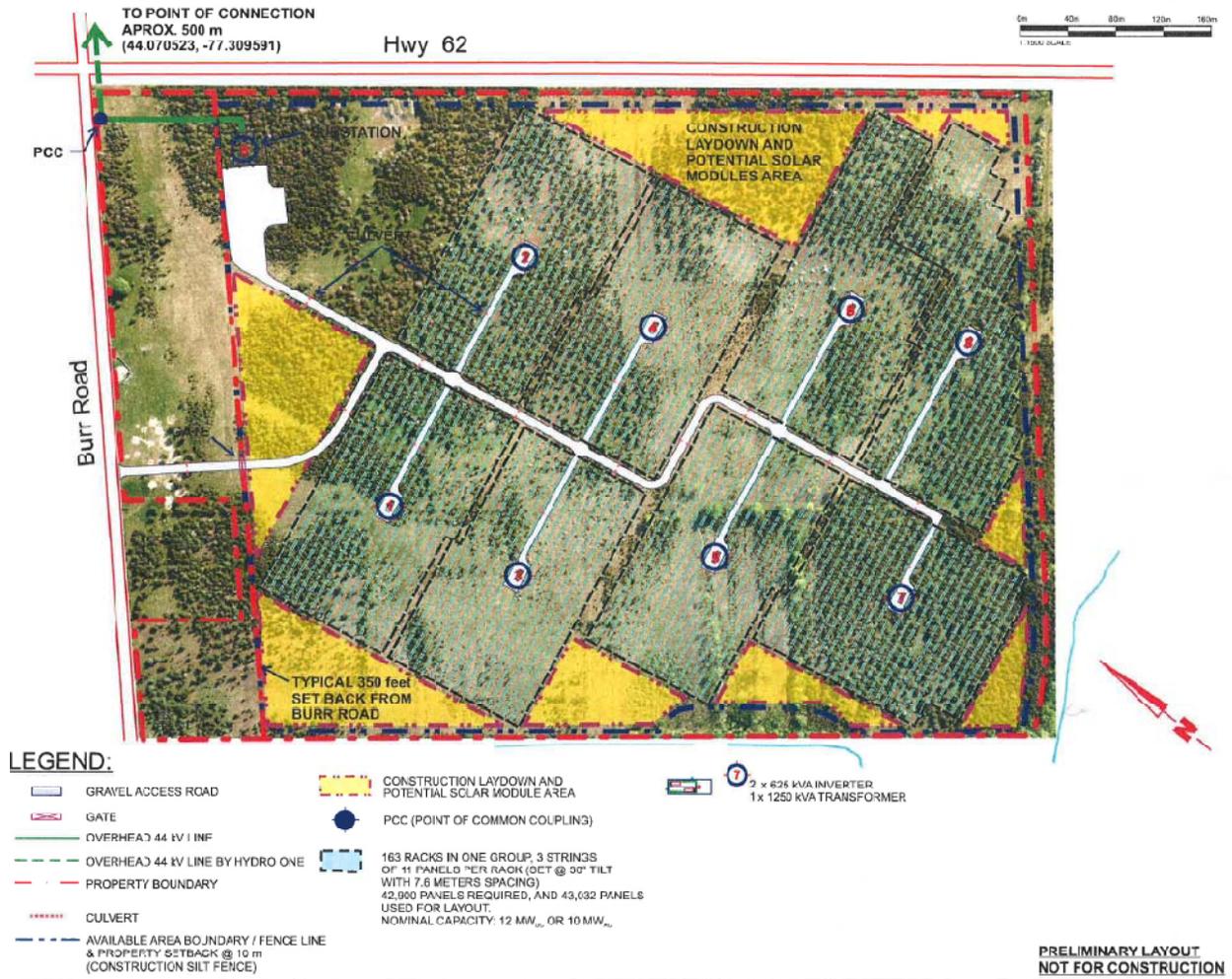
Sean Male, MSc
REA Coordinator
Hatch Ltd.
4342 Queen Street, Suite 500
Niagara Falls, ON
L2E 7J7

Tel: 905-374-0701, Ext. 5280
Fax: 905-374-1157
Email: smale@hatch.ca

Once the comments have been received, a Consultation Report will be prepared to show how those comments have been addressed and included in the design of the Project.

After the second Public Meeting, all the Reports and a REA Application Form will be sent to MOE for review and processing. The MOE has 6 months to review and make a decision on the Project. The MOE's decision will be posted for a 15-day review period on the Environmental Registry. Provided no appeal requests have been submitted, the Project will commence, pending receipt of all other required permits and approvals.

Figure 1 Site Layout



Blank back

Figure 2 Report Name and Purpose

Report Name	Purpose
Project Description Report	Summarizes Project location, construction and operational activities, potential environmental effects and mitigation, and social and environmental benefits.
Construction Plan Report	Provides details on the construction activities, timelines, materials, temporary uses of land and waste materials generated and environmental effects, mitigation and monitoring during construction.
Design and Operations Report	Provides the site layout plan, Project components, operations and maintenance activities, communications and emergency response plan, and environmental effects monitoring plan.
Decommissioning Plan Report	Provides the activities to be undertaken during decommissioning and restoring the Project site.
Natural Heritage Records Review Report	Provides information from existing documentation on natural heritage features including woodlots, valleylands, wetlands, Areas of Natural and Scientific Interest and wildlife habitat.
Natural Heritage Site Investigations Report	Documents the results of the site investigations to identify and confirm natural heritage features on and within 120 m of the Project.
Natural Heritage Evaluation of Significance Report	Evaluates the significance of any natural heritage features located within 120 m of the Project.
Natural Heritage Environmental Impact Study	Identifies potential adverse environmental effects on significant natural heritage features, proposes mitigation measures to prevent or minimize adverse effects and provides monitoring program.
Water Body Records Review Report	Provides information from existing documentation on waterbodies including lakes, permanent and intermittent streams and groundwater seepage areas.
Water Body Site Investigation Report	Documents the results of the site investigations to identify and confirm water body features on and within 120 m of the Project.
Water Body Environmental Impact Study	Identifies potential adverse environmental effects on waterbodies, proposes mitigation measures to prevent or minimize adverse effects and provides monitoring program.
Stage 1 & 2 Archaeological Assessment Report	Documents the results of the Stage 1 assessment which is a desktop study identifying any archaeological potential and the Stage 2 assessment which is a site investigation confirming the archaeological potential.
Heritage Resources	Documents the results of the assessment of potential effects on protected properties and heritage resources.
Noise Study Report	Documents the results of noise modeling to identify noise emissions levels at nearby sensitive receptors and mitigation requirements to meet MOE noise emissions guidelines.

Blank back

Figure 3: Appendices of Project Report Summaries

Contained as appendices to this Executive Summary are as follows:

- Appendix A Project Description Report Summary
- Appendix B Construction Plan Summary
- Appendix C Design and Operations Report Summary
- Appendix D Decommissioning Plan Summary
- Appendix E Natural Heritage Records Review Report Summary
- Appendix F Natural Heritage Site Investigation Report Summary
- Appendix G Natural Heritage Evaluation of Significance Report Summary
- Appendix H Natural Heritage Environmental Impact Study Summary
- Appendix I Water Body Records Review Report Summary
- Appendix J Water Body Site Investigation Report Summary
- Appendix K Water Body Environmental Impact Study Summary
- Appendix L Stage 1 and 2 Archaeological Assessment Report Summary
- Appendix M Noise Study Summary
- Appendix N Protected Properties and Heritage Resource Information
- Appendix O Letter of Confirmation – Ontario Ministry of Natural Resources
- Appendix P Letter of Confirmation – Ontario Ministry of Tourism and Culture

Appendix A
Project Description
Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Project Description Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Project Description Report for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as “Northland”) is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) Project titled Belleville South Solar Project (hereinafter referred to as the “Project”). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the City of Prince Edward County.

Table 1 of the REA Regulation requires proponents of Class 3 solar projects to prepare a Project Description Report (PDR). The PDR is prepared as one of the first Project documents once the REA process commences and is made available for public review prior to the first public meeting. The purpose of the PDR is to provide preliminary information regarding the Project to members of the public, Aboriginal groups, municipalities and other government agencies. The contents of the PDR are summarized in the following sections.

2. Summary of Project

The proposed Project consists of a 10-MW Class 3 solar facility, constructed on privately owned land in the County of Prince Edward. Northland has entered into a lease agreement with the private landowner for the length of the Project. Northland has obtained a contract from the Ontario Power Authority (OPA) to buy the power produced by the proposed facility under the Feed-In-Tariff (FIT) program for a period of 20 years. The facility is expected to remain in commission for approximately 35 to 40 years. Following the expected lifespan of the Project, decommissioning of the facility will occur to remove all of the Project’s components and regrade the Project location back to original conditions.

It is anticipated that the time for construction is 4 to 8 months, depending on time of year and various other factors. This time frame includes site preparation, access road construction, installation of solar panels (including footings, support structures and panels), installation of inverters and transformer and all electrical cabling and site rehabilitation following construction.

The facility would operate 365 d/yr, generating electricity when sufficient solar irradiation conditions exist. The Project will typically be scheduled for maintenance every 2 to 3 months. Typically, maintenance includes checking the structures and interconnections. The proposed facility would not consume any fuels nor produce any waste as a result of generation activities.

3. Potential Environmental Effects

The PDR summarized the existing environmental features on the Project location. The site primarily consists of agricultural land with a small portion of forested land and a tributary of Consecon Creek traversing the Project location.

The PDR also identified preliminary potential environmental effects of the Project including

- potential erosion and sedimentation due to construction activities
- temporary loss of agricultural lands due to facility installation and operation
- removal of not at risk tree species in the hedgerows and on site woodlands
- noise emissions from the invertors and transformer.

Mitigation measures were identified to prevent or eliminate those effects. Potential effects and mitigation measures were assessed in more detail in other Project reports.

Appendix B
Construction Plan
Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Construction Plan Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Construction Plan Report for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as "Northland") is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) Project titled the Belleville South Solar Project (hereinafter referred to as the "Project"). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

The proposed Project will use solar photovoltaic technology to generate electricity. The solar modules will be mounted on fixed steel supports and arranged in the form of eight arrays, each of 1.25 MW. Electricity generated by solar photovoltaic modules from each array will be converted from direct current (DC) to alternating current (AC) by an inverter, and subsequently stepped up from a medium voltage to 44 kV in order to connect to the nearby distribution line. The interconnection point will be on Burr Road, north of the Project location. The Project will connect to a distribution line that Hydro One will extend approximately 500 m from its current location.

2. Construction

The construction process of the Project consists of four phases:

- Phase 1 – Site Preparation
- Phase 2 – Construction and Installation of Plant
- Phase 3 – Testing and Commissioning
- Phase 4 – Site Restoration.

The site work is scheduled to start in early summer of 2012 and have an estimated 6 to 8-month construction period.

2.1 Phase 1 - Site Preparation

Site preparation refers to all necessary activities prior to the construction of foundations, substation, and installation of the PV modules. It includes surveying/staking, site clearing and grubbing,

construction of access roads and drainage systems, installation of security gate and fencing, and construction of a staging area.

The site preparation work will take place from May 1, 2012 to May 31, 2012.

2.2 Phase 2 - Construction and Installation of Plant

Construction and installation of the facility consists of building foundations, trenches for cabling, structural support and finally installation of the panels on the structural support. The substation and associated electrical equipment will also be installed. This includes the underground and above ground cabling on the Project site. In addition, an overhead distribution line to transmit power from the Project substation to the local distribution network will be installed.

The construction and installation of the plant will take place from June 2012 to October 2012.

2.3 Phase 3 – Testing and Commissioning

Testing and commissioning will be performed on the installation prior to start-up and connection to the power grid. Solar modules, inverters, collection system, and substation will be checked for system continuity, reliability, and performance standards. If problems or issues are identified, modifications will be made prior to start-up.

The testing and commissioning will take place in October 2012.

2.4 Phase 4 – Site Restoration

Site restoration will be applicable for the entire Project location. The main objective will be to re-instate the area to the original pre-construction condition, such as the ecosystem, vegetation, and drainage. All construction material, equipment, temporary facilities, and waste will be removed from the site. Topsoil will be backfilled where required, including landscaping to achieve proper drainage. Revegetation will include planting of native plants and hydro-seeding where required.

The revegetation where possible will take place in October 2012.

3. Environmental Effects

Environmental effects and proposed mitigation measures are summarized in the table below.

Environmental Feature	Anticipated Impact	Proposed Mitigation
Soils	Negative effects on soil quality, loss of soils due to erosion and soil compaction	Erosion and sedimentation control measures will be implemented and soil loosening measures could be applied, if necessary.
Groundwater	Pumping of groundwater could lower water table locally.	Limited impacts due to the duration of pumping (e.g., only during excavations). Any pumped water will be treated.

Environmental Feature	Anticipated Impact	Proposed Mitigation
Surface Water Quality	Surface water quality could be impacted by erosion/ sedimentation of excavated or exposed soils, erosion caused by increased runoff from impervious or less pervious areas, deposition of fugitive dust, or disturbance of channel bed sediments during water crossing installation.	Erosion and sedimentation control measures, spill prevention and response plan, air quality measures will all mitigate impacts.
Aquatic Habitat and Biota	Limited impacts, as a 30-m setback from all watercourses. Water crossing could impact aquatic habitat and biota.	A 30-m setback from all watercourses is expected to mitigate any potential impact. Mitigation measures associated with water crossings are further expanded upon in the Water Body Environmental Impact Study.
Vegetation	Minor removal of vegetation and trees from woodlands and hedgerows to occur. Dust deposition and spills could also impact vegetation.	In order to minimize potential losses from surrounding vegetation communities, areas where clearing is required will be well marked, and workers will be instructed not to enter areas of natural vegetation.
Wildlife	Impacts to wildlife could occur as a result of loss of habitat, disturbance from construction activities, or incidental mortality as a result of collision with construction vehicles.	In order to minimize the potential for habitat loss, work areas will be demarcated in order to ensure that the contractor does not work beyond those bounds. Vegetation ground cover to be used on the Project location will be selected in consideration of promotion of wildlife features. In order to minimize potential for disturbance or incidental take of wildlife, construction activities will be timed outside of the breeding bird period (generally May through July), wherever possible.

Environmental Feature	Anticipated Impact	Proposed Mitigation
Air Quality and Noise	<p>Dust may become airborne from vehicular traffic, heavy machinery use, and soil moving activities. Dust in the air can have a range of effects including, but not limited to: impacts on human health as a result of irritation to lungs, eyes, etc, which could impact construction workers or nearby residents, impacts on surface water quality and aquatic habitat if the dust is deposited into waterbodies, impacts on vegetation if heavy dust loads build up on photosynthetic surfaces, thereby resulting in mortality of the plants.</p> <p>Construction and installation activities have the potential to result in increased noise levels on and within the vicinity of the Project location.</p>	<p>These mitigation measures are to include, as required, use of dust suppression (i.e., water) on exposed areas including access roads, stockpiles and work/laydown areas as necessary, hard surfacing (addition of coarse rock) of access roads or other high-traffic work areas, phased construction, where possible, to limit the amount of time soils are exposed, avoid earth-moving works during excessively windy weather. Stockpiles to be worked (e.g., loaded/unloaded) from the downwind side to minimize wind erosion, stockpiles and other disturbed areas to be stabilized as necessary (e.g., taped, mulched, graded, revegetated or watered to create a hard surface crust) to reduce/prevent erosion and escape of fugitive dust, dust curtain to be used on loaded dump trucks delivering materials from off site.</p>
Traffic	<p>Increased traffic volumes and equipment delivery to the Project location and temporary disruption along routes utilized by construction vehicles may result in occasional delays to local community traffic flow during the construction period.</p>	<p>Mitigation measures include: designated transportation routes will be utilized; a police or security escort will be utilized to guide or accompany major equipment deliveries to the Project location if necessary, flagmen will be utilized as required to facilitate traffic flow and control if necessary; construction vehicles will be driven in a proper manner with respect for all traffic laws, signage providing any detour directions will be prominently displayed, vehicle imprints or erosion gullies will be repaired or regraded as necessary.</p>
Municipal Roadways	<p>The use of municipal roadways by construction vehicle traffic may result in some minor damage to roadways during the construction of the Project, given their proximity to the Project location.</p>	<p>Mitigation measures include: designated and appropriate transportation routes will be utilized; construction vehicles will be driven in a proper manner with respect for all traffic laws; roadways will be photographed prior to construction and damage to municipal roadways, above and beyond normal wear and tear, will be repaired as necessary.</p>

Environmental Feature	Anticipated Impact	Proposed Mitigation
Public and Construction Site Safety	Construction of the proposed development poses potential public and construction site safety concerns in the vicinity of the Project location.	Mitigation measures include: public access to the construction area will be prevented through the use of fences, gates, and security procedures; signage will be posted to notify the public of construction in the area; workers will be required to adhere to prescribed safety procedures; proper procedures for construction traffic will be developed, where required.
Waste Management	Construction activities will likely result in the generation of recyclable material, as well as construction and sanitary waste.	Mitigation measures include: construction waste will be properly stored on site prior to disposal off site at local; registered disposal facilities; all sanitary waste is to be contained and hauled off site by a designated hauler throughout the construction period; hazardous wastes will be properly stored in secure containers inside impervious berms or other containment areas until disposal off site at a registered facility; reuse and recycling will be practiced wherever possible.
Land Use	Lands within the Project location will be removed from agricultural production upon Project construction.	Land use could be restored following decommissioning of the Project.
Protected Properties	No protected properties, as defined in Section 19(1) of O. Reg. 359/09, exist in the vicinity of the Project location.	N/A
Built Heritage and Cultural Heritage Landscapes	No negative effects to built heritage and cultural heritage landscapes are anticipated as no potential impacts to the resources were identified.	N/A
Archaeological Resources	A Stage 1 and 2 Archaeological Assessment was conducted for the Project location. One findspot was determined to be significant.	Through consultation with the MTC it was determined that a setback from the identified resources of 20 m will ensure the protection of these resource. If deeply buried resources are recovered, work shall stop and OPP and MTC shall be contacted. Work will resume only after the site is cleared by an archaeologist.
Spills	Spills of petroleum hydrocarbon materials from vehicles/ equipment operating on site, such as fuel or hydraulic oils, or spills of concrete materials from concrete trucks, could occur during the construction process.	Best management practices shall be implemented, including but not limited to: all refuelling and equipment maintenance activities will be conducted at specified locations, equipment is to be monitored to ensure it is well maintained and free of leaks, spill containment and clean-up supplies are to be maintained on site at all times, spills will be cleaned up immediately and reported accordingly.

4. Conclusion

Weekly inspections will ensure conformance with environmental mitigation measures. Overall, no adverse impact to the environment is anticipated when the mitigation measures are implemented.

Appendix C
Design and Operations
Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Design and Operation Plan Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Design and Operation Plan Report for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as "Northland") is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) Project titled the Belleville South Solar Project (hereinafter referred to as the "Project"). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

The proposed Project will use solar photovoltaic technology to generate electricity. The solar modules will be mounted on fixed steel supports and arranged in the form of eight arrays, each of 1.25 MW. Electricity generated by solar photovoltaic modules from each array will be converted from direct current (DC) to alternating current (AC) by an inverter, and subsequently stepped up from a medium voltage to 44 kV in order to connect to the nearby distribution line. The connection point will be on Burr Road, north of the Project location. The Project will connect to a distribution line that Hydro One will extend approximately 500 m from its current location.

2. Facility Components

Facility component consist of security gate, fencing and lighting, access roads, drainage systems, foundations, trenches for cabling and instrumentation control, structural support and temporary construction staging area. The Project is designed to generate 10 MW (AC) by using eight arrays of photovoltaic modules. Each array has a nominal capacity of 1.25 MW and is comprised of two sub-arrays, each with one inverter with a nominal capacity of 630 kW. The modules, inverters, intermediate transformers, AC switch, main step-up transformer, and the equipment control and monitoring system are the main electrical components of a solar facility.

3. Facility Operation Plan

The Project does not require any permanent on-site operator as it will be operated remotely. For general monitoring and maintenance purposes, two part time or full-time local personnel may be hired and will be dispatched from a central operations office as needed. Any damage or faults with the PV modules and electrical systems will be alerted to staff remotely and repaired (or replaced) by facility staff or qualified professionals. Access to the site will be limited to Project personnel.

3.1 Maintenance

The weather conditions, such as the quantity and frequency of rain and snow at the Project location will determine the frequency of cleaning. At the very most, it is expected that the modules will require cleaning quarterly, but it is possible cleaning the modules will not be necessary at all. If required, water trucks will bring water to the site to supply the water required. No chemicals would be used for cleaning.

The transformers will be visually inspected on a monthly basis and their status recorded. Any leaks will be repaired immediately. Spill response equipment will be left on site or in the maintenance trucks should leaks be observed.

3.2 Environmental Effects Monitoring Plan

The Project Environmental Effects Monitoring Plan will be implemented through all phases of the Project. The purpose of the plan is to ensure that performance objectives and mitigation measures are working as designed to mitigate negative impacts. As well, it provides additional measures, if primary measures are not functioning. Table 5.2 in the Design and Operations Report provides the details of the proposed monitoring plan to monitor the impacts to the natural and social environments.

3.3 Emergency Response Plan

The Project Emergency Response Plan will be implemented through all phases of the Project. The purpose of the plan is to establish and maintain emergency procedures required for effectively responding to accidents and other emergency situations, and for minimizing associated losses. The Plan provides the emergency response and communications procedures to be used in response to these three potential emergency scenarios (i.e., fire, personal injury and spills).

All Project personnel will be trained in the emergency response and communications procedures.

Appendix D
Decommissioning Plan
Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary
Decommissioning Plan Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Decommissioning Plan Report for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as "Northland") is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) Project titled the Belleville South Solar Project (hereinafter referred to as the "Project"). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

The proposed Project will use solar photovoltaic technology to generate electricity. The solar modules will be mounted on fixed steel supports and arranged in the form of eight arrays, each of 1.25 MW. Electricity generated by solar photovoltaic modules from each array will be converted from direct current (DC) to alternating current (AC) by an inverter, and subsequently stepped up from a medium voltage to 44 kV in order to connect to the nearby distribution line. The connection point will be on Burr Road, north of the Project location. The Project will connect to a distribution line that Hydro One will extend approximately 500 m from its current location.

As required, two scenarios were taken into consideration for the Decommissioning Plan which include decommissioning after ceasing operation and decommissioning during construction should the Project be cancelled/abandoned. The following provides the activities to be completed for the former scenario. For the latter scenario, the decommissioning activities depends on when the construction has ceased; however, the following provides a complete list of potential decommissioning activities under the latter scenario.

It is anticipated that the Project will have a useful lifetime of at least 20 years, which can be extended up to 50 years or more with proper maintenance, component replacement and repowering. It is assumed that the Project will be decommissioned after the 20-yr power purchase agreement with the Ontario Power Authority concludes.

2. Decommissioning Activities**2.1 Equipment Dismantling and Removal**

All decommissioning of electrical devices, equipment, and wiring/cabling will be in accordance with local, municipal, provincial and federal agencies standards and guidelines. Any electrical decommissioning will include obtaining the required permits and following lockout/tag out

procedures before de-energizing, isolating, and disconnecting electrical devices, equipment and wiring/cabling.

2.2 Site Restoration

The proposed Project area will be restored to its pre-development state, subject to environmental requirements and the wishes of the landowner. The following will be undertaken:

- any trenches/drains excavated will be filled with suitable materials and leveled
- any roads or embankments will be removed completely, filled with suitable sub-grade material and leveled
- any compacted ground will be tilled, mixed with suitable sub-grade materials and leveled
- any damage to any existing tile drainage system caused by the Project will be repaired/restored
- prepared soil, with all the nutrients required by the crop to grow, will be spread wherever necessary.

2.3 Management of Waste and Excess Materials

All waste and excess materials will be disposed of in accordance with municipal, provincial and federal regulations. Waste that requires disposal will be disposed of in a provincially licensed facility by a provincially licensed hauler. Although hazardous waste is not anticipated on site (with the exception of the aforementioned transformer oil), any hazardous waste will be removed from site and disposed of in accordance with federal, provincial and municipal requirements.

2.4 Emergency Response

The Project Emergency Response Plan will be implemented through all phases of the Project. The purpose of the plan is to establish and maintain emergency procedures required for effectively responding to accidents and other emergency situations, and for minimizing associated losses. The Plan provides the emergency response and communications procedures to be used in response to these three potential emergency scenarios (i.e., fire, personal injury and spills).

All Project personnel will be trained in the following emergency response and communications procedures.

3. Restoration of Land Negatively Affected by the Project

Following decommissioning of the Project, if any lands or water features are negatively affected by the Project, Northland is committed to restoring the site as close to its pre-construction state as feasible. This would be subject to environmental requirements and wishes of the landowner.

Appendix E
Natural Heritage
Records Review Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Natural Heritage Records Review Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Natural Heritage Records Review Report for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as “Northland”) is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) project titled Belleville South Solar Project (hereinafter referred to as the “Project”). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

Section 25 of the REA Regulation requires proponents of Class 3 solar projects to undertake a Natural Heritage Records Review. Records were searched within a minimum distance of 1 km from the Project location and lands within 120 m from Ministry of Natural Resources (MNR), federal government, Quinte Conservation Authority (QCA), Prince Edward County and other relevant sources.

2. Results

Key natural features and points of interest identified during the records review include the following:

- Consecun Creek Marsh Evaluated Non-Provincially Significant Wetland (ENPSW) is located within 120 m southeast of the Project location.
- There are woodlands present on and within 120 m of the Project location.
- There are no nesting sites or deer wintering areas identified on or within 120 m of the Project location.
- No valleylands were identified on or within 120 m of the Project location.
- No provincial parks or conservation reserves are identified on or within 120 m of the Project location.
- records from the Natural Heritage Information Centre (NHIC) identified occurrences for the Climbing Prairie Rose (*Rosa setigera*), and one natural area (Crofton Marsh (ENPSW)) within 1 km of the Project location.

- the Ontario Herpetofaunal Summary Atlas identified several species of reptile and amphibian whose ranges may include with the Project location of which several are species of conservation concern, including: Milksnake (*Lampropeltis triangulum*), Western Chorus Frog (*Pseudacris triseriata*), Northern Ribbonsnake (*Thamnophis sauritus*) and several species of turtle, including Northern Map Turtle (*Graptemys geographica*) and Snapping Turtle (*Chelydra serpentina*).
- in the Ontario Breeding Bird Atlas, several species of conservation concern were identified within the vicinity of the Project location: Red-headed Woodpecker (*Melanerpes erythrocephalus*), Common Nighthawk (*Chordeiles minor*), and Cerulean Warbler (*Dendroica cerulea*).

3. Conclusions

Table 3.1 summarizes the results of the records review.

Table 3.1 Summary of Records Review Determinations

Determination to be Made	Yes/No	Description
Is the Project in or within 120 m of a provincial park or conservation reserve?	No	The nearest such features are located more than 120 m away from the Project location.
Is the Project in a natural feature?	Yes	There are woodlands identified on the Project location.
Is the Project within 50 m of an ANSI (earth science)?	No	The nearest earth science ANSI is located several kilometres from the Project location.
Is the Project within 120 m of a natural feature that is not an ANSI (earth science)?	Yes	There are woodlands and wetlands within 120 m of the Project location.

As per Section 26 of the REA Regulation, a site investigation will be required to confirm the features identified during this records review. The site investigation will (i) identify if any corrections to the information presented herein are required, (ii) determine whether any additional natural features exist on or adjacent to the Project location, (iii) confirm the boundaries of the natural features within 120 m of the Project, and iv) determine the distance from the Project to the natural feature boundary.

Appendix F
Natural Heritage
Site Investigation Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Natural Heritage Site Investigations Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals Regulation (REA) Ontario (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Natural Heritage Site Investigations Report for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as “Northland”) is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) project titled Belleville South Solar Project (hereinafter referred to as the “Project”). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

Section 26 of the REA Regulation requires proponents of Class 3 solar projects to undertake a Natural Heritage Site Investigation for the purpose of determining if the information provided in the Natural Heritage Records Review Report is correct and identifies any knowledge gaps, if any additional natural heritage features are present within 120 m of the Project, and if the borders and distance of the natural heritage features from the Project location are correct. To obtain this information a site visit was completed.

2. Results

The Project location is used for cattle pasture. The natural features on and within 120 m of the Project location include woodlands, wetlands, and several wildlife habitats.

There are two different types of woodlands on the Project location, sparse Eastern Red Cedar woodlands and Green Ash deciduous woodlands.

The wildlife habitats identified on and within 120 m of the Project location include

- amphibian breeding habitat (wetland)
- area sensitive bird breeding habitat
- habitat for Milksnake
- habitat for Western Chorus Frog.
- amphibian movement corridors.

3. Conclusions

There are natural features present on and within 120 m of the Project location. These are

- wildlife habitat
 - ◆ amphibian breeding habitat (wetlands)
 - ◆ amphibian movement corridor
 - ◆ habitat for Milksnake and Western Chorus Frog
 - ◆ area sensitive bird breeding habitat.
- woodlands
- wetlands.

As per Section 27 of the REA Regulation, an Evaluation of Significance is required for wildlife habitat, woodlands and wetlands to determine if they are significant.

Appendix G
Natural Heritage
Evaluation of Significance
Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Natural Heritage Evaluation of Significance Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Evaluation of Significance – Natural Heritage Features for the Belleville South Solar Project

Northland Power Solar Belleville South L.P. (hereinafter referred to as “Northland”) is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) project titled Belleville South Solar Project (hereinafter referred to as the “Project”). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

Section 24 of the REA Regulation requires proponents of Class 3 solar projects to undertake an Evaluation of Significance for each natural heritage feature identified in the records review and site investigations reports within 120 m of the Project. These reports identified the need to complete an Evaluation of Significance for

- wildlife habitat, specifically
 - ◆ amphibian breeding habitat (wetlands)
 - ◆ amphibian movement corridor
 - ◆ habitat for Milksnake and Western Chorus Frog
 - ◆ area sensitive bird breeding habitat
- woodlands
- wetland.

2. Results**2.1 Wildlife Habitat**

The criteria and processes outlined in the Ministry of Natural Resources Natural Heritage Reference Manual (NHRM) and Significant Wildlife Habitat Technical Guide (SWHTG) were used to evaluate the significance of wildlife habitat.

Amphibian Breeding Habitat, a Seasonal Concentration Area

It was determined that this habitat is significant as it is likely that two or more species of frog occur within the habitat.

Area Sensitive Bird Breeding Habitat, a Species of Conservation Concern

Woodland 3 was identified as potential area sensitive bird breeding habitat. It was determined that due to though the woodland community is not described as mature within 120 m of the Project location, as the feature is within an Important Bird Area it is significant.

Habitat for Special Concern and S1-S3 Species

Significant habitat for Western Chorus Frog, though the use is unconfirmed, is assumed to occur in the wetland within 120 m south of the Project location.

Significant Milksnake foraging habitat was identified on the agricultural lands on and within 120 m of the Project location.

Amphibian Movement Corridor

The watercourse corridor links breeding habitats with over-wintering habitats, critical habitat features for amphibian species and for their survival in the local area. As such, the watercourses within 120 m are considered significant amphibian movement corridor.

2.2 Woodlands

The Evaluation of Significance was completed in consideration of the Evaluation Approach outlined in the NHRM. The evaluation criteria recommended in the NHRM to assess significance of a woodland include: woodland size, ecological function, woodland interior, proximity to other woodlands or other habitats, linkages, water protection, woodland diversity, uncommon characteristics, economic and social functions.

Of the seven woodlands identified, three were determined to be significant.

Woodland 3

Located in the southern portion of the Project location, this woodland met the criteria of size, forest interior, linkage, proximity to other habitats and proximity to water features. Therefore this woodland is considered to be a significant woodland.

Woodland 4

Located east of the Project location, this woodland met the criteria of size, forest interior, linkage and proximity to other habitats. Therefore this woodland is considered to be significant.

Woodland 7

Located northwest of the Project location, this woodland met the criteria of size, forest interior, linkage and proximity to other habitats. Therefore this woodland is considered significant.

2.3 Wetland

Natural Resources Solutions Inc. (NRSI) completed the wetland evaluations on the unevaluated wetlands on and within 120 m of the Project location. Their evaluation determined that the wetlands were all Non-Provincially Significant.

3. Conclusions

Table 3.1 summarizes the results of the Evaluation of Significance Report.

Table 3.1 Significant Natural Features on and within 120 m of the Project Location

Natural Feature		Project Location	Adjacent Lands (within 120 m)
SIGNIFICANT	Valleyland	No	No
	Woodlands	Yes	Yes
	Wildlife Habitat	Yes	Yes
PROVINCIALY SIGNIFICANT	Wetland	No	No
	Earth Science ANSI	No	No
	Life Science ANSI	No	No

Therefore, of the natural heritage features evaluated, three woodlands and significant wildlife habitat will require an Environmental Impact Study as per Section 38 of the REA Regulation.

Appendix H
Natural Heritage
Environmental Impact
Study Summary

**Northland Power Inc.
Belleville South Solar Project**

Summary

Natural Heritage Environmental Impact Study

1. Introduction

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Environmental Impact Study – Natural Heritage Features for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as “Northland”) is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) project titled Belleville South Solar Project (hereinafter referred to as the “Project”). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

Section 38 of the REA Regulation requires proponents of Class 3 solar projects to complete an Environmental Impact Study (EIS) for all significant natural heritage features determined to be within a specified setback in order to obtain a REA. The EIS is required in order to determine (i) any potential negative environmental effects on the natural features, (ii) identify mitigation measures, (iii) describe how the environmental effects monitoring plan in the Design and Operations Report addresses any negative environmental effects and (iv) describe how the Construction Plan Report addresses any negative environmental effects. Woodlands and wildlife habitat on and within 120 m of the Project location were identified as significant and therefore an EIS was completed. It has been determined that there are no significant environmental effects to these features as a result of the Project.

2. Results

The results of the EIS on the significant natural features are summarized in Table 2.1.

Table 2.1 Summary of Potential Negative Environmental Effects and Proposed Mitigation

Feature	Function	Mitigation Strategy (C = Construction, O = Operation, D = Decommissioning)	Monitoring Requirements
Wildlife Habitat			
Amphibian breeding habitat and amphibian movement corridor	Provision of breeding habitat for amphibian communities, as well as a movement	C – Construction to occur outside of breeding season; Demarcation of work areas; Dust control measures; Surface water runoff	Monitoring of compliance with work area boundaries and use of dust control measures during construction and decommissioning. Monitoring of amphibian breeding activity within identified habitats for

Feature	Function	Mitigation Strategy (C = Construction, O = Operation, D = Decommissioning)	Monitoring Requirements
	corridor for amphibian from breeding areas to over-wintering sites	protection O – None required D – Same as construction	3 years following completion of construction to verify effect.
Area sensitive breeding bird habitat	Area sensitive bird breeding habitat consists of interior forest habitat for species of birds requiring such habitat for successful breeding.	C – Demarcation of work areas; Dust control measures; Surface water runoff protection; Clearing to occur outside of breeding bird season O – None required D – Same as construction	Monitoring of compliance with work area boundaries and use of dust control measures during construction and decommissioning. Monitoring of bird breeding activity within identified habitats for 3 years following completion of construction to verify effect.
Western Chorus Frog Habitat	Provision of Western Chorus Frog breeding habitat	C – Construction to occur outside of breeding season; Demarcation of work areas; Dust control measures; Surface water runoff protection O – None required D – Same as construction	Monitoring of compliance with work area boundaries and use of dust control measures during construction and decommissioning. Monitoring of Western Chorus Frog breeding activity within identified habitats for 3 years following completion of construction to verify effect.
Milksnake Habitat	Provision of foraging habitat (agricultural fields) for Milksnake	C – Demarcation of work areas; Relocation of hedgerow to western edge of Project location; Measures to avoid incidental take O – Measures to avoid incidental take D – Demarcation of work areas; Measures to avoid incidental take	Monitoring of incidental take and compliance with work area boundaries.
Woodlands			
Woodland 3	-Contribution to local and regional water quantity and quality -Landscape cover -Interior forest habitat -Wildlife habitat -Riparian cover	C – Demarcation of work areas; Dust control measures; Surface water runoff protection O – None required D – same as construction	Monitoring of compliance with work area boundaries and use of dust control measures during construction and decommissioning.
Woodland 4	-Contribution to local and regional water quantity and quality	C – Dust control measures; Surface water runoff protection O – None required	Monitoring of compliance with use of dust control measures during construction and decommissioning.

Feature	Function	Mitigation Strategy (C = Construction, O = Operation, D = Decommissioning)	Monitoring Requirements
	-Landscape cover -Interior forest habitat	D – same as construction	
Woodland 7	-Contribution to local and regional water quantity and quality -Interior forest habitat	C – Dust control measures; Surface water runoff protection O – None required D – same as construction	Monitoring of compliance with use of dust control measures during construction and decommissioning.

Table 5.1 in the EIS summarizes the proposed monitoring plan.

As discussed in the Design and Operations Report, environmental effects monitoring is proposed with respect to any negative environmental effects that may result from engaging in the Project. The monitoring plan in the Design and Operations Report identifies: performance objectives with respect to the negative environmental effects; mitigation measures to assist in achieving the performance objectives; and, a program for monitoring negative environmental effects for the duration of the time the Project is engaged in, including a contingency plan to be implemented if any mitigation measures fail.

In addition, the Construction Plan Report details the construction and installation activities, location and timing of construction and installation activities, any negative environmental effects that result from construction activities within 300 m of the Project and mitigation measures for the identified negative environmental effects.

3. Conclusions

The EIS has been prepared to identify potential negative environmental effects that all phases of the Project may have on the significant woodlands and wildlife habitat. Mitigation measures have been proposed to prevent these effects from occurring or minimize the magnitude, extent, duration and frequency in the event that they do occur to an acceptable level.

Appendix I
Water Body
Records Review Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Water Body Records Review Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Water Body Records Review Report for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as “Northland”) is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) Project titled Belleville South Solar Project (hereinafter referred to as the “Project”). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

Section 30 of the REA Regulation requires proponents of Class 3 solar projects to undertake a Water Body Records Review. The focus of the assessment was on identifying whether or not the Project was located within or adjacent to any of the specified water features (e.g., within 120 m of the average annual high water mark of a permanent or intermittent stream). Records were searched from the Ministry of Natural Resources (MNR), Ontario Ministry of Agriculture, Food and Rural Affairs, federal government, Quinte Conservation Authority (QCA), Prince Edward County and other relevant sources.

2. Results

Key water body features and points of interest identified during the records review include the following:

- Watercourse A originates in Consecon Creek Marsh Evaluated Non-Provincially Significant Wetland (ENPSW) south of the Project location and flows in a westerly direction. A small portion of the ENPSW is located within 120 m of the Project location.
- Watercourse B consists of a short reach (approximately 300 m in length) originating adjacent to the Project boundary and flowing into Watercourse A.
- Watercourse C drains the Crofton Marsh ENPSW, approximately 250 m north of the Project. This watercourse flows into the Bay of Quinte on Lake Ontario, approximately 1.2 km north of the Project location.
- Shelby Creek Headwater Swamp Provincial Significant Wetland (PSW) is located approximately 250 m to the east of the Project location.

- Quinte Conservation Authority groundwater survey displays the Project location as on or within 120 m of a potential groundwater discharge area.

3. Conclusions

Table 3.1 summarizes the results of the records review.

Table 3.1 Summary of Records Review Determinations

Determination to be Made	Yes/No	Description
Is the Project in a water body?	No	No part of the Project will be constructed within a water body
Is the Project within 120 m of the average annual high water mark of a lake, other than a lake trout lake that is at or above development capacity?	No	There are no lakes located within 120 m of the Project location.
Is the Project within 300 m of the average annual high water mark of a lake trout lake that is at or above development capacity?	No	No lake trout lakes are present on or within 300 m of the Project location
Is the Project within 120 m of the average annual high water mark of a permanent or intermittent stream?	Yes	There are two watercourses within 120 m of the Project location
Is the Project within 120 m of a seepage area?	Yes	There is a potential groundwater discharge area on or within 120 m of the Project location

A site investigation, as required in Section 31 of the REA Regulation will be completed to (i) confirm the features identified during this records review, (ii) identify if any corrections to the information presented herein are required, (iii) determine whether any additional waterbodies exist on or within 120 m of the Project location, (iv) confirm the boundaries of any water feature within 120 m of the Project and (v) determine the distance from the Project to the water boundary.

Appendix J

Water Body Site Investigation Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Water Body Site Investigations Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Water Body Site Investigations Report for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as "Northland") is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) Project titled Belleville South Solar Project (hereinafter referred to as the "Project"). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

Section 31 of the REA Regulation requires proponents of Class 3 solar projects to undertake a water site investigation for the purpose of determining if the information provided in the Water Body Records Review Report is correct and identifies any knowledge gaps, if any additional waterbodies are present on or within 120 m of the Project location, and if the borders and distance of the waterbodies from the Project location are correct. A site visit was completed to obtain this information.

2. Results

Several waterbodies were identified on and within 120 m of the Project location.

Watercourse A

- Originates in the Consecon Creek Marsh Evaluated Non-Provincially Significant Wetland (ENPSW) approximately 220 m south of the Project location.
- Flows in a westerly direction, past the southwestern Project boundary before heading in a southerly direction.
- Tributary of Consecon Creek which is located approximately 5.5 km downstream from the Project location.
- Consists of a relatively linear channel that runs through the woodlot south of the Project location.
- Site investigation has confirmed that Watercourse A is an intermittent stream, therefore an Environmental Impact Study (EIS) will be required to assess potential effects on this watercourse since it meets the setback requirements of the REA Regulation.

Watercourse B

- Originates immediately west of the Project location, at approximately the mid-point of the property.
- Flows along the Project boundary for approximately 300 m before diverging away from the Project area and draining into Watercourse A approximately 210 m west of the Project location.
- Section of the channel appears to serve primarily as stormwater conveyance, but may provide some intermittent aquatic habitat for tolerant fish and invertebrates.
- Site investigation has confirmed that the lower portion of Watercourse B is an intermittent stream, therefore an EIS will be required to assess potential effects on this watercourse since it meets the setback requirements of the REA Regulation.

Other Drainage Features

- Several drainage features not noted during the records review were observed west of the Project location during the site investigation.
- Two grassy swales that both run toward a dugout pond with no outflow.
- Swales empty into a dugout pond.
- None of the drainage features meet the definition of waterbodies in the REA Regulation.

Seepage Area

- Quinte Conservation Authority Groundwater Study (2009) identified the Project location as a potential groundwater discharge zone.
- No evidence of seepage areas was present on or within 120 m of the Project location.

3. Conclusions

Based on the results of the site investigation discussed above, there are no corrections to the results of the Water Body Records Review (Hatch Ltd., 2010).

Based on the results of the site investigation and the proposed Project components and boundaries, the Project will be located between 30 and 120 m of the average annual high water mark of any water body. Therefore, an Environmental Impact Study (EIS) is required.

Appendix K
Water Body
Environmental Impact Study
Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Waterbodies Environmental Impact Study****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Ontario Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Waterbodies Environmental Impact Study for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as "Northland") is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) Project titled Belleville South Solar Project (hereinafter referred to as the "Project"). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

Sections 39 and 40 of the REA Regulation require proponents of Class 3 solar projects to complete an Environmental Impact Study (EIS) for all waterbodies determined to be within a specified setback in order to obtain a REA. The EIS is required in order to determine (i) any potential negative environmental effects on the natural features (ii) identify mitigation measures (iii) describe how the environmental effects monitoring plan in the Design and Operations Report addresses any negative environmental effects and (iv) describe how the Construction Plan Report addresses any negative environmental effects.

This EIS was completed on Watercourse A and Watercourse B which are waterbodies located within 120 m of the Project location. It has been determined that there are no significant environmental effects to Watercourse A or Watercourse B.

2. Results

The results of the EIS on the waterbodies are summarized in Table 2.1.

Table 2.1 Summary of Potential Negative Environmental Effects and Proposed Mitigation

Project Phase	Potential Negative Environmental Effect	Proposed Mitigation Measure
Surface Water Runoff		
Construction	Altered surface water runoff pattern and rate causing an increase in surface water runoff to the receiving waterbodies due to land grading and ditching, soil compaction, and vegetation removal.	Install flow dissipation measures near the 30 m setback from the waterbodies. Ditches will be vegetated with appropriate grass species to aid in flow dissipation and water uptake. Enhanced vegetation swales will be used in roadside ditches to promote ponding in order to decrease turbidity and increase water

Project Phase	Potential Negative Environmental Effect	Proposed Mitigation Measure
		retention. Vegetated filter strips will be used where runoff enters agricultural lands or where the ditches discharge in close proximity to watercourses. Discing or other soil loosening methods will be used on compacted areas. Long-term ground cover will be planted.
Operations	Altered surface water runoff pattern and rate causing an increase in surface water runoff to the receiving waterbodies due to land grading and ditching, impervious and less pervious soils, and changes in vegetation.	Minor grading will occur and take into consideration current land grade to replicate present stormwater flow patterns. Long-term ground cover will be planted. Impervious and less pervious soils will allow runoff into ditches or localize points and discharge into vegetation to allow flow dissipation; therefore no appreciable impact to local drainage patterns.
Decommissioning	Altered surface water runoff pattern and rate causing an increase in surface water runoff to the receiving waterbodies if land grading and ditching are left in place after decommissioning.	All infrastructure will be removed, including access roads and drainage ditches, thereby bringing the site back to pre-construction conditions.
Surface Water Quality		
Construction	Increase soil erosion and sedimentation may cause an increased in turbidity in the receiving waterbodies due to land grading and ditching, soil compaction, and vegetation removal.	Erosion and Sediment Control plan to be created and implemented. Examples of key components of the plan are: minimize size of cleared and disturbed areas, phase construction to minimize time of exposed soils, adequate supply of erosion and sediment control, divert runoff through vegetated areas, install flow velocity control measures in drainage ditches, revegetate and stabilize exposed soils, grade stockpiles to stable angle, stockpiles placed in suitable areas away from the receiving water body.
Construction	Increase in soil erosion and sedimentation due to construction of access road and water crossing.	Construction will be in accordance with the <i>Environmental Guidelines for Access Roads and Water Crossings</i> (MNR, 1990) and sediment and erosion controls will be installed per the guidance in the <i>Erosion & Sediment Control Guideline for Urban Construction</i> (GGHACA, 2006). Sediment and erosion controls to be in place prior, during and following construction. Culvert installation will occur in dry conditions behind instream cofferdams. Access roads will be aligned 90 degrees to watercourse. Culvert installation during low flow periods. Limited heavy machinery use on the stream bed. Stabilize and revegetate exposed areas as soon as possible. Riprap should be placed on the upstream and downstream fill slope around

Project Phase	Potential Negative Environmental Effect	Proposed Mitigation Measure
		the culvert inlet to prevent erosion of fill.
Construction/ Decommissioning	Heavy dust may impact surface water quality.	Use of dust suppressant, phased construction and decommissioning, stockpiles to be stabilized and/or covered, hard surfaces for access roads, and avoid earthworks during windy days.
Construction/ Operations/ Decommissioning	Accidental spills contaminating surface water.	Fuelling stations and hazardous materials storage to be located outside of the 1:100-yr flooding hazard. Emergency spill kit on site at all times and the spill kit will have adequate materials/equipment for spill response. Machinery arriving on site to be clean and free of leaks. Contractor to have spill response procedure and all workers will be properly trained on the procedure. No cement products to be placed into any watercourse. Concrete truck rinsing station at least 120 m away from any known watercourse. Cement storage to be raised and placed in a waterproof shelter.
Operations	Increase soil erosion and sedimentation may cause an increased in turbidity in the receiving waterbodies due to land grading and ditching, and changes in vegetation.	Stormwater flow patterns will be replicated. Long-term ground cover will be planted. Impervious and less pervious soils will allow runoff into ditches or localize points and discharge into vegetation to allow flow dissipation; therefore no appreciable impact to local drainage patterns.
Decommissioning	Increase soil erosion and sedimentation may cause an increased in turbidity in the receiving waterbodies due to land grading and ditching, and changes in vegetation.	All infrastructure will be removed, including access roads and drainage ditches, thereby bringing the site back to pre-construction conditions. It is assumed that a re-instatement of row crops will occur.
Aquatic Biota and Habitat		
Construction/ Operation/ Decommissioning	Indirect effects to aquatic biota and habitat due to changes in surface water quality, surface water runoff rate and groundwater.	Proposed mitigation for surface water quality, surface water runoff and groundwater, as above, is anticipated to be sufficient.
Groundwater		
Construction	Recharge or seepage areas may be impacted by altered surface water runoff or excavations.	The amount and duration of dewatering for excavations will be minimized to the extent possible.
Construction/ Operations/ Decommissioning	Groundwater contamination due to accidental spills.	See mitigation measures above for accidental spills contaminating surface water.

Table 5.1 in the EIS summarizes the proposed monitoring plan.

As discussed in the Design and Operations Report, environmental effects monitoring is proposed in respect of any negative environmental effects that may result from engaging in the Project. The

monitoring plan in the Design and Operations Report identifies: performance objectives in respect of the negative environmental effects; mitigation measures to assist in achieving the performance objectives; and, a program for monitoring negative environmental effects for the duration of the time the Project is engaged in, including a contingency plan to be implemented if any mitigation measures fail.

In addition, the Construction Plan Report for the Project details the construction and installation activities, location and timing of construction and installation activities, any negative environmental effects that result from construction activities within 300 m of the Project and mitigation measures for the identified negative environmental effects.

3. Conclusions

The EIS has been prepared to identify potential negative environmental effects that all phases of the Project may have on waterbodies. Mitigation measures have been proposed to prevent these effects from occurring or minimize the magnitude, extent, duration and frequency in the event that they do occur. The primary mitigation measure that will prevent adverse effects on the waterbodies is adherence to the 30 m setback requirement. Certain construction activities may have short-term minor impacts, but these would be temporary in nature. Operational activities are not anticipated to impact the water bodies as the Project will be operated remotely and maintenance is only expected to occur periodically throughout the year. Decommissioning activities will be similar to construction activities and as such they may cause short-term minor impacts yet once the Project location has been restored to its previous condition no long-term impacts are anticipated.

Overall, while the Project will result in some changes to the natural environment, no negative effects on the water bodies are anticipated to occur following implementation of the mitigation and monitoring measures proposed in this EIS.

Appendix L
Stage 1 and 2
Archaeological Assessment Report
Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Stage 1 and 2 Archaeological Assessment Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Archaeological Assessment Report, prepared by Archaeological Research Associates Ltd for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as "Northland") is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) Project titled Belleville South Solar Project (hereinafter referred to as the "Project"). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the County of Prince Edward.

Section 22 of the REA Regulation requires proponents of Class 3 solar projects to undertake an Archaeological Assessment where there is a concern that an undertaking could impact archaeological resources. The Ministry of Tourism and Culture must review and accept the Archaeological Assessment Report and provide an acceptance letter that will become part of the application for a REA. The purpose of the present assessment was to confirm the presence or absence of significant archaeological resources that could represent potential constraints for the proposed Belleville South Solar Project. The assessment included a Stage 1 background study of past archaeological investigations and known archaeological sites within a 2-km radius of the Belleville South Solar Project location. It also included a systematic 5-m interval Stage 2 archaeological survey of all of the Leased Lands in the property.

2. Results

The background study determined that no previous archaeological fieldwork or discoveries had been documented within the Belleville South Solar Project location or in close proximity to it and no archaeological sites had been registered or otherwise recorded within a 2-km radius of the property. Research also indicated a high potential for the presence of both pre-Contact and Historic-era archaeological sites in the study area. During the study, two Historic-era findspots were identified. Only one of these findspots, a mid-19th Century farmstead, was determined to be a potentially significant findspot. Accordingly, it is recommended this findspot be protected.

3. Conclusions

The office of the Ministry of Tourism and Culture has reviewed the Archaeological Assessment Report in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18, and accepted its findings. Only one of the two findspots was considered potentially provincially significant and warrants further protection, namely through buffering and avoidance.

Appendix M

Noise Study Report Summary

**Northland Power Inc.
Belleville South Solar Project****Summary****Noise Study Report****1. Introduction**

As per Section 17 of the Renewable Energy Approvals (REA) Regulation (O. Reg. 359/09) under Part V.0.1 of the *Environmental Protection Act*, the following is a summary of the Noise Assessment Study Report for the Belleville South Solar Project.

Northland Power Solar Belleville South L.P. (hereinafter referred to as “Northland”) has retained Hatch Ltd. (Hatch) to prepare a Noise Assessment Study for the Northland Power Belleville Solar-Photovoltaic facility (hereinafter referred to as the “Project”), with an installed capacity of 10 MW. The Project will be located on approximately 42 hectares (ha) of land, located 15 km northwest of Picton, in the Township of Sophiasburg, within the Prince Edward County, Ontario.

This Noise Assessment Study has been prepared based on the document entitled “Basic Comprehensive Certificates of Approval (Air) – User Guide” by the Ontario Ministry of the Environment (MOE). The sound pressure levels at the points of reception (POR) have been estimated using ISO 9613-2, implemented in the CADNA-A computer code. The performance limits used for verification of compliance correspond to the values for rural areas (45 dBA for day time, 40 dBA for night time). The results presented in this report are based on the best available information at this time. It is the intention that, in the detailed engineering phase of the project, certified noise data based on final plans and designs will confirm the conclusions of this noise study.

2. Results

- The main sources of noise from the Project will be the step-up transformer, located at the substation, and eight inverter clusters which also include medium-voltage transformers.
- Presently inverters for the Project consist of the Sunny Central SC1250MV unit which comprises two 630HE inverters (630 kW), contained in an e-house or enclosure. The main sources of noise are the cooling/ventilation fans for the inverters, the electrical components on the inverters and the medium-voltage transformer.
- The Points of Reception (POR) used in this study have been taken from the Ontario Base Map for the surrounding area. Some additional receptors (residential buildings) were added based on satellite imagery from Google Earth Pro (2002). The total number of POR within a 1-km radius from the substation is 50.
- Mitigation for operation of the Project has been modelled and shown to be feasible in the form of acoustic barriers for the substation, and enclosures with acoustical louvers for all inverters.

Two barriers will be constructed next to the substation in order to minimise noise levels at the receptors.

- The sound pressure levels at the POR were predicted using procedures from ISO 9613-2, which is a widely used standard for evaluation of noise impact in environmental assessments. The sound power levels were estimated from the National Electrical Manufacturers Association standards (NEMA) for the substation transformer.

3. Conclusion

Based on the results obtained in this study, we believe that the sound pressure levels at POR will not exceed MOE requirements for rural areas. Any noise issues that might arise during commissioning will be manageable and can be resolved by implementing typical remediation measures as described in this report. It is our intention to verify by field measurements taken on completion of installation and during commissioning that the noise levels at the POR are within the limits set by the MOE.

Appendix N

Protected Properties and Heritage Resource Information



**NORTHLAND
POWER**

Belleville South Solar Project Protected Properties and Heritage Resources Report

August 15, 2011



Northland Power Inc.
on behalf of
Northland Power Solar
Belleville South L.P.
Toronto, Ontario

Protected Properties and Heritage
Resources Report

Belleville South Solar Project

H334844-0000-07-124-0241

Rev. 1

August 15, 2011

Disclaimer

This report has been prepared by or on behalf of Northland Power Inc. for submission to the Ontario Ministry of the Environment as part of the Renewable Energy Approval process. The content of this report is not intended for the use of, nor is it intended to be relied upon by, any other person. Neither Northland Power Inc. nor any of its directors, officers, employees, agents or consultants has any liability whatsoever for any loss, damage or injury suffered by any third party arising out of, or in connection with, their use of this report.

Project Report

August 15, 2011

**Northland Power Inc.
Belleville South Solar Project**

Protected Properties and Heritage Resources

Table of Contents

1. Introduction	3
1.1 Project Description	3
1.2 REA Legislative Requirements	3
2. Protected Properties	3
3. Heritage Assessment	3
4. Conclusion	3

Blank back

1. Introduction

1.1 Project Description

Northland Power Solar Belleville South L.P. (hereinafter referred to as “Northland”) is proposing to develop a 10-megawatt (MW) solar photovoltaic (PV) Project titled Belleville South Solar Project (hereinafter referred to as the “Project”). The Project will be located on approximately 40 hectares (ha) of land, located in the single-tier municipality of the Corporation of the County of Prince Edward.

1.2 REA Legislative Requirements

Ontario Regulation (O. Reg.) 359/09 – *Renewable Energy Approvals Under Part V.0.1 of the Act*, (herein referred to as the REA Regulation) made under the *Environmental Protection Act* identifies the Renewable Energy Approval (REA) requirements for renewable energy projects in Ontario. As per Section 4 of the REA Regulation, ground mounted solar facilities with a name plate capacity greater than 10 kilowatts (kW) are classified as Class 3 solar facilities and do require an REA.

Section 19 of the REA Regulation requires proponents of Class 3 solar projects to determine whether the project location is on a property described in Column 1 of the Table to Section 19. Table 1.1 has been prepared to meet this requirement.

Section 23 of the REA requires that proponents of Class 3 solar projects, as a result of the consideration mentioned in subsection 20, determine whether engaging in the renewable energy project may have an impact on a heritage resource described in subsection 20 (1). Table 1.2: *The Ministry of Culture – Check Sheet for Environmental Assessments: Screening for Impacts to Built Heritage and Cultural Heritage Landscapes* has been completed to address the requirements described in Section 23.

2. Protected Properties

As discussed in Section 1.2, Table 1.1 has been prepared to address Section 19 of the REA Regulation.

3. Heritage Assessment

As discussed in Section 1.2, Table 1.2 has been prepared to address Section 23 of the REA Regulation.

4. Conclusion

Based on the information presented in Table 1.1 the proposed Project is not located on a Protected Property as described in Column 1 of the Table to section 19. In addition, research and agency consultation undertaken as described within Table 1.2 has not identified the need for a heritage impact assessment under Section 23 of the REA Regulation.

**Table 1.1: Protected Properties Table
Under the Renewable Energy Approval: O. Reg. 359/09 Section 19**

19. (1) A person who proposes to engage in a renewable energy project shall determine whether the project location is on a property described in Column 1 of the Table to this Section.

Property: Belleville South

Address: Longitude & Latitude: 45.067229 & -77.315363

Township and County: City of Prince Edward County

Item	Description of Property	Reference
1	A property that is subject of an agreement, covenant or easement entered into under clause 10(1)(b) of the <i>Ontario Heritage Act</i> .	See MCL Check Sheet Step 2, Item 4. The property is not designated under clause 10(1)(b) of the <i>Ontario Heritage Act</i> .
2	A property in respect of which a notice of intention to designate the property to be of cultural heritage value or interest has been given in accordance with section 29 of the <i>Ontario Heritage Act</i> .	Consultation with the municipality, as per MCL Check Sheet Step 2, Item 8 has not determined that a notice of intention to designate has been given. In addition, The MCL Ontario Heritage Properties Database includes properties designated under Part IV of the <i>Ontario Heritage Act</i> . The Project is not proposed to be located on or adjacent to such a property.
3	A property designated by a municipal by-law made under section 29 of the <i>Ontario Heritage Act</i> as a property of cultural heritage value or interest.	Consultation with the municipality, as per MCL Check Sheet Step 2, Item 8 has not determined that the Project is located on a property designated by a municipal by-law. In addition, The MCL Ontario Heritage Properties Database includes properties designated under Part IV of the <i>Ontario Heritage Act</i> . The Project is not proposed to be located on or adjacent to such a property.
4	A property designated by order of the Minister of Culture made under section 34.5 of the <i>Ontario Heritage Act</i> as a property of cultural heritage value or interest of provincial significance.	The MCL Ontario Heritage Properties Database includes properties designated under Part IV of the <i>Ontario Heritage Act</i> . The Project is not proposed to be located on or adjacent to such a property.
5	A property in respect of which a notice of intention to designate the property as property of cultural heritage value or interest of provincial significance has been given in accordance with section 34.6 of the <i>Ontario Heritage Act</i> .	The MCL Ontario Heritage Properties Database includes properties designated under Part IV of the <i>Ontario Heritage Act</i> . The Project is not proposed to be located on or adjacent to such a property.
6	A property that is subject of an easement or a covenant entered into under section 37 of the <i>Ontario Heritage Act</i> .	The MCL Ontario Heritage Properties Database includes properties designated under Part IV of the <i>Ontario Heritage Act</i> . The Project is not proposed to be located on or adjacent to such a property.

7	A property that is part of an area designated by a municipal by-law made under section 41 of the <i>Ontario Heritage Act</i> as a heritage conservation district.	The MCL Ontario Heritage Properties Database includes properties designated under Part V of the <i>Ontario Heritage Act</i> . The Project is not proposed to be located on or adjacent to such a property.
8	A property designated as a historic site under Regulation 880 of the Revised Regulations of Ontario, 1990 (Historic Sites) made under the <i>Ontario Heritage Act</i> .	The property is not designated a historic site under Regulation 880.

Table 1.2: Ministry of Tourism and Culture – Check Sheet for Environmental Assessments
Screening for Impacts to Built Heritage and Cultural Heritage Landscapes

This checklist will help identify potential cultural heritage resources, determine how important they are and indicate whether a cultural heritage impact assessment is needed.

Property: Belleville South

Address: Longitude & Latitude: 45.067229 & -77.315363

Township and County: City of Prince Edward County

Step 1 – Screening Potential Resources			
		Built heritage resources	Comments
Yes	No	Does the property contain any built structures, such as:	The following resources were assessed using Google Earth 5.1.3535.3218 on May 26, 2010.
	√	Residential structures (e.g. house, apartment building, trap line shelter)	Some residential buildings; located outside of the Project Property, but within 300m of the Project location.
	√	Agriculture (e.g. barns, outbuildings, silos, windmills)	Some barns or possible outbuildings; located outside of the Project Property, but within 300m of the Project location.
	√	Industrial (e.g. factories, complexes)	
	√	Engineering works (e.g. bridges, roads, water/sewer systems)	Located at the Burr Rd. and HWY 62 intersection; these roads are within 300m of Project Property. Also, Mountain View Airfield (Department of National Defence) is within 1000m of Project Property.
		Cultural heritage landscapes	
Yes	No	Does the property contain landscapes such as:	
	√	Burial sites and/or cemeteries	
	√	Parks	
	√	Quarries or mining operations	
	√	Canals	Small pond/lake located within 300m border, also Consecon Creek Marsh, Crofton Marsh, and Selby Creek Headwater Swamp located within 300m of the Project Property.
√		Other human-made alterations to the natural landscape	Land appears to be cultivated for agricultural use in the past.

Step 2 – Screening Potential Significance			
Yes	No	A property's heritage significance may be identified through the following:	Reference
			According to the MCL Ontario Heritage Properties Database there are 71 heritage properties located within Prince Edward County. (Website search: May 26 2010). However, none of these properties are located within or near the project site.
	√	1. Is it designated or adjacent to a property designated under the Ontario Heritage Act?	
	√	2. Is it listed on the municipal heritage register or provincial register (e.g. Ontario Heritage Bridge List)?	
	√	3. Is it within or adjacent to a Heritage Conservation District?	None of Ontario's Heritage Conservation Districts are located within the Municipality according to the MCL's current list. (Research completed: May 26 2010). http://www.culture.gov.on.ca/english/heritage/conservation/conservation_list.htm
	√	4. Does it have an Ontario Heritage Trust easement or is it adjacent to such a property?	According to the Ontario Heritage Trust website (www.heritagefdn.on.ca) no easement properties are located in the vicinity of the property. In addition, the Ontario Heritage Properties Database did not reveal any easement properties. (Research completed May 26 2010).
	√	5. Is there a provincial or federal plaque?	There are no provincial plaques located in the vicinity of the Project location (Research completed May 26 2010 http://www.ontarioplaques.com/index.html). Federal plaques appear at National Historical Sites of Canada, none of which exist within the vicinity of the Project (See Item 6 below).
	√	6. Is it a National Historic Site?	National Historic Sites are included within the Ontario Heritage Properties Database (Research completed May 26 2010). The project site is not a national historic site. There are a few sites (hangars) within approximately 1000 meters of the Project site as listed on the Canadian Register of Historic Places. These are 5 hangars built in 1940 (Research completed May 26 2010 www.historicplaces.ca).
	√	7. Does documentation exist to suggest built heritage or cultural heritage landscape potential? (e.g. research studies, heritage impact assessment reports, etc.)	
√		8. Was the municipality contacted regarding potential cultural heritage value?	
	√	Were any concerns expressed?	

		9. What are the dates of construction?	TBD
	√	Are the buildings and/or structures over 40 years old?	N/A (No buildings on project property)
	√	Is it within a Canadian Heritage River watershed?	
	√	10. Is a renowned architect or builder associated with the property?	

Note: If you answer “yes” to any of the questions in Step 2, a heritage impact assessment is required.

Step 3 – Screening for Potential Impacts			Reference
Yes	No		
	√	Destruction of any, or part of any, significant heritage attribute or feature.	
	√	Alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance.	
	√	Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature or plantings, such as a garden.	
	√	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	
	√	Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature.	
	√	A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	
	√	Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource.	Though there are no known archaeological resources, there may be a reduction in soil quality/loss of soils as a result of accidental spills, erosion and soil compaction during the construction process. As well, there may be decreased availability of groundwater due to dewatering. It may also be impaired by contamination due to spills.

Contents of a Heritage Impact Assessment

As a minimum, the following should be included in a heritage impact assessment:

1. Historical research, site analysis and evaluation
2. Identification of the significance and heritage attributes of the property
3. Description of the proposed development/ site alteration
4. Measurement of impacts
5. Consideration of alternatives, mitigation and conservation methods
6. Implementation and monitoring schedules
7. Summary statement and conservation recommendations

For more information, refer to Ministry of *Culture Info Sheet#5: Heritage Impact Assessments and Conservation Plans* as part of the Ontario Heritage Tool Kit, which is available on the Ministry's website www.culture.gov.on.ca.

Appendix O

**Letter of Confirmation –
Ontario Ministry of Natural Resources**

**Ministry of
Natural Resources**

Peterborough District Office
P.O. Box 7000, 300 Water Street
1st Floor, South Tower
Peterborough, Ontario K9J 8M5
Telephone: (705) 755-2001
Facsimile: (705) 755-3125

**Ministère des
Richesses naturelles**

Le bureau du district de Peterborough
C.P. 7000, 300 rue Water
Peterborough, Ontario K9J 8M5
Telephone: (705) 755-2001
Facsimile: (705) 755-3125



March 11, 2011

Northland Power Solar Belleville South L.P.
RR #2
Ameliasburg, ON K0K 1A0

FILE COPY

Attention: Mr. Tom Hockin

Dear Mr. Hockin,

In accordance with the Ministry of the Environment's (MOE's) Renewable Energy Approvals regulation (O.Reg.359/09), applicants are required to prepare a natural heritage assessment and environmental impact study using evaluation criteria or procedures established or accepted by the Ministry of Natural Resources (MNR). The regulation requires MNR to confirm that the natural heritage assessment and environmental impact study, including mitigation measures, were prepared using established procedures acceptable to MNR. The MNR's confirmation letter, along with other required project documentation, must be submitted to MOE as part of an application for a Renewable Energy Approval for consideration by MOE in making their Renewable Energy Approval decision.

The Ministry of Natural Resources (MNR) has reviewed the natural heritage assessment and environmental impact study for Northland Power Solar Belleville South L.P. at Burr Road and Highway 62, in Prince Edward County, submitted by Northland Power Inc. on January 31, 2011.

In accordance with sections 28(2) and 38(2)(b) of the Renewable Energy Approvals regulation, MNR provides the following confirmations following review of the natural heritage assessment reports:

1. The MNR confirms that the determination of the existence of natural features and the boundaries of natural features was made using applicable evaluation criteria or procedures established or accepted by MNR.
2. The MNR confirms that the site investigation and records review were conducted using applicable evaluation criteria or procedures established or accepted by MNR, if no natural features were identified.
3. The MNR confirms that the evaluation of the significance or provincial significance of the natural features was conducted using applicable evaluation criteria or procedures established or accepted by MNR (if required).

4. The MNR confirms that the project location is not in a provincial park or conservation reserve.
5. The MNR confirms that the environmental impact study report has been prepared in accordance with procedures established by the MNR.

In accordance with Section 28(3)(c) and 38(2)(c) of the Renewable Energy Approvals regulation, MNR offers the following comments in respect of the project:

1) As identified in the Environmental Impact Study Report, and further identified within the Summary of Environmental Effects Monitoring Plan, we request that copies of all Monthly and Annual Environmental Monitoring Reports be forwarded to our office for review.

2) The potential for ongoing risk of negative environmental effects has been identified in the natural heritage assessment (NHA). The project and potential effects will be monitored as outlined with the Environmental Impact Study Report to ensure that proposed mitigation strategies are effective and contingency measures have been included for instances where performance objectives are not met and negative impacts are occurring.

MNR is providing this confirmation letter based on the review of the information provided in your natural heritage assessment reports. Applicants should be aware of the transition provisions under section 62 of the amended Renewable Energy Approvals regulation and fulfill natural heritage assessment requirements accordingly.

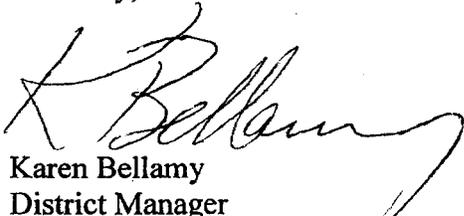
Where specific commitments have been made by the applicant in the natural heritage assessment with respect to project design, construction, rehabilitation, operation, mitigation, or monitoring, MNR expects that these commitments will be considered in MOE's Renewable Energy Approval decision and, if approved, be implemented by the applicant.

This confirmation letter is valid for the project as proposed in the natural heritage assessment and environmental impact study, including those sections describing the environmental effects monitoring plan and construction plan report. Should any changes be made to the proposed project that would alter the natural heritage assessment, MNR may need to undertake additional review of the natural heritage assessment.

In accordance with section 12(1) of the Renewable Energy Approvals Regulation, this letter must be included as part of your application submitted to the MOE for a Renewable Energy Approval.

If you wish to discuss any part of the confirmation or additional comments provided, please contact Eric R. Prevost, Renewable Energy Planning Ecologist, at (705) 755-3134.

Sincerely,



Karen Bellamy
District Manager
Peterborough District, MNR

cc. Jim Beal, Renewable Energy Provincial Field Program Coordinator, Regional
Operations Division, MNR
Narren Santos, Environmental Assessment and Approvals Branch, MOE

Appendix P

**Letter of Confirmation –
Ontario Ministry of Tourism and Culture**

Ministry of Tourism and Culture

Culture Programs Unit
Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, ON M7A 0A7
Telephone: (416)-314-7691
Facsimile: (416)-314-7175
Email : lan.Hember@ontario.ca

Ministère du Tourisme et de la Culture

Unité des programmes culturels
Direction des programmes et des services
401 Rue Bay, Suite 1700
Toronto, ON M7A 0A7
Téléphone: (416)-314-7691
Télécopieur: 416-314-7175
Email : lan.Hember@ontario.ca



January 10, 2011

Tom Hockin
Northland Power Inc.
30 St. Clair Avenue West
17th Floor
Toronto, ON
M4V 3A1

RE: Belleville South Solar Project, Lots 61 and 62, Broken Front Concession 2, Sophiasburgh Township, Prince Edward County, Ontario. FIT- FK4CUPU. MTC File HD00505. PIF P007-243-2010

Dear Proponent:

This letter constitutes the Ministry of Tourism and Culture's written comments as required by s. 22(3)(a) of O. Reg. 359/09 under the *Environmental Protection Act* regarding archaeological assessments undertaken for the above project.

Based on the information contained in the report(s) you have submitted for this project, the Ministry believes the archaeological assessment complies with the *Ontario Heritage Act's* licensing requirements, including the licence terms and conditions and the Ministry's 1993 Archaeological Assessment Technical Guidelines. Please note that the Ministry makes no representation or warranty as to the completeness, accuracy or quality of the Report(s).*

The report(s) recommends the following:

In sum, Findspot 1 is considered to have the potential to be archaeologically significant. However, this site lies well away from lands to be impacted by project activities. Accordingly, and in consultation with the proponent and MTC, it was agreed that the findspot could be protected by a combination of avoidance and a project buffer of 20 m (see Appendix A). As a result, it is recommended that the project be allowed to proceed without further heritage concerns.

*The Ministry of Tourism and Culture is asked to review the results and recommendations presented in this report. A **Letter of Concurrence** with these recommendations is requested.*

This report is filed with the Minister of Tourism and Culture as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18. The report will be reviewed to ensure that the licenced consultant archaeologist has met the terms and conditions of their archaeological licence, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering

the archaeological resources must cease alteration of the site immediately and engage a licenced consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the Ontario Heritage Act. This condition provides for the potential for deeply buried or enigmatic local site areas not typically identified in evaluations of potential.

The Cemeteries Act requires that any person discovering human remains must immediately notify the police or coroner and the Registrar of Cemeteries, Ministry of Small Business and Consumer Services. All work in the vicinity of the discovery will be suspended immediately. Other government staff may be contacted as appropriate; however, media contact should not be made in regard to the discovery.

Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48(1) of the Ontario Heritage Act, and may not be altered, or have artifacts removed, except by a person holding an archaeological licence.

The Ministry is satisfied with these recommendations.

This letter does not waive any requirements which you may have under the Ontario *Heritage Act*. A separate letter addressing archaeological licensing obligations under the Act will be sent to the archaeologist who completed the assessment and will be copied to you.

This letter does not constitute approval of the renewable energy project. Approvals of the project may be required under other statutes and regulations. It is your responsibility to obtain any necessary approvals or licences.

Please feel free to contact me if you have questions or require additional information.

Sincerely,

Ian Hember
Archaeology Review Officer

cc. Paul Racher, Archaeological Research Associates

*In no way will the Ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

