

PROJECT DESCRIPTION REPORT

Sandringham Solar Farm

November 2011

Table of Contents

	Page
1.0 Introduction	1
2.0 Contact Information.....	1
3.0 Authorizations Required	2
4.0 Federal Involvement	2
5.0 Project Location and Maps	2
6.0 Technical Information	5
6.1 Energy Sources.....	7
6.2 Project Components	7
6.2.1 Solar Modules	7
6.2.2 Inverters and Additional Equipment.....	7
6.2.3 Infrastructure	8
6.2.4 Access Roads.....	8
6.2.5 Perimeter Fence.....	8
6.2.6 Temporary Storage Areas	8
6.3 Renewable Energy Generation Facility Class	9
6.4 Project Activities	9
6.5 Nameplate Capacity.....	10
6.6 Land Ownership	11
7.0 Description of Environmental Effects	11
7.1 Heritage and Archaeological Resources	11
7.2 Natural Heritage Resources	11
7.3 Water Bodies.....	13
7.4 Air, Odour, Dust	14
7.5 Noise.....	14
7.6 Land Use and Resources	15
7.7 Provincial and Local Infrastructure	15
7.8 Public Health and Safety	15
7.9 Protected Areas	16
8.0 Next Steps	16

List of Figures

Figure 1:	Project Context	3
Figure 2:	Project Location	4
Figure 3:	Environmental and Land Use Features	5

Executive Summary

The Sandringham Solar Farm ("the Project") is being planned by Invenergy Solar Canada ULC ("Invenergy Canada"). The project is to be located at 764 Sandringham Road near the community of Woodville in the City of Kawartha Lakes.

The draft Project Description Report has been prepared under the requirements of the Renewable Energy Approvals (REA) process as outlined in *Ontario Regulation 359/09* and is being made available for agency, First Nation and public review and comment. The *Project Description Report* provides a summary of the content, key issues and findings of all the draft REA reports. It discusses project location, components, activities, potential negative environmental effects and proposed mitigation and/or monitoring activities. It covers the construction, operation and decommissioning phases of the project. All of these topics are covered further in their individual reports, as part of the REA submission. This package includes the following reports:

- ✓ **Construction Plan Report** – This report includes a description of the following:
 - Construction activities;
 - The location and timing of the construction;
 - Potential negative effects that might be incurred during construction;
 - Mitigation measures to be implemented to avoid/minimize the identified effects.
- ✓ **Decommissioning Plan Report** – A description of the activities that are to be undertaken should the facility be decommissioned including:
 - Procedures to dismantle the facility;
 - Land restoration activities;
 - Procedures for waste management.
- ✓ **Design and Operations Report** - This report includes a description of the following:
 - A Site plan of the project showing all project components and their location;
 - A description of how the project will be operated;
 - A description of how environmental effects will be mitigated and an environmental effects monitoring plan;
 - Emergency Response and Communications Plan.

- ✓ **Natural Heritage Features Assessment Report** – A description of the natural heritage features in the project location (birds, bats, vegetation and terrestrial wildlife) and demonstration that the required REA setbacks from natural heritage features have been met and any potential effects mitigated.
- ✓ **Water Assessment Report** – A description of the water bodies (i.e., permanent watercourses, intermittent watercourses, seepage areas or lakes) in the project location and demonstration that the required REA setbacks from significant water features have been met and any potential effects mitigated.
- ✓ **Noise Study Report** – A Noise Study Report was prepared to demonstrate that the facility is in compliance with regulatory requirements pertaining to the types of operations that may occur at the facility. The report will be prepared in accordance with the MOE requirements as set out in NPC-233 and NPC-205.
- ✓ **Archaeological Stage 1 and 2 Report and Cultural Heritage Assessment Report** – An Archaeological Stage 1 and 2 Report and a Cultural Heritage Assessment Report were prepared to outline the archaeological and cultural potential of the project location and mitigate any potential negative effects of the proposed project.

Following the second PIC, the following report would be prepared:

- ✓ **Consultation Report** – Summary of communication and consultation activities conducted with the public, government agencies and First Nation communities as part of the REA approval process including responses to concerns that are received. Also to be included is a summary of the communication and consultation activities that are planned to be undertaken.

The solar farm will consist of the following major project components:

- PV Panel rack support structure
- PV panels
- Rack mounted DC wiring
- Inverters (to convert the generated DC current to AC current)
- Padmount transformers (to step-up the Inverter output voltage)
- Underground electrical lines

- Substation transformer (to step-up the voltage from 27.6 kV to 44 kV)
- Access road (approximately 830 m long, 18 m wide with the total land area occupied by the road as approximately 1.37 ha)
- Perimeter security fence

Additional components include (not within project scope):

- Approximately 1.7 km power line (44 kV) to connect the solar farm to the existing electrical grid

Note: Not included/not assessed as part of project as Hydro One will build and maintain this line within the existing road right-of-way along Sandringham Rd.

The substation transformer has been sited to meet applicable noise limits at nearby receptor points (see *Noise Study Report*).

The proposed solar energy farm is a low-profile and non-obtrusive use, and is on a similar scale as other “invisible” land uses due to the low impact on the subject site and the adjacent land uses. Once constructed, the solar energy farm will have no moving parts and produce no significant off-site noise, no harmful emissions or any other form of waste product. Inverters will be placed on concrete pad foundations. The arrays will be spaced in order to avoid shading on the modules and a resulting decrease in electrical output. Due to the spacing between rows, it is anticipated that small native vegetation will be grown beneath and between the rows.

There are no Significant Valleylands, Areas of Natural and Scientific Interest, provincial parks or conservation reserves within 120m of the project location. Wetland areas are concentrated in the southwest and eastern sections of the project location. There is one woodland unit within 120 m that has been evaluated as “significant” the basis of its probable linkage function, proximity to significant shrub/early successional bird breeding habitat and potential function as a headwater area. Significant Wildlife Habitat (SWH) within 120 m of the project location includes Shrub/Early Successional Bird Breeding Habitat.

The project location does not function as a significant wildlife corridor. Therefore, from a landscape ecology perspective, the proposed development will not alter the ecological

connectivity of the natural heritage system. Moreover, the ecological linkages from the significant and provincially significant natural features within 120 m of the project location to the greater natural heritage system will be maintained. A variety of mitigation measures have been outlined in the Construction and the Design and Operations Reports to limit any environmental effects of the Sandringham Solar Farm.

Significant adverse effects from construction activity, design and operations or decommissioning to the natural and social environment have been avoided through careful facility layout planning, the application of appropriate mitigation measures, and adherence to all regulatory requirements.

1. Introduction

The Sandringham Solar Farm project is being planned by Invenergy Solar Canada ULC (Invenergy Canada). This draft Project Description Report is being submitted to the Ministry of Environment (MOE) as required under the Renewable Energy Approvals (REA) process as outlined in *Ontario Regulation 359/09* and is being made available for public viewing.

Invenergy Canada proposes to develop a solar farm with a maximum name plate capacity of 10 MW AC, located near the Community of Woodville in the City of Kawartha Lakes. The renewable energy facility will be rated as a 'Class 3 Solar Facility'.

Invenergy Canada has executed a contract with the Ontario Power Authority (OPA) for the purchase of electricity generated by photovoltaic solar panels from the solar farm through the Province's Feed-in-Tariff (FIT) program (enabled by the *Green Energy and Green Economy Act*). The project will require approval under *Ontario Regulation 359/09 – Renewable Energy Approval (REA)* under Section V.0.1 of the *Ontario Environmental Protection Act*. The REA process replaces previous requirements for several separate approvals under (among others) the *Environmental Assessment Act*, *Planning Act* and *Environmental Protection Act*.

2. Contact Information

The proponent, Invenergy Canada, would be pleased to receive any comments, concerns or questions about the project or this draft Project Description Report and is committed to public consultation throughout the REA process. Contact information for Invenergy Canada is as follows:

Company Name:	Invenergy Canada
Company Address:	120 Front Street East Suite 201 Toronto ON M5A 4L9
Company Website:	http://sandringham.invenergyllc.com
Development Manager:	Ryan Ralph
Telephone:	416.901.9463
Fax:	416.546.9905
Email:	RRalph@invenergyllc.com

3. Authorizations Required

The following is a list of permits, licences and authorizations that will be obtained in addition to REA approval that are anticipated for the project to proceed:

- MNR confirmation on natural heritage and water assessment (received June 29, 2011);
- Archaeological Clearance of Stage 1 and 2 work by the Ministry of Tourism and Culture (MTC). The MTC accepted the Stage 1 and Stage 2 Archaeological Assessments, and a Stage 3 Archaeological Assessment was submitted in July 2011);
- Road Users Agreement and Building Permit from the City of Kawartha Lakes (to be confirmed);
- Ongoing consultation with the MNR to determine need for authorization under the Endangered Species Act; and,
- Permits from applicable Conservation Authorities to be confirmed.

It is not anticipated that the project will fall under any additional EA regimes.

4. Federal Involvement

The proposed project site is not located within Crown lands, nor will any crossings be required over water bodies or watercourses. As such, we do not anticipate federal involvement, permits, or EA processes in the proposed solar project. No application for federal funding has or will be submitted.

5. Project Location and Maps

The proposed solar farm would be located at 764 Sandringham Road near the community of Woodville in the City of Kawartha Lakes. The solar resource quality in this region is very good and the site was selected by considering daily average solar radiation, ease of access to the local electrical system and environmental considerations. All project components; including solar modules and electrical facilities such as inverters, transformers, substations and electrical lines, will be located on private land or municipal rights-of-way.

Figure 1 provides the geographical location of the proposed project within the City of Kawartha Lakes, Ontario and **Figure 2** outlines the project site. The project boundary and details on

natural features, required REA setbacks, roads, facilities and other features within 300m of the project boundary are provided on an aerial photograph in **Figure 3**.

Figure 1: Project Context Map



Figure 2: Project Location

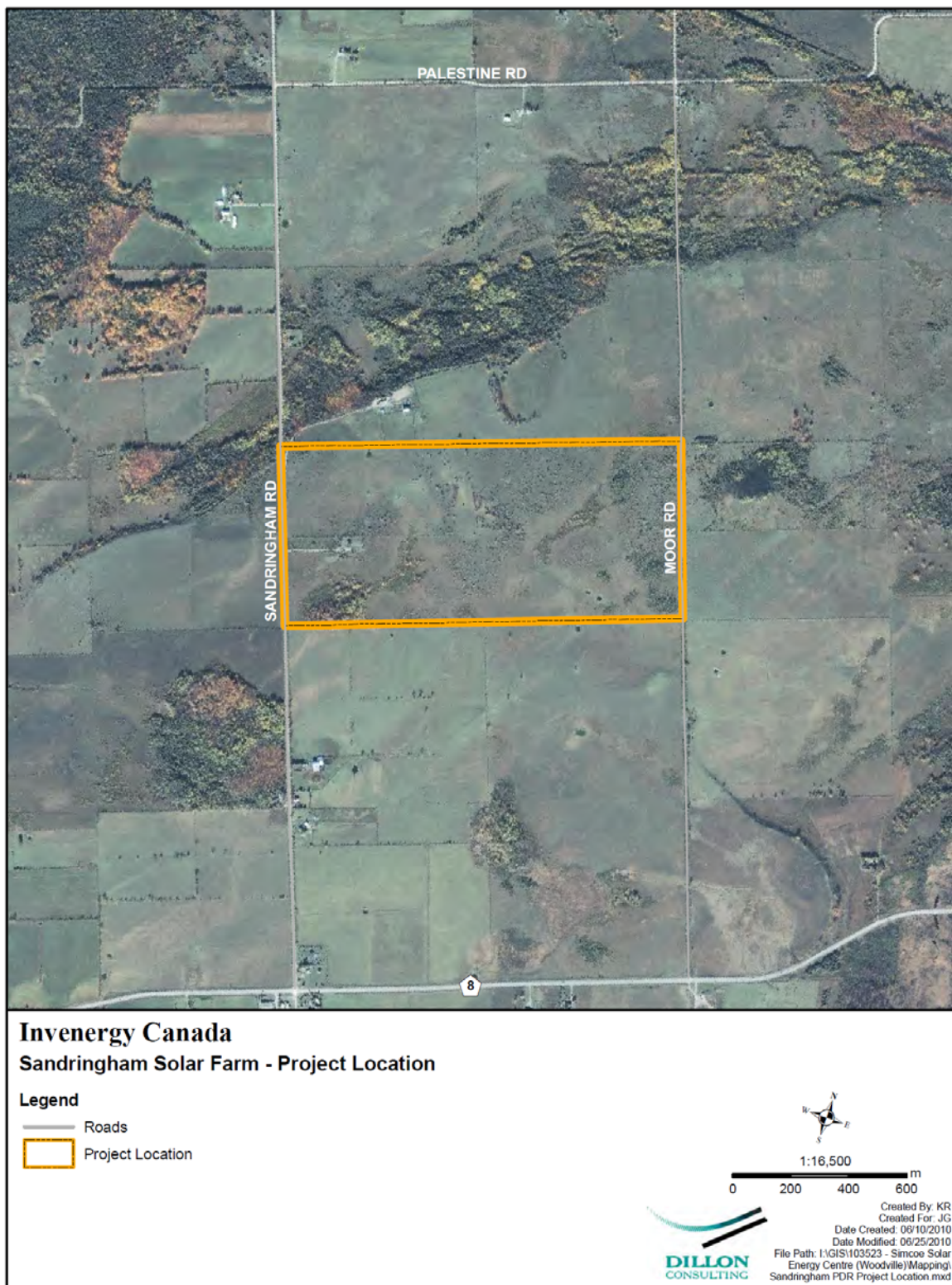
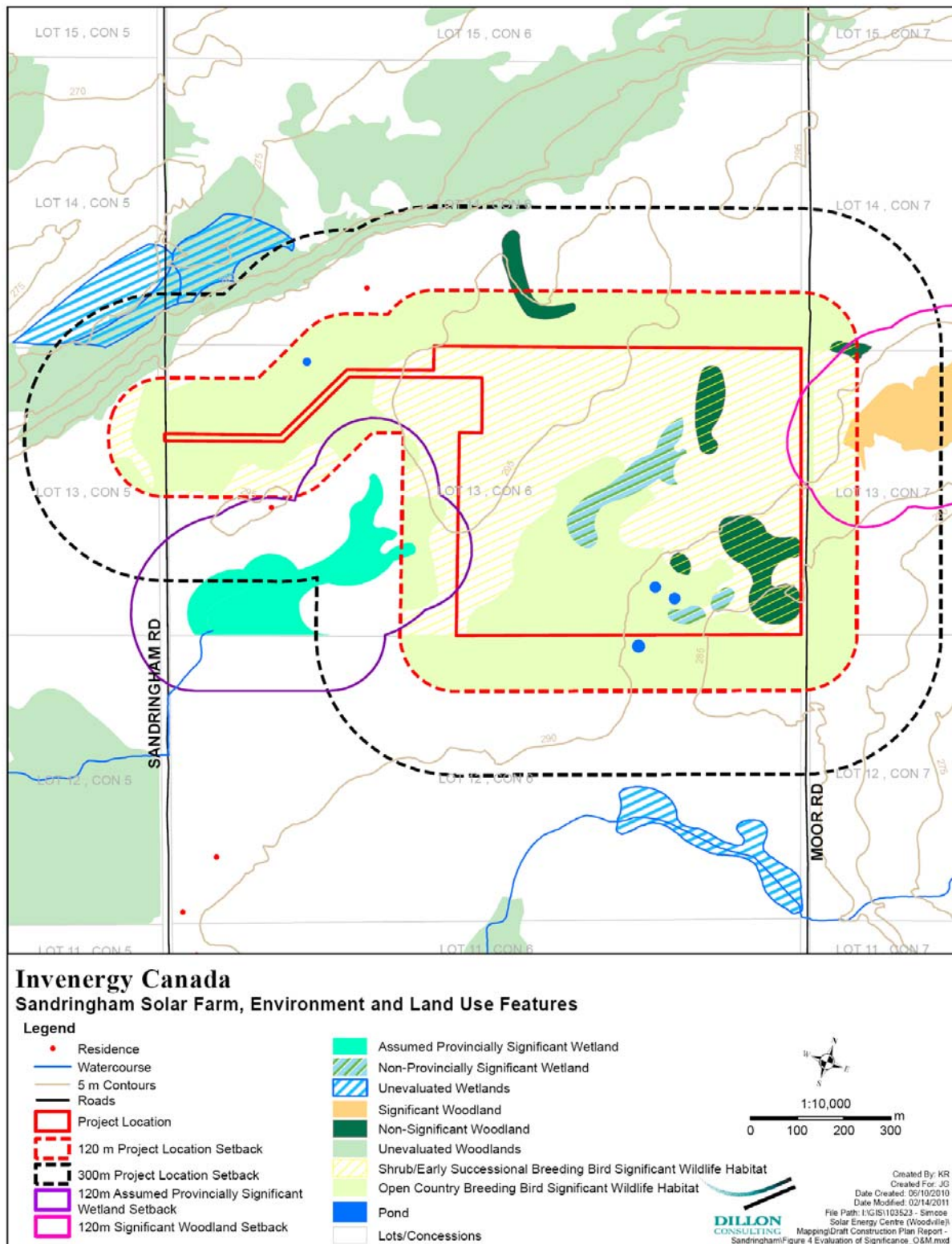


Figure 3: Environmental and Land Use Features



6. Technical Information

6.1 Energy Sources

The primary source of energy used to generate electricity is the kinetic solar energy of moving photons. The kinetic solar energy will be converted to electrons by the solar photo voltaic cells, creating direct current electricity. Gasoline or diesel engines will be used to power construction vehicles and trucks to transporting equipment to the site.

6.2 Project Component

The following presents a description of the project components, both temporary and permanent, that will be used to construct, maintain and decommission the solar energy facility. This description of project components will be further developed through the REA process and then during final design.

6.2.1 Solar Modules

Photovoltaic (PV) modules will be employed to convert solar irradiance into electricity. PV modules are made up of semiconductors (such as silicon) and act as diodes that force electrons to flow in only one direction after being freed by the bombardment of photons from the sun. The electricity is collected from the modules as direct current (DC) electricity which is transformed into three-phase alternating current (AC) by centralized inverters.

Solar modules vary in material, size, and output. Modules employed for the project may range between 50W and 280W depending on the availability of Ontario content compliant modules. Final selection of the modules will be made following an evaluation of available Ontario content compliant modules.

6.2.2 Inverters

The role of the inverter is to convert DC power from the solar modules into AC power that can be injected into the electrical grid. Utility scale inverters are typically sized between 250 and 500 kW. Power from the inverters will be routed to nearby padmount transformers to step the voltage up to the medium voltage of the underground AC collection system.

6.2.3 *Infrastructure*

Modules are mounted on racks with steel posts driven or screwed into the ground as foundations. The modules are clamped to a steel or aluminum table. The racks are arranged such that the modules face south, are tilted to an angle that optimizes power output, and spaced such that shading from one rack to the next is limited. Depending on the size of the module and how many rows of modules are installed on a rack, the spacing between rows generally ranges between 18 and 25 feet.

Several modules are connected together electrically in series to form a “string.” Strings are connected together electrically in parallel with combiner boxes. The “combined” electricity is carried to the inverters by larger cables that can accommodate the higher electrical current output from the combiner boxes. The inverters convert the direct current electricity generated by the solar modules to 3 phase – alternating current electricity. The output power from one or more inverters is connected to a nearby padmount transformer where the electrical voltage is stepped up to a medium voltage. Underground electrical cables collect the AC power generated by the inverters and deliver it to an onsite project substation. This substation will contain a circuit breaker to isolate the facility from Hydro One’s network and contain a step up transformer to step the medium voltage of the collection system to Hydro One’s distribution system operating voltage of 44 kV.

6.2.4 *Access Roads*

The site will be accessed from Sandringham Road. On-site access roads will be developed. Row to row rack spacing will be large enough such that service vehicles can access modules and wiring for maintenance. A central on-site road will allow a service vehicle to laterally access each inverter directly.

6.2.5 *Perimeter Fence*

For safety and security purposes, a chain link fence will be installed around the entire site perimeter.

6.2.6 *Temporary Storage Areas*

A small area will be utilized for construction trailers, craft parking, and temporary material storage. In general, material deliveries will be scheduled as required minimizing the need for

temporary material storage. To the extent possible, the logistics of material delivery will be optimized to deliver material directly to the required installation area.

6.3 Renewable Energy Generation Facility Class

The proposed Sandringham Solar Farm is considered to be a “Class 3 Solar Facility” according to O. Reg 359/09 Section 4. This section states that any solar facility with a capacity of over 10kW that is not mounted on the wall or roof of a building shall be considered ‘Class 3’. The proposed project will have a nameplate capacity of 10 MW AC.

6.4 Project Activities

The following table provides a general overview of project activities during the construction, operation/maintenance and decommissioning phases.

Project Activities	
Construction Activities	<p>Solar Farm:</p> <ul style="list-style-type: none"> • Site Clearing • Site Grading • Installation of Site Fencing • Installation of Erosion and Sediment Control Measures • Underground AC cable trenching and installation • Underground DC cable trenching and installation • Rack piling installation • Rack table top installation • Solar module installation • Solar module DC wiring installation • Installation of Inverter Foundations • Installation of Inverters • Installation of padmount transformers
	<p>Substation:</p> <ul style="list-style-type: none"> • Site clearing and grading • Installation of foundations • Installation of 44 kV step up transformer • Installation of revenue metering • Installation of breaker and disconnect switches

Project Activities	
	Transmission Lines: <ul style="list-style-type: none"> • Installation by Hydro One of a 44 kV line to the site along Sandringham Road
Operation and Maintenance Activities	Solar Farm: <ul style="list-style-type: none"> • Inverter preventative maintenance • Panel washing • Thermal imaging of electrical connections • Padmount transformer periodic maintenance • Solar Module replacement as necessary • General repair and maintenance work • Ground maintenance
	Project Substation <ul style="list-style-type: none"> • Relay functional checks • Transformer periodic maintenance • Substation equipment periodic maintenance
Decommissioning Activities	Solar Farm: <ul style="list-style-type: none"> • Removal of Solar Modules • Removal of racks • Removal of Module Wiring • Removal of Combiner Boxes • Removal of Inverters and Foundations • Recycling of recyclable materials and disposal of the other items. • Reseeding as necessary
	Substation: <ul style="list-style-type: none"> • Removal of substation equipment • Removal of substation foundations to a depth of at least 36 inches • Reseeding as necessary

6.5 Nameplate Capacity

The total nameplate capacity of the renewable energy facility will be 10 MW AC. The instantaneous output of the facility at any given time will be dependent on the weather, the solar module selected, and the final design of the facility. The maximum instantaneous output will be 10 MW AC.

6.6 Land Ownership

The land is privately owned and will be leased to the proponent, Invenergy Canada, for 20 years with an option to extend. The legal description for the property is 764 Sandringham Road, Eldon Township, City of Kawartha Lakes, N ½ Lot 13, S ½ Lot 13, Concession 6.

7. Description Of Environmental Effects

This section outlines possible environmental effects that could result during the construction, operation, maintenance, or decommissioning of the project. Management and mitigation measures, along with greater detail and more specific effects will be provided in future REA documents.

7.1 Heritage and Archaeological Resources

Scarlett Janusas Archaeological and Heritage Consulting and Education (SJAHCe) was contracted by Invenergy Canada, to conduct a Stage 1 and 2 Archaeological Resource Assessment and a Cultural Heritage Assessment for the proposed Sandringham Solar Farm in the City of Kawartha Lakes, Ontario. The assessments were conducted in accordance with the *Ontario Heritage Act* (MCL 2005) and using the Ministry of Culture's *Draft Standards and Guidelines for Consultant Archeologists* (MCL 2009). A background study determined that there are no registered archaeological features within two kilometers of the project site. However information from the Annual Archaeological Reports of Ontario suggests there are archaeological sites two concessions distant from the study area. There are a number of extant structures located on the subject property – a modern residence is located at 764 Sandringham Road, and is accessed by a long driveway. In addition, there is evidence of two ruins on the property – the first a structure with a cellar and an outbuilding. None of the structures are located within any areas of projected development. The access road has aligned towards the north portion of the property to avoid any development impact to these ruins (BcGr-12). To the east of this ruin is the second ruins, a foundation with a cellar and a well, located approximately 120 meters east of the outbuilding associated with BcGr-12. This foundation has been assigned Borden No. BcGr-13. There are wire and wooden rail fences surrounding the property. A Stage 3 Archaeological Assessment has been conducted to review the site BcGr-13, which was submitted to the Ministry of Tourism and Culture in July 2011. This Stage 3 Archaeological Assessment recommends that no further archaeological assessment is required.

The Cultural Heritage Assessment found that all buildings identified within the project location are not designated as heritage properties and are not currently recognized for any heritage or cultural value. There are no heritage concerns regarding the built or cultural landscape for the study area, and there are therefore no recommendations with respect to the property and its proposed use.

Although the project location has been used for agricultural purposes, the area has remained relatively undisturbed.

The Stage 1 and 2 archaeological assessment of the project area was conducted under license P027, (Scarlett Janusas, PIF #P027-106-2010) during three weeks in August 2010 and submitted to the Ministry of Tourism and Culture. A Stage 3 Archaeological Assessment was recommended, which was completed in July 2011 and submitted to the ministry.

Please reference the *Archaeological Assessment Report* and the *Cultural Heritage Report* which are part of the REA submission for more detail.

7.2 Natural Heritage Resources

Onsite existing natural feature conditions were based on a records review and on-site investigations. The results of this work are documented as part of the Natural Heritage Reports package. The majority of the project location is shrubby pastureland with scattered patches of deciduous swamp, deciduous thicket swamp and coniferous thicket. Cattle graze throughout most of the site's shrubby pastureland. Habitat conditions present are mainly suitable to species that prefer open habitats and those that have adapted to landscapes altered by human activity.

Much of the site is relatively dry upland sparse to dense thicket, with shallow soils over bedrock. Wetland areas are concentrated in the southwest and eastern sections of the project location. Wetland vegetation communities include five distinct Mixed Willow Mineral Deciduous Thicket Swamp wetland areas and a Poplar Mineral Deciduous Swamp. Wetland units are small are associated with overland drainage.

There are no Significant Valleylands, Areas of Natural and Scientific Interest, provincial parks or conservation reserves within 120m of the project location. Wetlands that met the minimum

size criteria (i.e., ≥ 2 hectares) for evaluation as possible provincially significant wetlands were assumed to be provincially significant and evaluated using the wetland characteristics and ecological functions rapid assessment protocol provided by the MNR for renewable energy projects (MNR 2010a). One wetland was identified to meet the criteria, and has been assumed to be Provincially Significant. The evaluation of the wetlands is provided in the *Natural Heritage Assessment Package*.

There is one woodland unit within 120 m that has been evaluated as “significant” the basis of its probable linkage function, proximity to significant shrub/early successional bird breeding habitat and potential function as a headwater area (see the *Natural Heritage Assessment Package*).

Significant Wildlife Habitat (SWH) within 120 m of the project location includes Shrub/Early Successional Bird Breeding Habitat. The Wildlife Habitat assessment summary is available in the *Natural Heritage Assessment Package*.

7.3 Water Bodies

As outlined in the Water Assessment Reports, the project location falls within the Balsam Lake Watershed under the jurisdiction of the Kawartha Region Conservation Authority (KRCA) and the Lake Simcoe Watershed under the jurisdiction of the Lake Simcoe Region Conservation Authority (LSRCA). Within the project location, the only mapped aquatic feature is a “watercourse” in the eastern portion of the site. Aerial photographs and our site investigation also identified the presence of two small on-line farm ponds. This area falls entirely within the Balsam Lake Watershed in the KRCA jurisdiction. Ontario Regulation 182/06 mapping shows this watercourse as a Regulated Area.

During our site investigations, the occurrence of the watercourse was identified to not exist. Letter correspondence from the KRCA on August 10, 2010 confirmed the results of our site investigation and outlined that there is no identifiable depression in the ground consistent with a watercourse (see *Water Bodies Assessment Report*). The mapped watercourse feature does not meet the Conservation Authorities Act definition of a watercourse or the definition of a water body under Ontario Regulation 359/09. Further, the two small farm ponds also do not meet the definition of a water body under Ontario Regulation 359/09 and are not considered to be fish habitat regulated by the Fisheries Act (see *Water Bodies Assessment Report*).

Therefore, within the project location there are no water bodies (i.e., permanent watercourses, intermittent watercourses, seepage areas or lakes), as defined by Ontario Regulation 359/09. Within the surrounding 300 m of the project, in the Balsam Lake Watershed, a road culvert with standing water was observed to occur in the area of the mapped crossing. Although a stream channel was not observed upstream of this crossing, the areas to the southeast of the small wetland units (<0.5 hectares) will likely convey some surface drainage to the road culvert similar to pre-development. Due to the natural filtration provided by these small wetland units of any overland drainage of surface water, the existing conditions of the receiving intermittent stream will remain unchanged and no impacts to water quality will occur when appropriate erosion and sediment control (ESC) measures are implemented during construction. The general area of the project location will not experience any significant change in percentage of impervious cover as the area below the solar panels will be maintained with low-lying vegetative cover.

Invenenergy Canada will mitigate potential effects of the project on non-regulated ponds, headwater drainage areas and/or non-provincially significant wetlands in the project location, by maintaining the ecological function of these features (e.g., surface water hydrology). Also, based on the site conditions observed, no water crossings will be required to access the site.

7.4 Air, Odour, Dust

Once operational, the renewable energy facility will not create dust, odours or emissions to air. During construction, increases in particulate matter (dust) may be experienced in the adjacent lands. Additionally, there will be emissions from the diesel engines of construction machinery and equipment which will cause temporary negative impacts to local air quality. The impacts will be localized and temporary and will not have a significant impact on regional air emission and climate change. Appropriate air quality mitigation measures will be implemented during construction.

7.5 Noise

During the construction period, which is expected to be 6 to 9 months, construction activities will lead to elevated levels of noise in the area. The closest off-site receptor is about 170 m from the project. Please refer to the *Design and Operations Report*, **Appendix A**, for the Noise Study Report. Efforts will be made to minimize this noise and construction activities will take place only during normal business hours. Once the solar project has been constructed and is

operational, the only noise generated will be from the inverters and project transformers. These noise levels will be modelled to confirm that regulated noise levels are met. Minimal noise (vehicles, spray washing) could also be experienced by nearby receptors during times of periodic maintenance.

7.6 Land Use and Resources

The subject property has one single family home on it with an access driveway to Sandringham Road. The land has been used strictly as pasture land for cattle. The surrounding land use is also dominated by pasture use, with some agricultural usage. Scattered residences are nearby.

The subject property is zoned Agricultural A1 in the Township of Mariposa Comprehensive Zoning Bylaw 94-07 and designated Agricultural in the Victoria County Official Plan, which both allow farming related uses on the property. While the property has been used for agricultural purposes, it is predominantly Class 4 under the Canada Land Inventory soil classification system, which was demonstrated during the FIT Application process and deemed to meet the Basic Eligibility Requirements of the FIT Rules by the Ontario Power Authority.

Figure 3 highlights the existing residents on the subject lands and lands adjacent to the project boundary for a minimum of 300 m.

The proposed solar farm is physically low-profile and would be non-obtrusive to the surrounding community. Once constructed, the solar energy farm will have no moving parts and produce minimal noise, no harmful emissions and no other form of waste product. Inverters and padmount transformers will be placed on concrete pad foundations. The arrays will be spaced in order to minimize shading on the modules and a resulting decrease in output. Short native vegetation will be grown beneath and between the panel rows to control erosion.

Given the details above, there would be no off-site impact on air, soil or water quality and subsequently no impact on surrounding agricultural operations or human population.

7.7 Provincial and Local Infrastructure

The use of local roads will be the only local infrastructure required during construction. Any local roads damaged during construction would be repaired by Invenergy Canada. No other municipal services are anticipated to be required.

7.8 Public Health and Safety

As noted in Sections 3.4 and 3.5, potential impacts to public health and safety are minimal but include those generally related to construction. Noise, vibration and dust during construction are the key causes of human health impacts. The level of noise, vibration, dust and emissions expected during construction will likely be small, localized and temporary in nature. Noise (and vibration) generated by construction machinery and equipment will be temporary and localized, and mitigation measures will be implemented to address or eliminate the impacts.

An Emergency Response Plan will also be prepared in the event of an emergency on the site.

7.9 Areas Protected Under Provincial Plans and Policy Areas

A search and analysis of the records and resources did not identify any portion of the Ontario Greenbelt, the Oak Ridges Moraine, the Niagara Escarpment or any local greenlands within the project location or the surrounding 300 meters. The results of the site investigation and consultation with the appropriate agencies and municipalities verified this determination.

The western half of the project location and setback areas all fall within the Lake Simcoe Watershed. These areas are subject to the Lake Simcoe Protection Act.

8. Next Steps

The draft REA reports are being provided to Aboriginal Communities, Government Agencies and the public in late July 2011 for review prior to the second Public Information Centre. This package includes the following reports:

- ✓ **Construction Plan Report** – This report will include a description of the following:
 - Construction activities;
 - The location and timing of the construction;
 - Potential negative effects that might be incurred during construction;
 - Mitigation measures to be implemented to avoid/minimize the identified effects.
- ✓ **Decommissioning Plan Report** – A description of the activities that are to be undertaken should the facility be decommissioned including:

- Procedures to dismantle the facility;
 - Land restoration activities;
 - Procedures for waste management.
- ✓ **Design and Operations Report** - This will be the principal document containing the details of the project, including:
- A Site plan of the project showing all project components and their location;
 - A description of how the project will be operated;
 - A description of how environmental effects will be mitigated and an environmental effects monitoring plan;
 - Emergency Response and Communications Plan.
- ✓ **Natural Heritage Features Summary Report** – A description of the natural heritage features in the project area (birds, bats, vegetation, terrestrial wildlife and aquatic) and demonstration that the required REA setbacks from natural heritage features have been met.
- ✓ **Noise Study Report** – A Noise Study Report will be prepared to demonstrate that the facility is in compliance with regulatory requirements pertaining to the types of operations that may occur at the facility. The report will be prepared in accordance with the MOE requirements as set out in NPC-233 and NPC-205.

The second public information centre (PIC) is scheduled for Wednesday September 28, 2011.

Following the second PIC, the following report would be prepared:

- ✓ **Consultation Report** – Summary of communication and consultation activities conducted with the public, government agencies and First Nation communities as part of the REA approval process including responses to concerns that are received. Also to be included is a summary of the communication and consultation activities that are planned to be undertaken.

The full REA documentation package would then be completed and submitted to the MOE for their review and approval.

