



Axio Power Canada Inc./  
SunEdison Canada

## Draft Water Body Records Review Report

For

Alfred Concession Rd. 7  
Solar Energy Project

H335467  
Rev. E  
July 11, 2011

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Project Report

July 11, 2011

**Axio Power Canada Inc./SunEdison Canada  
Alfred Concession Rd. 7 - Solar Energy Project**

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## 1. Introduction

### 1.1 Project Description

Axio Power Canada Inc. /SunEdison Canada ("Axio") and Canadian Solar Solutions Inc. ("Canadian Solar") are proposing to develop a 10 megawatt (MW) solar photovoltaic project entitled Alfred Concession Road 7 Solar Energy Project (hereinafter referred to as the "Project"). The proposed Project is located 1.7 kilometres (km) southwest of Alfred, Ontario, on a 42 hectare (ha) parcel of land. The Project Location<sup>1</sup> is situated on Part of Lots 6 and 7, Concession 7 in the Township of Alfred and Plantagenet (lower tier municipality), United Counties of Prescott and Russell (upper tier municipality), within Kemptville Ecodistrict 6E-12.

### 1.2 Renewable Energy Approval 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), came into force on September 24, 2009 and identifies the Renewable Energy Approval (REA) requirements for renewable energy generation facilities in Ontario. The REA Regulation has since been amended by O. Reg. 521/10, which came in effect as of January 1, 2011.

As per the REA Regulation (Part II, Section 4), ground-mounted solar facilities with a nameplate capacity greater than (>) 10 kilowatts (kW) are classified as Class 3 solar facilities and require an REA.

### 1.3 Purpose of Report

Subsection 30 (1) of the REA Regulation requires proponents of Class 3 solar projects to undertake a Water Body Records Review to identify *"whether the Project Location is*

- i. *in a water body*
- ii. *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*
- iii. *within 300 m of the average annual high water mark of a lake trout lake that is at or above development capacity*
- iv. *within 120 m of the average annual high water mark of a permanent or intermittent stream, or*
- v. *within 120 m of a seepage area"* (O. Reg. 359/09, s. 30, Table).

Subsection 30 (2) of the REA Regulation requires the proponent to prepare a report *"setting out a summary of the records searched and the results of the analysis"* (O. Reg. 359/09). This *Water Body Records Review Report* has been prepared to meet these requirements.

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<sup>1</sup> "Project Location means, when used in relation to a renewable energy project, a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposed to engage in the project" (O. Reg. 359/09, s. 1 (1)).

## 2. Methodology and Results

The following sections document the records that were reviewed and assessed. The focus of the assessment was identifying whether or not the Project Location is within or adjacent to any water body features. The definition of a water body is stated in Section 1 (1) of the REA regulation:

*“‘water body’ includes a lake, a permanent stream, an intermittent stream and a seepage area but does not include,*

- (a) grassed waterways,*
- (b) temporary channels for surface drainage, such as furrows or shallow channels that can be tilled and driven through,*
- (c) rock chutes and spillways,*
- (d) roadside ditches that do not contain a permanent or intermittent stream,*
- (e) temporarily ponded areas that are normally farmed,*
- (f) dugout ponds, or*
- (g) artificial bodies of water intended for the storage, treatment or recirculation of runoff from farm animal yards, manure storage facilities and sites and outdoor confinement areas.”*

The following sections of this report were organized with respect to the governing bodies identified in Column 1 of the Table in section 30 of the REA Regulation.

Records for areas within a minimum distance of 1 km from the Project Location were searched. This included records from the Ministry of the Environment, Ministry of Natural Resources, Ontario Ministry of Agriculture, Food and Rural Affairs, Federal Government, South Nation Conservation, Township of Alfred and Plantagenet and the United Counties of Prescott and Russell. The results are discussed below in relation to the distances specified between the Project Location and water body features as outlined in Column 2 of the Table in subsection 30 (1) of the REA Regulation (see Section 1.3 of this report).

There are no Planning Boards, Local Roads Boards or Local Services Boards with jurisdiction over the Project study area. Also, the Project Location is not within the Niagara Escarpment Commission Plan Area. Therefore, records from these governing bodies were not reviewed.

### 2.1 Ministry of the Environment

#### 2.1.1 Methodology

A request for information related to water body features within a minimum distance of 1 km was sent to the Ministry of the Environment (MOE) by way of email dated April 15, 2011.

#### 2.1.2 Results

The MOE responded to the information request on May 4, 2011, which included a map showing the water body features surrounding the Project Location (Appendix A). The MOE did not identify any

water body features on the Project Location. However, there are water body features within and beyond 120 m of the Project Location. These water body features include the following:

- A small pond located approximately 125 m northwest of the Project Location.
- Several drainage features located beyond 120 m of the Project Location. These water body features are identified as watercourses on the map provided by the MOE (Appendix A). The MOE did not provide details on these watercourses or whether they are permanent or intermittent streams.

As per the REA Regulation, a site investigation will be carried out to confirm the presence/absence of water body features on and within 120 m of the Project Location.

## **2.2 Ministry of Natural Resources Records**

### **2.2.1 Methodology**

The following Ministry of Natural Resources (MNR) on-line records were reviewed:

- Ontario Base Maps (OBM) and natural feature layers from Land Information Ontario (LIO) (<http://www.mnr.gov.on.ca/en/Business/LIO/index.html>), supplemented with OBM maps from the Geographic Network of Canada (GNC) (<http://www.geographynetwork.ca/>)
- Natural Heritage Information Centre (NHIC) on-line mapping (<https://www.biodiversityexplorer.mnr.gov.on.ca/nhicWEB/main.jsp>).
- Local records from the MNR Kemptville District - an information request letter was submitted to the MNR Kemptville District in September 2010.

### **2.2.2 Results**

The MNR information sources that were reviewed did not identify any water body features on the Project Location. In addition, the MNR did not identify any lake trout lakes on or within 300 m of the Project Location. However, the following water body features were identified within and beyond 120 m of the Project Location:

- A tributary of Horse Creek located approximately 30 m south of the Project Location.
- A tributary of Atocas Creek (Ruisseau des Atocas) located approximately 40 m north of the Project Location.
- An unnamed creek located approximately 330 m west of the Project Location.

In addition to the water body features identified above, the MNR provided a letter, dated October 4, 2010 (Appendix B), with information on water body features and regulatory requirements within 300 m of the Project Site (outlined in red on Figure 3.1). At the time the information request was sent to the MNR, the Project Location (i.e. project footprint) was unknown. As a result, the MNR considered the Project Site (all lands owned/leased by the proponent) boundary as the Project Location which included lands outside of the developable area. Therefore, the information provided by the MNR is based on a broader area. The MNR letter included the following:



- *“The lots in question also contain several small streams that may provide habitat for certain minnow species. If any in-water works are to occur in relation to the project, there is a timing restriction period for which work in water can take place. In addition, where at all possible, the bed of waterbodies should not be disturbed so as not to alter the existing rock material. Proper sediment and erosion controls are required to be employed during this project.”*

Although the MNR indicates that there are several small streams “on the lots in question,” their mapping is the same as what is depicted on the OBM. The OBM shows water body features adjacent to (i.e. within 120 m) but not on the Project Location. As per the REA Regulation, a site investigation will be carried out to confirm the presence/absence of water body features on and within 120 m of the Project Location.

## **2.3 Ontario Ministry of Agriculture, Food and Rural Affairs Records**

### **2.3.1 Methodology**

The following Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) on-line records were reviewed:

- Rural Drainage Mapping ([http://www.lio.ontario.ca/imf-ows/imf.jsp?site=ads\\_en](http://www.lio.ontario.ca/imf-ows/imf.jsp?site=ads_en)).

### **2.3.2 Results**

The OMAFRA rural drainage mapping did not identify any constructed drains or agricultural tile drainage on or within 120 m of the Project Location. However, the mapping did identify the following water body features within and beyond 120 m of the Project Location:

- A tributary of Horse Creek located approximately 30 m south of the Project Location.
- A tributary of Atocas Creek (Ruisseau des Atocas) located approximately 40 m north of the Project Location.
- Paquette Municipal Drain located about 150 m south of the Project Location.
- Rheel Lalonde Municipal Drain located about 340 m southwest of the Project Location.
- Simon Lalonde Municipal Drain located about 1000 m southwest of the Project Location.

The municipal drains identified above are classified as Type F, on the basis that they are intermittent and typically dry for more than two consecutive months.

As per the REA Regulation, a site investigation will be carried out to confirm the presence/absence of water body features on and within 120 m of the Project Location.

## **2.4 Federal Government Records**

### **2.4.1 Methodology**

The following federal government websites were reviewed for information on water body features on and within 120 m of the Project Location:

- Fisheries and Oceans Canada (DFO) website (**Error! Hyperlink reference not valid.**).

- Natural Resource Canada (NRCAN) National Topographic System (NTS) topographic maps (<http://atlas.nrcan.gc.ca/site/english/maps/topo/map>).

#### **2.4.2 Results**

There was no information available on the DFO website related to water body features on or within 1 km of the Project Location. The NRCAN topographic mapping did not identify any water body features on the Project Location. However, the following water body features were identified within 120 m of the Project Location:

- A tributary of Horse Creek located approximately 30 m south of the Project Location.
- A tributary of Atocas Creek (Ruisseau des Atocas) located approximately 40 m north of the Project Location.

As per the REA Regulation, a site investigation will be carried out to confirm the presence/absence of water body features on and within 120 m of the Project Location.

### **2.5 Conservation Authority Records**

#### **2.5.1 Methodology**

Information provided on the South Nation Conservation (SNC) website (<http://www.nation.on.ca/en/>) was reviewed for any records regarding water body features on or within 120 m of the Project Location.

A copy of the draft Project Description Report (PDR) was provided to the SNC for review in advance of a Project start-up meeting that was held on June 23, 2010. A staff member of SNC attended the meeting and provided general information comments on the relevant water body features and natural heritage features, and their requirements under O. Reg. 170/06 (*Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulations*).

Follow-up contacts were made with SNC to obtain any relevant studies, information and/or GIS mapping data identifying their Regulated Areas as well as any specific mapping of flood and erosion hazards associated with water body features on or adjacent to the Project Location.

#### **2.5.2 Results**

No additional or different information regarding specific water body features, as depicted on the OBM maps, was found on SNC's website.

In October 2010, the SNC conducted a property information review of the Project Site (i.e. lands owned/leased by the proponent and outlined in red on Figure 3.1) and prepared a letter, which is provided in Appendix C. It should be noted that the Project Location (i.e. project footprint) was unknown at the time the information request letter was sent to the SNC. As a result, the information provided by the SNC is based on the Project Site boundary, which encompasses a broader area. The letter provided information pertaining to the natural heritage features, water features, regulatory requirements and other potential areas of concern on the site. Specifically, in terms of the identified water related features, SNC noted the following:

- *"The subject lot borders an unnamed watercourse on the south side adjacent to the railway tracks, which is identified in Schedule B of the [United Counties of Prescott and Russell] Official*

*Plan as Fish Habitat. SNC recommends a minimum 30 metre setback from the top of bank of the watercourse for any new development in order to reduce the risk of property damage and to protect fish habitat.*

- *The landowner should be made aware that the noted watercourse is regulated by SNC under Ontario Regulation 170/06, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The Regulation controls any development or site alterations within 15 metres of the identified watercourse, in addition to any proposed alterations to the layout of the watercourse, including crossings."*

As per the REA Regulation, a site investigation will be carried out to confirm the presence/absence of water body features on and within 120 m of the Project Location.

## **2.6 Municipal Records**

### **2.6.1 Methodology**

Information provided on the Township of Alfred and Plantagenet, and the United Counties of Prescott and Russell websites was reviewed for records related to water body features on or within 120 m of the Project Location.

A copy of the draft Project Description Report (PDR) was provided to the Township of Alfred and Plantagenet, and the United Counties of Prescott and Russell for review in advance of a Project start-up meeting that was held on June 23, 2010. Staff members from both municipalities attended the meeting and provided general information comments on the relevant water body features.

Where required, follow-up contacts were made with the municipalities to obtain any relevant studies, information and/or GIS mapping data related to water body features and natural heritage features on or adjacent to the Project Location.

### **2.6.2 Results**

#### ***United Counties of Prescott and Russell***

The United Counties of Prescott and Russell Official Plan (2006) Schedule B (Natural Resources) ([http://www.prescott-russell.on.ca/counties.jsp?section=CU\\_UR\\_plan](http://www.prescott-russell.on.ca/counties.jsp?section=CU_UR_plan)) did not identify any water body features on the Project Location. However, the following water body feature was identified within 120 m of the Project Location:

- A tributary of Horse Creek located approximately 30 m south of the Project Location.

The tributary of Horse Creek is also identified as fish habitat on Schedule B. Other nearby water body features (i.e. beyond 120 m of the Project Location) illustrated on Schedule B appeared similar to those depicted on the OBM maps.

As per the REA Regulation, a site investigation will be carried out to confirm the presence/absence of water body features on and within 120 m of the Project Location.

#### ***Township of Alfred and Plantagenet***

No additional water body features were identified through the information retrieved on the Township of Alfred and Plantagenet website (<http://www.alfred-plantagenet.com/en/>).

### 3. Summary of Results and Next Steps

#### 3.1 Summary of Results

The following table (Table 3.1) provides a summary of the water body features on and around the Project Location, as determined by the Records Review. A map depicting the identified water body features on and in proximity to the Project Location is provided in Figure 3.1.

**Table 3.1 Summary of Records Review Determinations for Alfred Concession Rd. 7 Solar Energy Project**

Determination to be Made	Yes/No	Description
Is the Project Location in a water body?	No	The information sources reviewed in this report did not identify any water body features on the Project Location.
Is the Project Location 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	The information sources reviewed in this report did not identify any lakes within 120 m of the Project Location.
Is the Project Location within 300 m of the average annual high water mark of a lake trout lake that is at or above development capacity?	No	The information sources reviewed in this report did not identify any lake trout lakes within 300 m of the Project Location.
Is the Project Location within 120 m of the average annual high water mark of a permanent or intermittent stream?	Yes	<p>The information sources reviewed in this report identified the following water body features within 120 m of the Project Location:</p> <ul style="list-style-type: none"> <li>A tributary of Horse Creek is located approximately 30 m south of the Project Location [sources: MOE, MNR, OMAFRA, NRCAN, SNC and United Counties of Prescott and Russell].</li> <li>A tributary of Atocas Creek is located approximately 40 m north of the Project Location [sources: MOE, MNR, OMAFRA and NRCAN].</li> </ul>
Is the Project Location within 120 m of a seepage area?	No	The information sources reviewed in this report did not identify any seepage areas within 120 m of the Project Location.

As per the REA Regulation, a site investigation will be completed to verify the presence/absence of water body features on and within 120 m of the Project Location and determine if any corrections are required to this report.

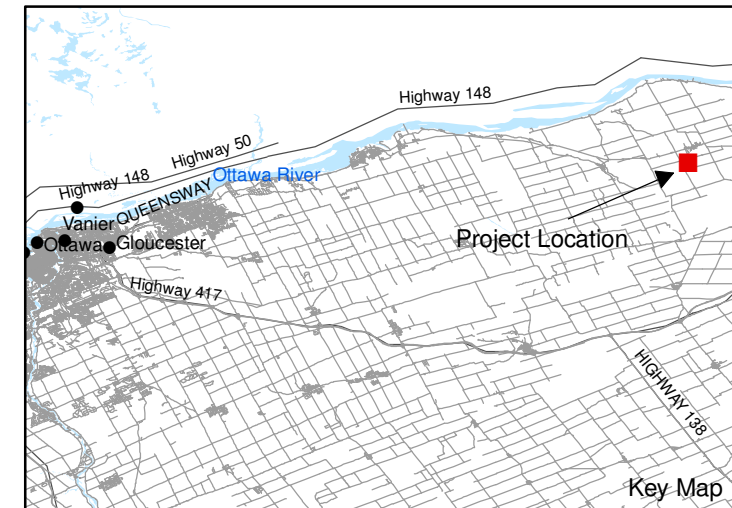
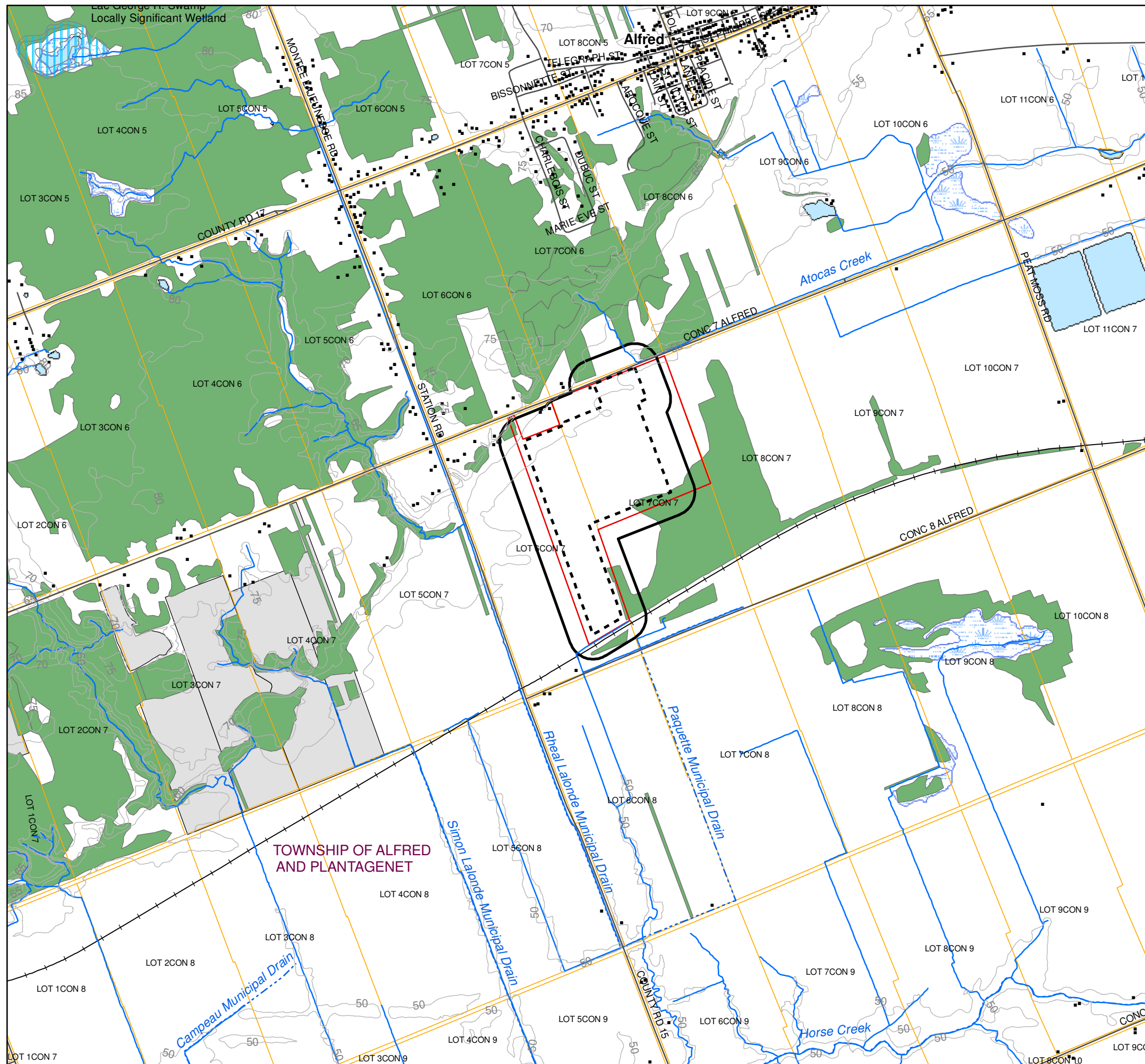
#### 3.2 Next Steps

A site investigation, as required in subsection 31 (1) of the REA Regulation, will be completed to:

- confirm the presence/absence of water body features identified in the *Water Body Records Review Report*;

- identify if any corrections are required to the information presented in the *Water Body Records Review Report*;
- determine whether any additional water bodies exist, other than those identified in the *Water Body Records Review Report*;
- confirm the boundaries of any water body feature within 120 m of the Project Location; and
- determine the distance from the Project Location to the boundaries to each identified water body feature.





### LEGEND

- Building
- Railway
- Road
- Topographic Contour (5 m interval)
- Transmission Line
- Watercourse
- Constructed Drain
- Authorized Aggregate Site
- Parcel
- Project Location
- 120 m from Project Location
- Project Site
- Water Body
- Provincially Significant Wetland
- Unevaluated Wetland (OBM Mapping)
- Woodland

Notes:  
1. OBM and NRVIS downloaded from LIO, with permission.  
2. Spatial Referencing UTM NAD 83.

0 0.25 0.5 1 Km  
Scale 1:20,000



Figure 3.1  
Axio Power Canada Inc.  
**Alfred Concession Rd. 7  
Water Body Features**



## 4. References

Government of Ontario. 2009. Ontario Regulation 359/09 made under the Environmental Protection Act, Renewable Energy Approvals under Part V.0.1 of the Act. September 8, 2009 version. Printed in *The Ontario Gazette*: October 10, 2009. Available on-line at: [http://www.e-laws.gov.on.ca/html/source/regs/english/2009/elaws\\_src\\_regs\\_r09359\\_e.htm](http://www.e-laws.gov.on.ca/html/source/regs/english/2009/elaws_src_regs_r09359_e.htm). Accessed July 2011.

Government of Ontario. 2010. Ontario Regulation 521/10 made under the Environmental Protection Act, Renewable Energy Approvals under Part V.0.1 of the Act. December 15, 2010 version. Printed in *The Ontario Gazette*: January 8, 2011. Available on-line at: [http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws\\_src\\_regs\\_r10521\\_e.htm](http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10521_e.htm). Accessed July, 2011.

Ministry of Natural Resources Kemptville District (MNR Kemptville). 2010. Correspondence between Mrs. Edith Bouchard of Hatch. Information Request – Alfred Concession Rd. 7, Lot 6 & 7, Concession 7, Geographic Township of Alfred and Plantagenet. File No. 2010\_ALF\_968. Dated October 4, 2010.

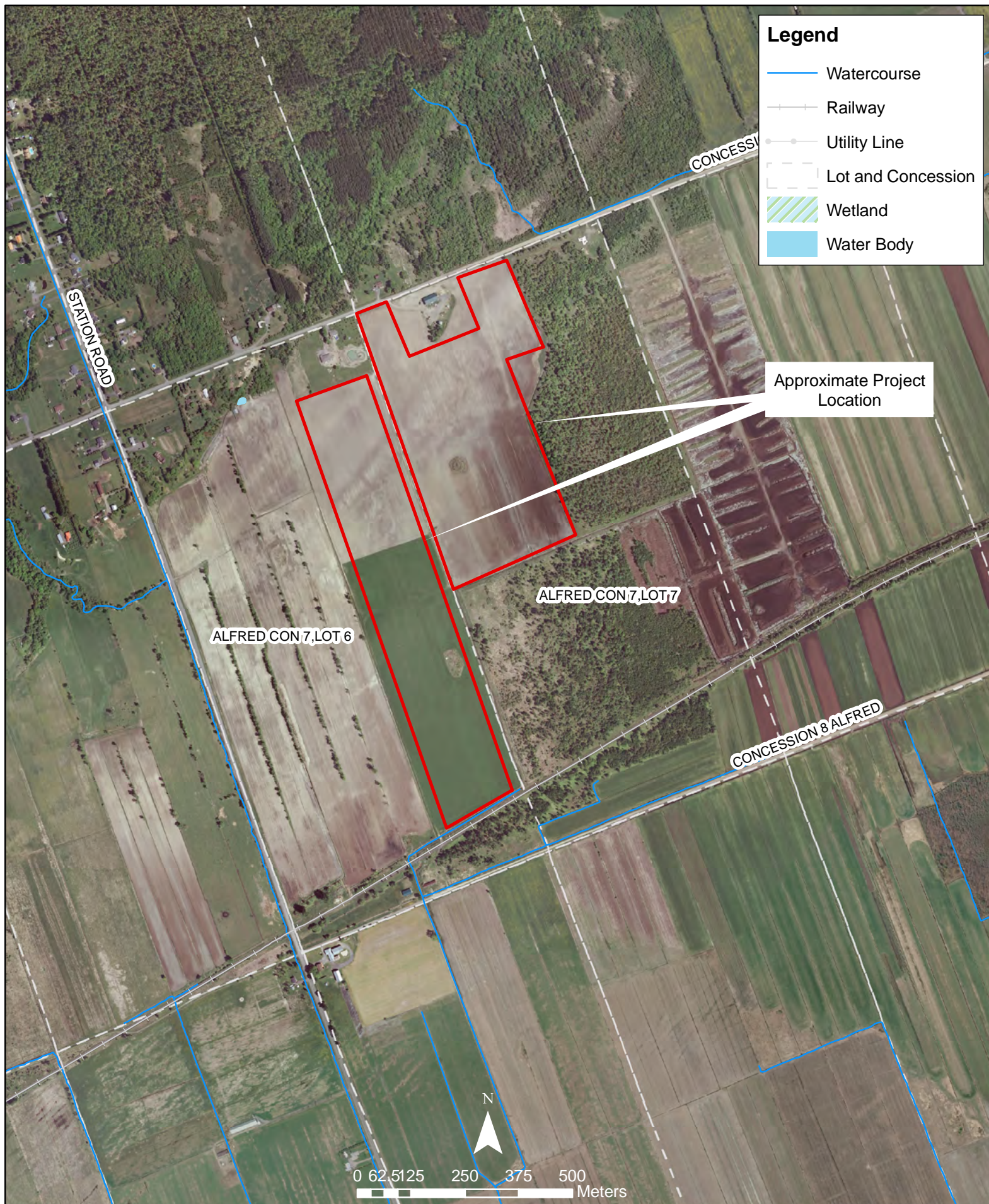
South Nation Conservation (SNC). 2010. Correspondence between Mr. Paul D. Holmes of Hatch. RE: Axio Power Canada Inc. Property Inquiry 619 Concession Road 7, Concession 7, Lots 6 & 7, Former Alfred Township, Township of Alfred and Plantagenet. Dated October 25, 2010.

United Counties of Prescott and Russell 2006. Prescott and Russell Official Plan. May 2006. On-line at [http://www.prescott-russell.on.ca/counties.jsp?section=CU\\_UR\\_plan](http://www.prescott-russell.on.ca/counties.jsp?section=CU_UR_plan). Accessed August 3, 2010.

## Appendix A

### Ministry of the Environment Information







## **Appendix B**

### **Ministry of Natural Resources Kemptonville District Information**



**Ministry of Natural Resources**

Kemptville District  
P.O. Box 2002  
10 Campus Drive  
Kemptville, ON K0G 1J0

Tel.: (613) 258-8470  
Fax.: (613) 258-3920

**Ministère des Richesses naturelles**

District de Kemptville  
CP 2002  
10 Campus Drive  
Kemptville, ON K0G 1J0

Tél.: (613) 258-8470  
Téléc.: (613) 258-3920

October 4, 2010

Edith Bouchard  
4342 Queen St., Suite 500  
Niagara Falls, Ontario L2E 7J7  
905-357-0701 ext. 5228  
ebouchard@hatch.ca

Attention: Ms. Bouchard

**Subject: Information Request – Alfred Concession Rd. 7, Lot 6 & 7, Concession 7, Geographic Township of Alfred and Plantagenet**  
**Our File No. 2010\_ALF\_968**

The Ministry of Natural Resources (MNR) Kemptville District has carried out a preliminary review of the area in order to identify any potential natural resource and natural heritage values in the area. The MNR must clearly indicate that this is an initial records review and does not form part of the MNR review and confirmation process.

**Values Information Identification**

**Woodlands**

**Water features**

The lots in question also contain several small streams that may provide habitat for certain minnow species. If any in-water works are to occur in relation to the project, there is a timing restriction period for which work in water can take place. In addition, where at all possible, the bed of waterbodies should not be disturbed so as not to alter the existing rock material. Proper sediment and erosion controls are required to be employed during this project.

If there is to be work in water and/or disturbance of the stream bed, additional and more detailed plans are requested by the MNR for review. A work permit from the Ministry of Natural Resources may be required pending further details regarding the proposed works. Furthermore, the local Conservation Authority should be contacted regarding possible permitting required for these particular works at the site in question. For information pertaining to work permits, please contact Deborah Nizman, MNR Lands Technician, at [Deborah.Nizman@ontario.ca](mailto:Deborah.Nizman@ontario.ca).

#### **Endangered and Threatened Species**

#### **Wildlife Habitat**

### **Endangered Species Act, 2007, and Species at Risk in Ontario Background**

The ESA 2007 ([http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes-07e06\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes-07e06_e.htm)) protects both species and habitat. Section 9 of the ESA "prohibits killing, harming, harassing, capturing, possessing, collecting, buying, selling, trading, leasing or transporting species that are listed as threatened, endangered or extirpated". Section 10 of the ESA, 2007 prohibits damaging or destroying habitat of endangered or threatened species. Protected habitat is either based on general definition in the Act or prescribed through a regulation. The ESA 2007 defines general habitat as an area on which the species depends, directly or indirectly, to carry on its life processes, including reproduction, rearing, hibernation, migration or feeding.

It is important to be aware that changes may occur in both species and habitat protection. The ESA applies to listed species on the Species at Risk in Ontario List (SARO) ([www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html](http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html)). The Committee on the Status of Species in Ontario (COSSARO) meets regularly to evaluate species for listing and/or re-evaluate species already listed. As a result, species' designations may change that could in turn change the level of protection they receive under the ESA 2007. Also, habitat protection provisions for a species may change e.g. if a species-specific habitat regulation comes into effect. The regulation would establish the area that is protected as habitat for the species.

Information with respect to SAR can be found in the online database at the Natural Heritage Information Centre (NHIC) (<http://nhic.mnr.gov.on.ca/nhic.cfm>). The NHIC compiles, maintains and distributes information on species at risk and updates its information on a regular basis. We encourage you to routinely check the NHIC database to obtain the most up to date SAR information for proposed work locations. However, while the NHIC database is the best available source of data, even when there are no known occurrences documented at a site, there is a possibility that SAR may occur at a proposed work location.

**Please note:** The advice in this letter is valid until **August 30, 2011** and may become invalid if:

1. The Committee on the Status of Species at Risk in Ontario (COSSARO) re-assesses the status of the above-named species OR adds a species to the SARO List such that the section 9 and/or 10 protection provisions apply to those species.
2. Additional occurrences of species are discovered.
3. Habitat protection comes into force for one of the above-mentioned species through the creation of a habitat regulation.

Although this data represents the MNR's best current available information, it is important to note that a lack of information for a site does not mean that additional features and values are not present. As such, the MNR continues to strongly encourage detailed site assessments for all features and values. Furthermore, the same applies for Species at Risk occurrences; MNR does not have records of all occurrences and as such if MNR does not have the information it does not mean that there are no Species at Risk (SAR) at the location. MNR must note further, that there may not be any records currently held for newly listed Endangered and Threatened species and therefore for both above mentioned reasons, the MNR continues to encourage ecological site assessments to determine the potential for other SAR occurrences. When a SAR does occur on a proposed site, it is recommended that the proponent contact the MNR for technical advice and to discuss what activities can

occur without contravention of the Act. If an activity is proposed that will contravene the Act (such as Section 9 or 10), the proponent must contact the MNR to discuss the potential for application of certain permits (Section 17) or agreement (Regulation 242/08). For specific questions regarding the Endangered Species Act (2007) or species at risk, please contact Species at Risk Biologist, Emily Verhoek at [emily.verhoek@ontario.ca](mailto:emily.verhoek@ontario.ca). Not only is the ecological site assessment vital for assessing those Species at Risk on and adjacent to the site, however, it can also serve as the foundation for evaluating Significant Habitat of Endangered and Threatened species within the identified study area.

### **Information Sources**

For the purposes of the required Natural Heritage Assessment report, the MNR recommends the following sources of direction and information as areas by which to begin the desktop portion of your review:

- Natural Heritage Reference Manual (2010) – the newly published NHRM is a key document for understanding the importance of and the criteria for evaluating the various Natural Heritage Values on the landscape (including Significant Woodlands). This document can be accessed via:  
<http://www.mnr.gov.on.ca/en/Business/LUEPS/Publication/249081.html>
- Significant Wildlife Habitat Technical Guide (1999) – this document provides further technical direction and information as it relates to Significant Wildlife Habitat:  
[http://www.mnr.gov.on.ca/en/Business/FW/Publication/MNR\\_E001285P.html](http://www.mnr.gov.on.ca/en/Business/FW/Publication/MNR_E001285P.html)
- Ontario Wetland Evaluation System:  
[http://www.mnr.gov.on.ca/en/Business/Biodiversity/2ColumnSubPage/STEL02\\_176756.html](http://www.mnr.gov.on.ca/en/Business/Biodiversity/2ColumnSubPage/STEL02_176756.html)

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

Sincerely,



Laura Melvin  
A/District Planner  
Resource Management Planner  
[laura.melvin@ontario.ca](mailto:laura.melvin@ontario.ca)

Encl.    Kemptville District Pilot Significant Woodlands – Mapped Area  
          Kemptville District Criteria – Scientific Rationale

# Appendix C

## South Nation Conservation Information



SOUTH NATION  
CONSERVATION  
DE LA NATION SUD



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**Via Email Transmission**

October 25, 2010

Hatch Ltd.  
1235 North Service Rd. West  
Oakville, ON L6M 2W2

Attn: Paul Holmes

**Re: Axio Power Canada Inc.  
Property Inquiry  
619 Concession Road 7  
Concession 7, Lots 6 & 7  
Former Alfred Township  
Township of Alfred and Plantagenet**

Dear Mr. Holmes,

South Nation Conservation (SNC) received a property inquiry for the above location via email on October 20, 2010.

It is SNC's understanding that the applicant wishes to be provided with any information pertaining to natural heritage features, potential areas of concern and SNC's Regulation mapping on the proposed site. Hatch is acting as a consultant for Axio power, who wishes to develop a 10 megawatt solar farm on the subject site under the Feed-In-Tariff program with Ontario Power Authority which requires a Renewable Energy Approval under the *Environmental Protection Act*.

SNC has reviewed the application considering any potential environmental impacts and possible regulatory restrictions. The review consisted of an investigation of SNC Regulatory Mapping, Municipal Drain Reports, Natural Area Reports, MNR Base Maps, Aerial photos, and SNC inventory. We offer the following information:

Our files indicate that this property is not subject to any directive, order or other indication of breach of regulation issued by SNC under this Authority's mandate.

The following are brief descriptions of the Natural Heritage features and Natural Hazards involved:

*Fish Habitat*

The subject lot borders an unnamed watercourse on the south side adjacent to the railway tracks, which is identified in Schedule B of the Official Plan as Fish Habitat. SNC recommends a minimum 30 metre setback from

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the top of bank of the watercourse for any new development in order to reduce the risk of property damage and to protect fish habitat.

#### *Ontario Regulation 170/06*

It is the obligation of SNC to implement Ontario Regulation 170/06, *Development Interference with Wetlands and Alterations to Shorelines and Watercourses*, developed under Section 28 of the *Conservation Authorities Act*.

The landowner should be made aware that the noted watercourse is regulated by SNC under Ontario Regulation 170/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*. The Regulation controls any development or site alterations within 15 metres of the identified watercourse, in addition to any proposed alterations to the layout of the watercourse, including crossings.

#### *Significant Woodlands*

The property is identified in Schedule B of the United Counties of Prescott & Russell (UCPR) Official Plan (OP) as containing a vast amount of Significant Woodlands. However, through previous consultation, SNC has been informed that a majority of the trees have been removed.

SNC recommends that prior to the development of the property that an environmental assessment be performed on the property, as per Section 5.6 of the UCPR OP, indicating that the removal of these trees will not negatively impact the identified natural heritage feature or their ecological functions. Should these features or functions be negatively impacted by the previously removed trees, SNC recommends their rehabilitation.

#### *Unstable Soils*

The southern portion of the subject lot has been identified as containing unstable organic soils. SNC recommends the preparation of a geotechnical assessment of the site, indicating that although the site is identified as having organic soils, it is in fact suitable or can be made suitable for development using acceptable scientific and engineering practices. In addition, the report should indicate that the proposed development will not result in increased hazards or cause adverse environmental impacts off-site.

I trust this document meets your requirements. Should you have any further questions or concerns, please contact our office.

Yours truly,



Nathan Farrell  
Watershed Planner  
nfarrell@nation.on.ca  
877-984-2948 ext. 302

SNC-940-2010



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