



Meeting Summary Report

| Township of Springwater | |
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| Tuesday, July 14, 2015 | 6:00 pm – 8:00 pm |
| Meeting Location | Elmvale Community Hall 33 Queen St. W. Elmvale, ON L0L 1P0 |
| Attendees | <ul style="list-style-type: none"> • 13 community members • Five Registered Proponent project team members • No media representatives <p><i>All personal information removed in accordance with the Personal Information Protection and Electronic Documents Act, 2000.</i></p> |
| Overview of the Meeting | |
| | The meeting was open format. Community members were welcome to come at any time, view the publicly displayed material and ask questions. |
| Comments and Concerns | |
| Visual Impact | <p>Community Member #1:</p> <ul style="list-style-type: none"> • Concerned about the visual impact of the project. <p><u>Proponent's Response:</u></p> <p>Visual impact is one of the most frequent questions we receive from community members with regard to solar park development. Visual abatement is a key component of solar park development. While the park is being constructed, it is quite visible as the construction process calls for open space. However, once the construction phase is complete, we work with community members and local governments to ensure the integration of the solar park into the landscape. Using various techniques such as setbacks, land forming, strategic placement of mature trees and vegetation and fencing, the goal is to have the solar project nearly invisible to any passerby.</p> |
| Construction/traffic/damage of roadways during construction | <p>Community Member #2:</p> <ul style="list-style-type: none"> • Concerned about additional traffic, dust and noise for the next few years. |

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| | <p><u>Proponent’s Response:</u> Renewable energy projects require some time to be built and as such, require the use of local roadways adding some additional traffic to the community. Solar projects of a large scale (over 10 MW) tend to take approximately nine to 12 months to construct. All construction is approved via the Ontario Government’s Renewable Energy Approval (REA) process and the local municipality prior to work commencing.</p> <p>It is understandable that some community members may express concern surrounding the noise related to the construction of a renewable energy facility. With solar projects of a large scale (over 10 MW), the construction period is relatively short – approximately nine to 12 months to fully construct. Whereas other fossil fuel generating facilities can take years to complete.</p> <p>Once grading and levelling of the site is complete, other than the creation of piles (holes in the ground for support racking) with a boring machine, construction is relatively simple and as such, the sound impact is minimal. The majority of installation is conducted by hand using a screwdriver or drill. Once the solar project is built, the operation of the park requires only security and maintenance to visit the site as necessary.</p> <p>Noise studies are part the Ontario Government’s Renewable Energy Approval (REA) process. Sound from the proposed project from offsite, and any other potential projects nearby, may not exceed 40 decibels or the equivalent of rustling leaves.</p> |
| <p>Land & Property Values</p> | <p>Community Member #3:</p> <ul style="list-style-type: none"> • Concerned about property values decreasing. <p><u>Proponent’s Response:</u></p> <p>It is understandable that some community members may express concern about the possibility of a decrease in the value of their property, due to its proximity to a solar site.</p> <p>There is no available evidence (via systematic reviews of impact on property values) that links the location of a fully operational solar facility with impacts on property value after the construction phase. Landowners who have lease agreements are compensated and the increase in revenue per acre for the lessor could potentially result in an increase in property value. With regards to a property being within</p> |



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| | <p>visual distance of the solar facility and related concerns about possible impacts on property values, the solar development will be designed to minimize any potential visual effects on nearby landowners, and thus any potential impact to property values.</p> |
| Land Use | <p>Community Member #4:</p> <ul style="list-style-type: none">• Concerned about use of agricultural land. <p><u>Proponent's Response:</u></p> <p>One of the more frequent areas of interest from community members is regarding the apparent use of agricultural land for renewable energy development. The Ontario government has put in place regulations that forbid proponents from building only on certain types of land.</p> <p>For further information regarding Canada Land Inventory, please visit: http://sis.agr.gc.ca/cansis/nsdb/cli/index.html</p> <p>For more information on the Agricultural land use, please visit: http://www.omafra.gov.on.ca/english/landuse/</p> |