

# BELLEVILLE PLANNING ADVISORY COMMITTEE

## A G E N D A

MARCH 3, 2014

5:30 P.M.

FIREPLACE ROOM – QUINTE SPORTS & WELLNESS CENTRE

Starting  
Page No.

### CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Taso Christopher  
Councillor Pat Culhane  
Councillor Jackie Denyes

Councillor Tom Lafferty  
Councillor Jack Miller

2. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

3. **PUBLIC MEETING - THE PLANNING ACT**

- 3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF PARK LOTS 4, 5, 6 AND 7, REGISTERED PLAN 124, PART OF LOT 8, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-953**  
**APPLICANT: MAN HOLE TEN DEVELOPMENTS INC., C/O BELLEVILLE FABRICATING**  
**OWNER: ALEXANDER, DOEF, SCOTT & VADER**  
**AGENT: VAN MEER LTD.**
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- 3.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 5, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-954  
APPLICANT: HERITAGE PARK JOINT VENTURE C/O GEERTSMA HOMES LTD.  
OWNER: HASTINGS ENTERPRISES INC. & G.C.L. DEVELOPMENTS, C/O GEERTSMA HOMES LTD.  
AGENT: GEERTSMA HOMES LTD.

Notice of Meeting and Map

4

4. ADJOURNMENT

**BELLEVILLE PLANNING ADVISORY COMMITTEE**

**A G E N D A**

**MARCH 3, 2014**

**5:30 P.M.**

**FIREPLACE ROOM – QUINTE SPORTS & WELLNESS CENTRE**

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**PLANNING ADVISORY COMMITTEE MEETING**

**1. ATTENDANCE**

Councillor Taso Christopher  
Councillor Pat Culhane  
Councillor Jackie Denyes  
Councillor Tom Lafferty  
Councillor Jack Miller

Michael Graham  
David Joyce  
Mike Letwin  
Ross Rae

**2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on February 3, 2014

**4. DEPUTATIONS**

**5. COMMUNICATIONS**

**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF PARK LOTS 4, 5, 6 AND 7, REGISTERED PLAN 124, PART OF LOT 8, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-953**  
**APPLICANT: MAN HOLE TEN DEVELOPMENTS INC., C/O BELLEVILLE FABRICATING**  
**OWNER: ALEXANDER, DOEF, SCOTT & VADER**  
**AGENT: VAN MEER LTD.**
- 

Manager of Policy Planning's Report No. PP-2014-06

7

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for the lands identified as Part of Park Lots 4, 5, 6 and 7, Registered Plan 124, Part of Lot 8, Concession 3, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from 'R1 – Low Density Residential Type 1', 'R2-4-h – Low Density Residential Type 2-holding', 'D-r - Development', 'CF-4 – Community Facility' and 'RR – Rural Residential' to 'R1-23 – Low Density Residential Type 1', 'R2-4 - Low Density Residential Type 2', special 'R4 – High Density Residential' zones, 'CF-4 – Community Facility' and, 'CF-9 – Community Facility'."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 5, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-954**  
**APPLICANT: HERITAGE PARK JOINT VENTURE C/O GEERTSMA HOMES LTD.**  
**OWNER: HASTINGS ENTERPRISES INC. & G.C.L. DEVELOPMENTS, C/O GEERTSMA HOMES LTD.**  
**AGENT: GEERTSMA HOMES LTD.**

Manager of Policy Planning's Report No. PP-2014-07

12

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for land located in Part of Lot 5, Concession 3, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended to rezone the subject lands from 'R1-23 – Low Density Residential Type 1' to 'R2-5 – Low Density Residential Type 2' and 'R2-5' with a special provision."

**7. REPORTS**

- 7.1 **REQUEST TO RED-LINE DRAFT APPROVED PLAN OF SUBDIVISION, PROPOSED PLAN OF SUBDIVISION, CANNIFF MILL ESTATES – NORTH, PART OF PARK LOTS 4 TO 7 REGISTERED PLAN NO. 124, PART OF LOT 8, CONCESSION 3, FORMERLY TOWNSHIP OF THURLOW**  
**OWNER: MAN HOLE TEN DEVELOPMENT INC.**  
**AGENT: VAN MEER LIMITED**

Manager, Approvals Section's Report No. APS-2014-10

17

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends the following to City Council:

THAT, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-09501) submitted by Van Meer Limited on behalf of Man Hole Ten Development Inc., as shown on APPENDIX 3 attached to the Manager of Approvals Section Report No. APS-2014-10.”

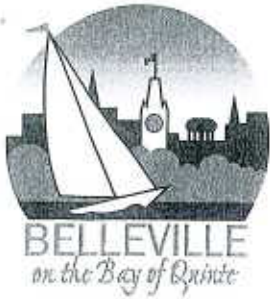
**8. INFORMATION MATTERS****8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT  
MONITORING REPORT**

Report to March 3, 2014

**23****8.2 LUNARLIGHT SOLAR PROJECT (FORMERLY SKYPOWER  
LIMITED) – 157 BETHEL ROAD, CITY OF BELLEVILLE**

February 24, 2014 letter from Canadian Solar advising of LunarLight Solar Project Approval (attachments Application Form and Ministry Approval Letter)

**25****9. GENERAL BUSINESS AND INQUIRIES****10. ADJOURNMENT**



*City of Belleville*

**Engineering & Development Services Department**

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File Nos.: B-77-953 & 12T-09501

**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
FIREPLACE ROOM – QUINTE SPORTS & WELLNESS CENTRE  
205 CANNIFTON ROAD  
MONDAY, MARCH 3, 2014  
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended, for Canniff Mills North, a draft approved plan of subdivision located north of the Trans Canada Pipeline and east of Farnham Road. In 2009, draft plan of subdivision approval was given to this site for a total of 542 dwelling units on approximately 37 hectares of land.

The land is currently zoned "R1 – Low Density Residential Type 1", "R2-4-h – Low Density Residential Type 2-holding", "D-r – Development", "CF-4 – Community Facility" and "RR – Rural Residential". In order to implement the draft approved lot fabric for the subdivision, the applicant is requesting "R1-23 – Low Density Residential Type 1", "R2-4 – Low Density Residential Type 2" and special "R4 – High Density Residential" zoning to permit single detached residential dwellings, town houses and both walk up and high rise apartment dwellings. In addition, "CF-4 – Community Facility" and "CF-9 – Community Facility" zoning is requested for open space uses and a stormwater management facility, respectively.

The applicant has also requested that the draft approved lot fabric from the 2009 plan be "red-lined" to accommodate a slight boundary adjustment, as well as a re-configuration of some of the proposed town house units to single detached dwellings.

The land is described as Part of Park Lots 4, 5, 6 and 7, Registered Plan 124 Part of Lot 8, Concession 3, formerly Township of Thurlow, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated "Residential Land Use" in the Official Plan as part of the Canniffton Planning Area. Residential development is permitted in the "Residential Land Use" designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned "R1 – Low Density Residential Type 1", "R2-4-h – Low Density Residential Type 2-holding", "D-r – Development", "CF-4 – Community Facility" and "RR – Rural Residential" in By-Law Number 3014, as amended. The Applicant requests "R1-23 – Low Density Residential Type 1", "R2-4 – Low Density Residential Type 2" and special "R4 – High Density Residential" zoning to permit single detached residential dwellings, town houses and both walk up and high rise apartment dwellings. In addition, "CF-4 – Community Facility" and "CF-9 – Community Facility" zoning is requested for open space uses and a stormwater management facility, respectively.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the zoning by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

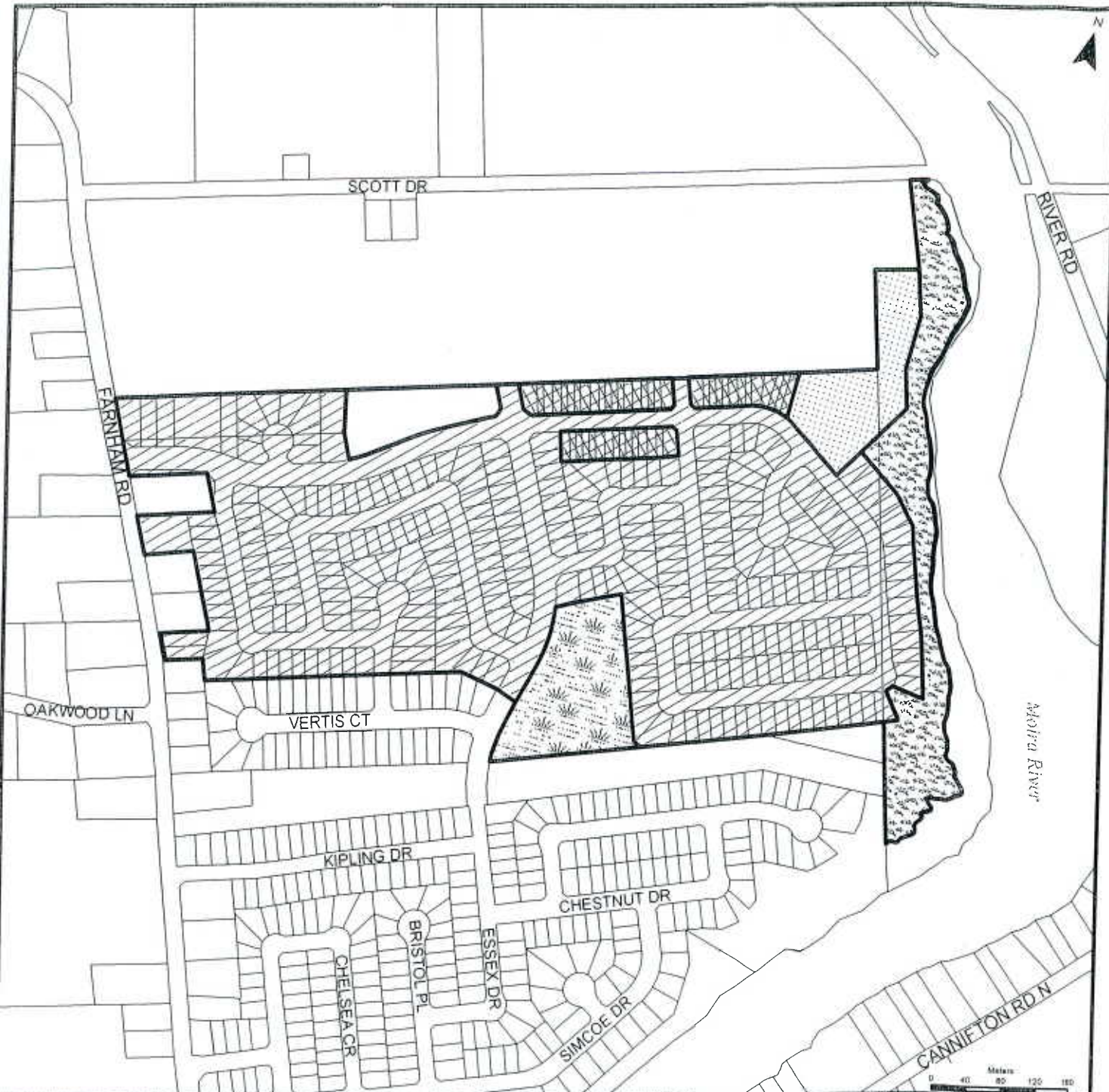
Additional information is available by contacting or visiting the Planning Section, Engineering & Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262, TTY: 613-967-3768).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary  
Planning Advisory Committee

DATED at the City of Belleville this 11<sup>th</sup> day of February, 2014



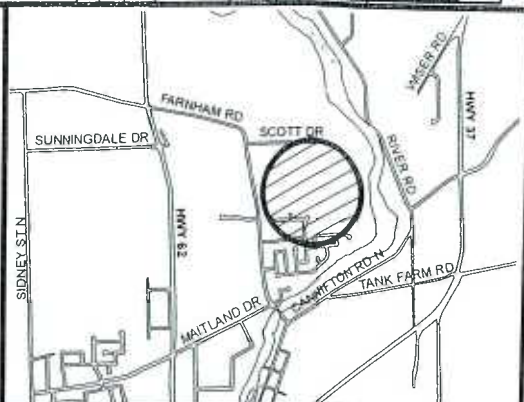


# PROPOSED ZONING BY-LAW AMENDMENT

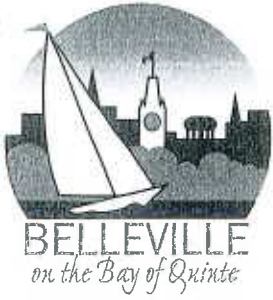
LOCATION: CANNIFF MILLS NORTH

PROPOSED ZONING CHANGE TO:

- |   |   |
|---|---|
|  Apartments (High Rise) |  Single Detached |
|  Apartments (Walk up)   |  Storm Pond      |
|  Open Space             |  Townhouse       |



**CITY OF BELLEVILLE**  
 Page 3  
 ENGINEERING & DEVELOPMENT  
 SERVICES DEPARTMENT



*City of Belleville*

**Engineering & Development Services Department**

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-954

**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
FIREPLACE ROOM – QUINTE SPORTS & WELLNESS CENTRE  
205 CANNIFTON ROAD  
MONDAY, MARCH 3, 2014  
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended, for a total of thirteen (13) single detached residential lots located in the Heritage Park draft approved plan of subdivision.

The proposed lots are zoned "R1-23 – Low Density Residential Type 1" and the Applicant is requesting a rezoning to "R2-5 – Low Density Residential Type 2" to match the zoning of the adjacent single detached lots in the subdivision. A special provision is also requested for nine (9) of the lots located on a cul-de-sac so as to permit a minimum 7.0 metre rear yard versus the current requirement of 7.6 metres.

The land is described as Part of Lot 5, Concession 3, formerly Township of Thurlow, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated "Residential Land Use" in the Official Plan as part of the Cannifton Planning Area. Residential development is permitted in the "Residential Land Use" designation subject to satisfying various policies.

**ZONING BY-LAW:**

The land is zoned "R1-23 – Low Density Residential Type 1" in By-Law Number 3014, as amended. The Applicant requests a rezoning to "R2-5 – Low Density Residential Type 2" and R2-5 with a special provision, the latter of which would permit a minimum rear yard of 7.0 metres for those single detached lots fronting on a cul-de-sac.

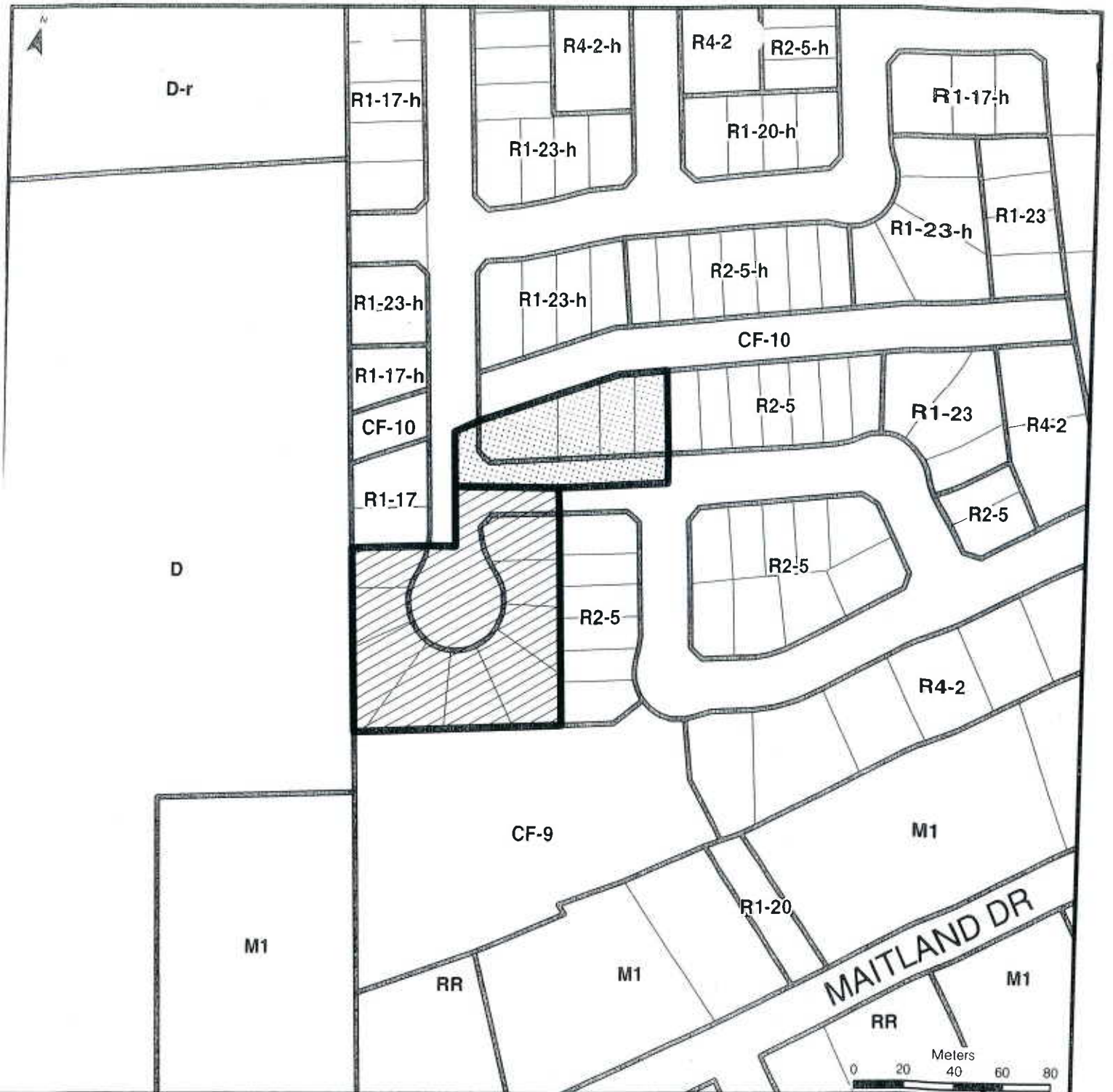
If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: [mtmacdonald@city.belleville.on.ca](mailto:mtmacdonald@city.belleville.on.ca)).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the zoning by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so. Additional information is available by contacting or visiting the Planning Section, Engineering & Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262, TTY: 613-967-3768).

As per the requirements of the Planning Act, this application is confirmed to be complete.



Matt MacDonald, Secretary  
Planning Advisory Committee

DATED at the City of Belleville this 11<sup>th</sup> day of February, 2014



# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** HERITAGE PARK SUBDIVISION  
MAITLAND DR./ FARNHAM RD.

-  PROPOSED ZONING CHANGE FROM R1-23 (LOW DENSITY RESIDENTIAL TYPE 1) ZONE WITH SPECIAL PROVISIONS TO R2-5 (LOW DENSITY RESIDENTIAL TYPE 2) ZONE
-  PROPOSED ZONING CHANGE FROM R1-23 (LOW DENSITY RESIDENTIAL TYPE 1) ZONE WITH SPECIAL PROVISIONS TO R2-5 (LOW DENSITY RESIDENTIAL TYPE 2) ZONE WITH A SPECIAL PROVISION





APPROVAL BLOCK
DE&DS   RB

**CITY OF BELLEVILLE**  
**ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING SECTION**  
**Arthur MacKay, Manager of Policy Planning**  
**Report No. PP-2014-06**  
**March 3, 2014**

**To:** Councillor Lafferty, Chair and  
Members of the Belleville Planning Advisory Committee

**Subject:** Proposed Amendment to Zoning By-Law Number 3014, as Amended –  
Part of Park Lots 4, 5, 6 and 7, Registered Plan 124, Part of Lot 8,  
Concession 3, Formerly in the Township of Thurlow, Now in the City of  
Belleville, County of Hastings  
File Number: B-77-953  
Applicant: MAN HOLE TEN DEVELOPMENTS INC.,  
c/o BELLEVILLE FABRICATING  
Owner: ALEXANDER, DOEF, SCOTT & VADER  
Agent: VAN MEER LTD.

**Recommendation:**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for the lands identified as Part of Park Lots 4, 5, 6 and 7, Registered Plan 124, Part of Lot 8, Concession 3, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from 'R1 – Low Density Residential Type 1', 'R2-4-h – Low Density Residential Type 2-holding', 'D-r - Development', 'CF-4 – Community Facility' and 'RR – Rural Residential' to 'R1-23 – Low Density Residential Type 1', 'R2-4 - Low Density Residential Type 2', special 'R4 – High Density Residential' zones, 'CF-4 – Community Facility' and, 'CF-9 – Community Facility'."

**SUMMARY:**

The purpose of the amendment is to permit the development of a further phase of the Canniff Mills subdivision that had received draft plan of subdivision approval in 2009 for a total of 542 dwelling units on approximately 37 hectares of land.

The land is zoned "R1 – Low Density Residential Type 1", "R2-4-h – Low Density Residential Type 2-holding", "D-r – Development", "CF-4 – Community Facility" and "RR – Rural Residential" and the Applicant requests an amendment to rezone the property to "R1-23 – Low Density Residential Type 1", "R2-4 – Low Density Residential Type 2" and special "R4 – High Density Residential" zoning to permit single detached residential dwellings, town houses and both walk up and high rise apartment dwellings. In addition, a relocated "CF-4 – Community Facility" and "CF-9 – Community Facility" zoning is requested for open space uses and a stormwater management facility, respectively. The proposed single detached lots will have an average lot size of approximately 650 square metres. The proposed town houses, walk up and high rise apartment dwellings are to be located at the north limit of the subject lands, with the high rise apartments proposed to be in the range of 30 metres of height.

The Applicant has also requested that the draft approved lot fabric from 2009 plan be "red-lined" to accommodate a slight boundary adjustment, as well as a re-configuration of some of the proposed town house units to single detached dwellings.

The requested rezoning will implement the previous draft approved plan and proposed red-line changes and is therefore recommended for approval.

**BACKGROUND:****Purpose and Effect**

The Zoning By-Law amendment applies to approximately 37 hectares of land located north of the TransCanada and Enbridge Pipelines and constitutes an additional phase of the Canniff Mills development.

The effect of the application would implement the draft plan of subdivision approval granted for these lands in 2009, as well as a requested red-line modification.

The land subject to the proposed amendment is shown on the attached location plan.

### **Subject Property**

- Site Characteristics

The site comprises land located north of the TransCanada and Enbridge Pipelines between Moira River and Farnham Road.

- Adjacent Land Uses

To the south is located the Canniff Mills subdivision. To the east is the Moira River. To the west are residential uses fronting on Farnham Road and to the north are future development lands.

### **Official Plan**

The land is designated "Residential Land Use", in the Official Plan as part of the Canniffon Planning Area. The policies of the Official Plan permit a range of dwelling types developed by registered plan of subdivision, subject to satisfying various criteria.

The density of this phase of the Canniff Mills subdivision would comply with the Official Plan's low density threshold of a maximum of eighteen (18) units per gross hectare.

### **Zoning By-Law**

The land is zoned "R1 – Low Density Residential Type 1", "R2-4-h – Low Density Residential Type 2-holding", "D-r – Development", "CF-4 – Community Facility" and "RR – Rural Residential" in By-Law 3014, as amended. The Applicant requests "R1-23 – Low Density Residential Type 1", "R2-4 – Low Density Residential Type 2" and special "R4 – High Density Residential" zoning to permit single detached residential dwellings, town houses and both walk up and high rise apartment dwellings. In addition, "CF-4 – Community Facility" and "CF-9 – Community Facility" zoning is requested for open space uses and a stormwater management facility, respectively.

### **Application Circulation**

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on February 11, 2014.

Enbridge Pipelines advises that if any proposed works cross or if excavations occur within 30 m. of their right-of-way, they will require notification to Enbridge prior to

excavation. Any facilities crossing the pipeline right-of-way requires approval in the form of a standard crossing agreement between Enbridge and the facility owner.

Quinte Conservation advises that they have no concerns.

To date, no other comments or concerns have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering & Development Services Department, the Environmental and Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on February 11, 2014.

Belleville Fire Department has no objection to this application.

The Manager of Approvals advises that the rezoning request implements the draft approved subdivision plan as red-lined and that there are no objections.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on February 11, 2014. Notice was also provided by advertisement in The Intelligencer.

No comments have been received regarding this application.

### **Planning Analysis**

As described, the purpose of the subject application is to implement the draft plan of subdivision approval and requested red-line to permit the further expansion of the Canniff Mills development. The mix of residential land uses and densities proposed is supported by both the policies of the Official Plan and the Provincial Policy Statement.

On the basis of the foregoing, the application is recommended for approval.

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Arthur MacKay  
Manager of Policy Planning

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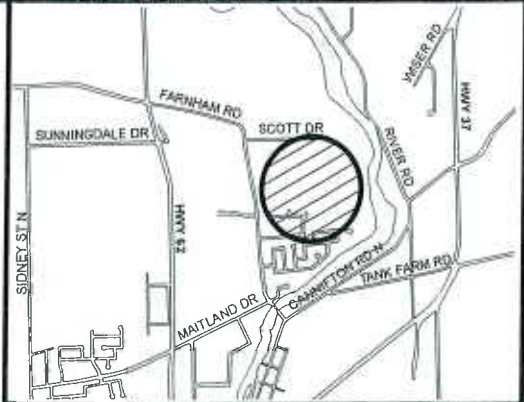


# PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: CANNIFF MILLS NORTH

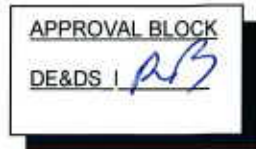
PROPOSED ZONING CHANGE TO:

- |   |                        |   |                 |
|---|------------------------|---|-----------------|
|  | Apartments (High Rise) |  | Single Detached |
|  | Apartments (Walk up)   |  | Storm Pond      |
|  | Open Space             |  | Townhouse       |



**CITY OF BELLEVILLE**

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT Page 11



**CITY OF BELLEVILLE**  
**ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING SECTION**  
**Arthur MacKay, Manager of Policy Planning**  
**Report No. PP-2014-07**  
**March 3, 2014**

**To:** Councillor Lafferty, Chair and  
Members of the Belleville Planning Advisory Committee

**Subject:** Proposed Amendment to Zoning By-Law Number 3014, as Amended, –  
Part of Lot 5, Concession 3, Formerly in the Township of Thurlow, Now in  
the City of Belleville, County of Hastings  
File Number: B-77-954  
Applicant: HERITAGE PARK JOINT VENTURE  
c/o GEERTSMA HOMES LTD.  
Owner: HASTINGS ENTERPRISES INC. &  
G.C.L. DEVELOPMENTS, c/o GEERTSMA HOMES LTD.  
Agent: GEERTSMA HOMES LTD.

**Recommendation:**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for land located in Part of Lot 5, Concession 3, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended to rezone the subject lands from 'R1-23 – Low Density Residential Type 1' to 'R2-5 – Low Density Residential Type 2' and 'R2-5' with a special provision."

**SUMMARY:**

The subject lands constitute a total of thirteen (13) proposed lots that are part of the Heritage Park subdivision that received draft plan of subdivision approval in 2006. The

proposed lots are zoned "R1-23 – Low Density Residential Type 1" and the Applicant requests a rezoning to "R2-5 – Low Density Residential Type 2" (4 lots) and R2-5 with a special provision for nine (9) lots fronting on the cul-de-sac. The special provision would permit a 7.0 metre rear yard versus the current R2-5 zoning requirement of 7.5 metres. The requested R2-5 zoning will duplicate the zoning provisions that apply to adjacent lots located to the east and south. The requested special rear yard of 7.0 metres for the nine (9) lots located on the cul-de-sac is only being proposed to be utilized for a total of four (4) lots based on a building footprint plan submitted by the Applicant.

Staff recommends that the application be approved.

## **BACKGROUND:**

### **Purpose and Effect**

The Zoning By-Law amendment applies to a portion of Heritage Park located north of Maitland Drive and west of Farnham Road.

The purpose of the application is to rezone a total of thirteen (13) proposed single detached lots from "R1-23 – Low Density Residential Type 1" to the "R2-5 – Low Density Residential Type 2" zone as well as to the R2-5 zone with a special provision.

The effect of the application would result in having revised zoning provisions for future single detached residential subdivision lands comprising a total of thirteen (13) lots.

The land subject to the proposed amendment is shown on the attached location plan.

### **Subject Property**

- Site Characteristics

The site comprises vacant land located north of Maitland Drive and west of Farnham Road.

- Adjacent Land Uses

Future residential uses abut the affected land to the east, north and south. The land to the west is vacant.

### **Official Plan**

The property is designated "Residential Land Use" in the Official Plan. The policies of the Official Plan permit single detached dwellings developed by registered plan of subdivision, subject to satisfying various criteria.

## **Zoning By-Law**

The land is zoned "R1-23 – Low Density Residential Type 1" in By-Law Number 3014, as amended. The Applicant requests a rezoning to "R2-5 – Low Density Residential Type 2" and R2-5 with a special provision, the latter of which would permit a minimum rear yard of 7.0 metres for those proposed single detached lots fronting on a cul-de-sac.

## **Application Circulation**

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on February 11, 2014.

Quinte Conservation and Trans-Northern Pipelines advise that they do not have a concern with the proposal.

To date, no other comments or concerns have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering & Development Services Department, the Environmental and Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on February 11, 2014.

The Department of Recreation and Community Services, the Approvals Section and the Fire Department have no comment.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject land on February 11, 2014. Notice was also provided by advertisement in The Intelligencer.

To date, no comments have been received regarding this application.

## **Planning Analysis**

The application constitutes a request to rezone thirteen (13) proposed residential lots in Heritage Park subdivision, including rear yard relief for nine (9) of the lots. There is no change proposed to the lot sizes as draft approved in 2006. The main zone provision

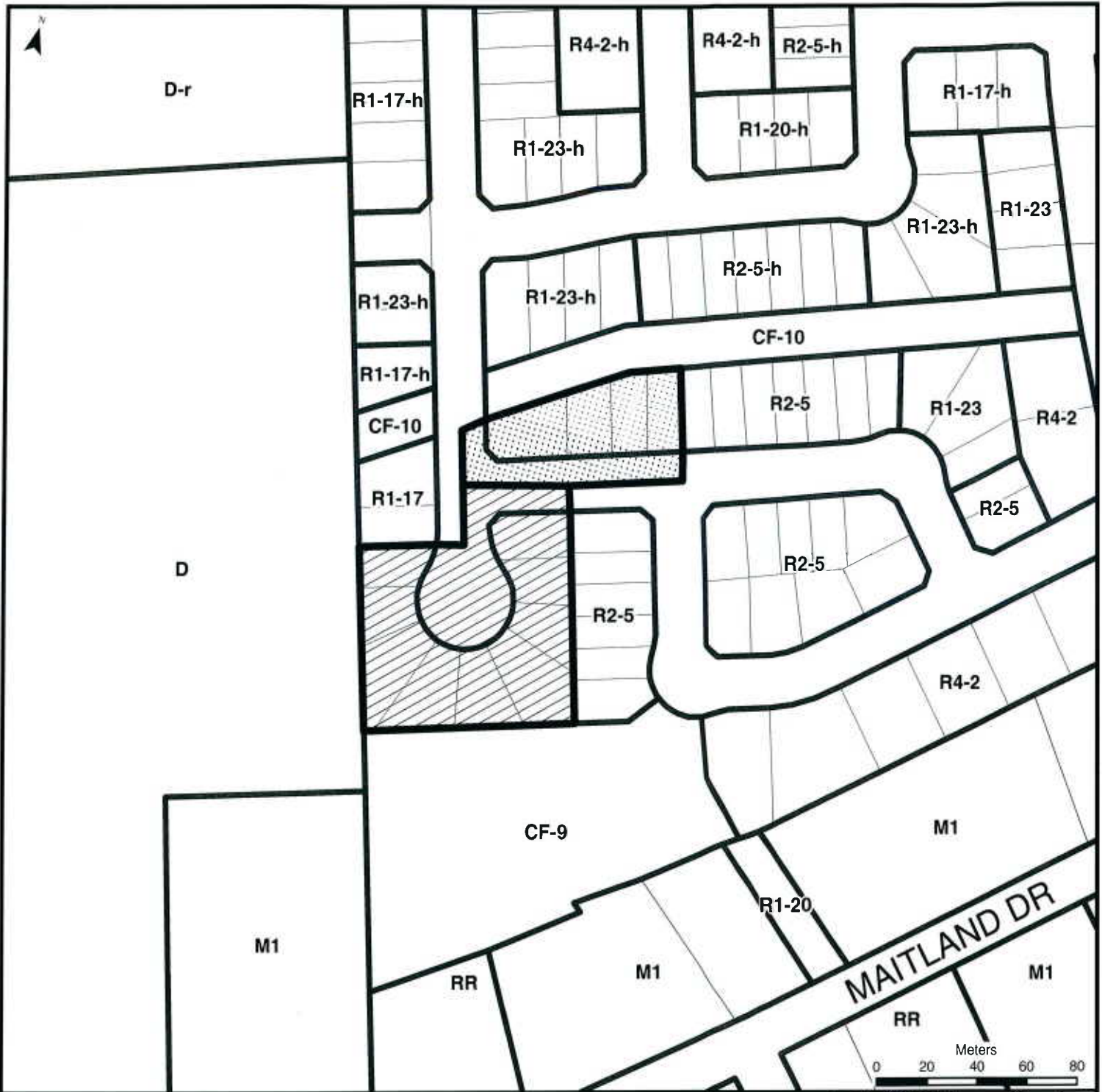
difference between the R1-23 zone and the R2-5 zone is allowance for a 3.6 metre minimum front yard, versus 6.0 metres currently required. Regarding the requested relief to allow 7.0 metre rear yards it is the Applicant's intent to only implement that provision for a total of four (4) of the lots.

Planning Staff view the application as a technical amendment and therefore recommend approval.



Arthur MacKay  
Manager of Policy Planning


atta



# PROPOSED ZONING BY-LAW AMENDMENT

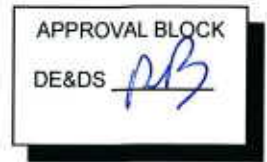
**LOCATION:** HERITAGE PARK SUBDIVISION  
MAITLAND DR./ FARNHAM RD.

 - PROPOSED ZONING CHANGE FROM R1-23 (LOW DENSITY RESIDENTIAL TYPE 1) ZONE WITH SPECIAL PROVISIONS TO R2-5 (LOW DENSITY RESIDENTIAL TYPE 2) ZONE

 - PROPOSED ZONING CHANGE FROM R1-23 (LOW DENSITY RESIDENTIAL TYPE 1) ZONE WITH SPECIAL PROVISIONS TO R2-5 (LOW DENSITY RESIDENTIAL TYPE 2) ZONE WITH A SPECIAL PROVISION



**CITY OF BELLEVILLE**  
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



**CITY OF BELLEVILLE**  
Spencer Hutchison  
Manager, Approvals Section  
Engineering and Development Services Department  
Report No. APS-2014-10  
March 3, 2014

**To:** Belleville Planning Advisory Committee

**Subject:** Request to Red-Line Draft Approved Plan of Subdivision  
Proposed Plan of Subdivision  
Canniff Mill Estates – North  
Part of Park Lots 4 to 7 Registered Plan No. 124  
Part of Lot 8, Concession 3, Formerly Township of Thurlow  
Owner: Man Hole Ten Development Inc.  
Agent: VanMeer Limited

**File:** 12T-09501

**Recommendation:**

That the Belleville Planning Advisory Committee recommend the following to City Council:

“That, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-09501) submitted by VanMeer Limited on behalf of Man Hole Ten Development Inc., as shown on **APPENDIX 3** attached to the Manager of Approvals Section Report No. APS-2014-10.”

**Background:**

On June 1, 2009, Belleville City Council gave draft plan approval to a new subdivision located on the east side of Farnham Road, north of Kipling Drive, as shown on **APPENDIX 1** attached.

The approved plan is shown on **APPENDIX 2** (attached) and includes a total of 542 residential dwelling units with a mix of single detached dwellings (248 lots), townhouses (85 units), low-rise apartments (1 block: 55 units) and high rise apartments (1 block: 154 units).

**Background:** (cont'd)

Since obtaining draft approval the Owners have acquired a bit more land and also wish to increase the number of single family dwellings while reducing the number of townhouses.

The proposed revised plan is shown on **APPENDIX 3** (attached) and includes a total of 530 residential dwelling units with a mix of single detached dwellings (274 lots), townhouses (47 units), low-rise apartments (1 block: 55 units) and high rise apartments (1 block: 154 units). Overall a decrease of 12 dwelling units from the original approval.

The location of the additional land being brought into this subdivision is shown in the "circle" on **APPENDIX 3** while the location of the requested change from townhouses to single detached dwellings is shown in the "square" on **APPENDIX 3**.

**Staff Comments:**

In essence the proposed redlining reflects a slight "tweaking" of the original draft plan approval granted by the City. In doing so,

- the overall pattern of roads is remaining the same although a new cul de sac is being added;
- the total number of dwelling units has decreased by 12;
- the mix of housing types has been revised slightly to decrease the number of townhouses while the number of single detached dwellings has been increased.

Staff considers all of these changes to be minor in nature while maintaining the intent of the original approval given by the City.

**Financial:**

The development and construction of the Canniff Mill Estates – North subdivision will be at the Owner's expense including all of the survey work, legal and engineering costs for this phase of development. In addition, the City and Owner will eventually enter into a subdivision agreement to oversee this development and the Owner will have to post a letter of credit to ensure the works required for each phase are constructed and installed to the City's satisfaction.



**Conclusion:**

The Approvals Section of the Engineering and Development Services Department supports the red-lining of the Canniff Mill Estates – North draft approved plan of subdivision, as submitted by VanMeer Limited on behalf of Man Hole Ten Development Inc. Furthermore, Staff requests that the Belleville Planning Advisory Committee recommend to Belleville City Council that pursuant to Section 51(44) of the Planning Act, City Council approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-09501), as shown on **APPENDIX 3** attached.

Respectfully submitted.

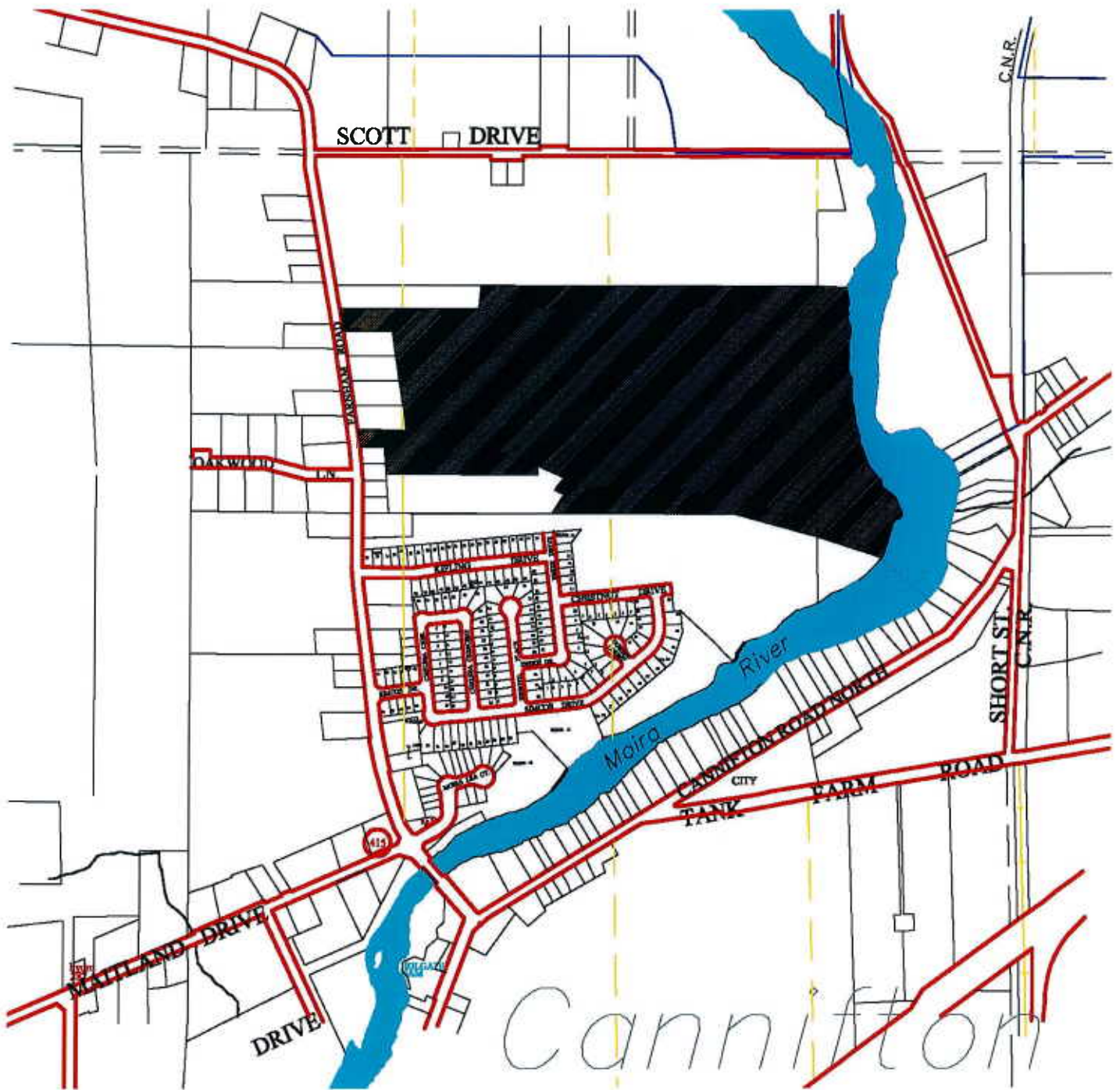
A handwritten signature in black ink that reads "Spencer Hutchison". The signature is written in a cursive style with a horizontal line underneath it.

Spencer Hutchison

SH/CM  
attachments

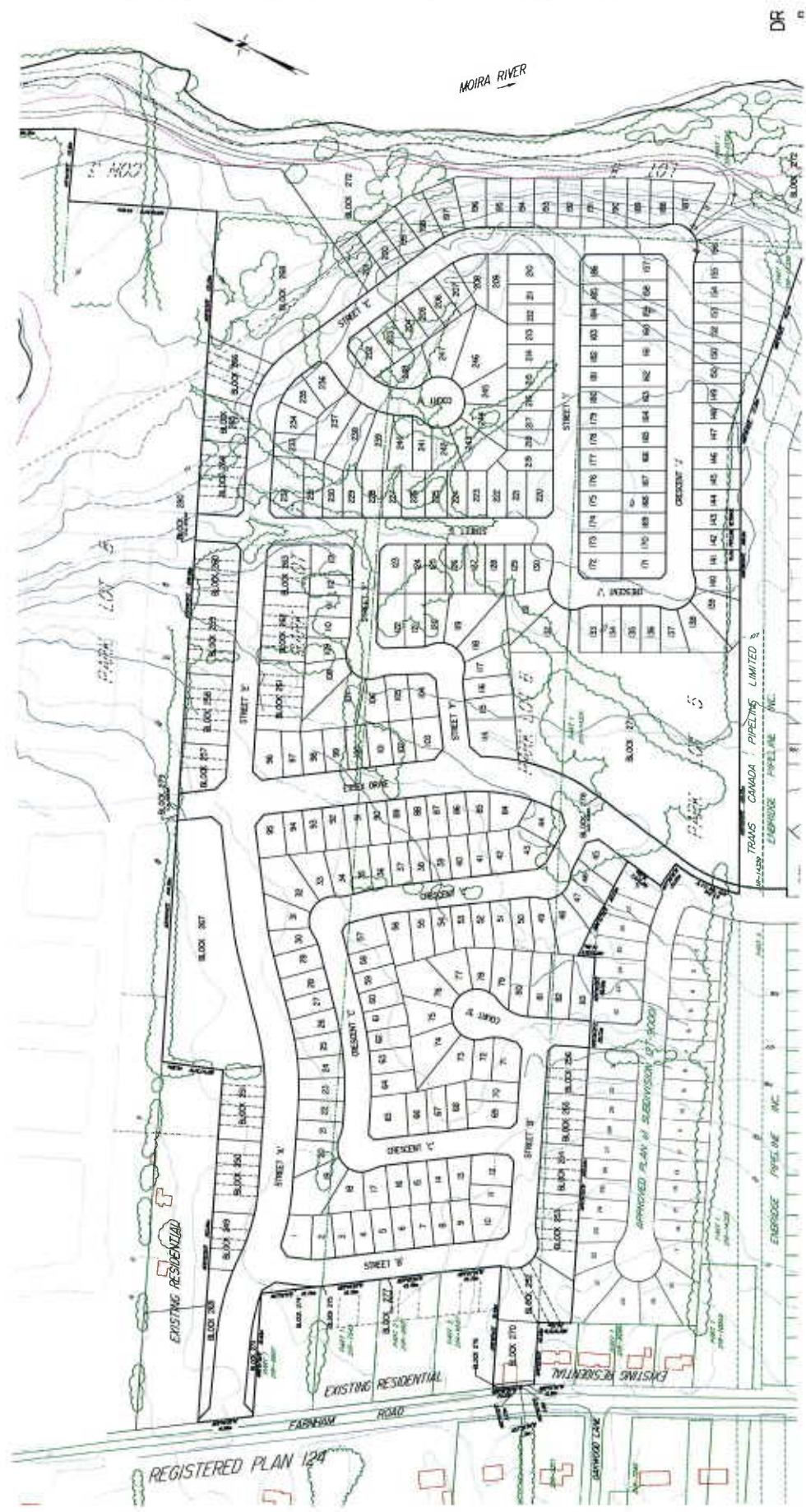
**APPENDIX 1**

**Location Map – Canniff Mills Estates - North subdivision**



APPENDIX 2

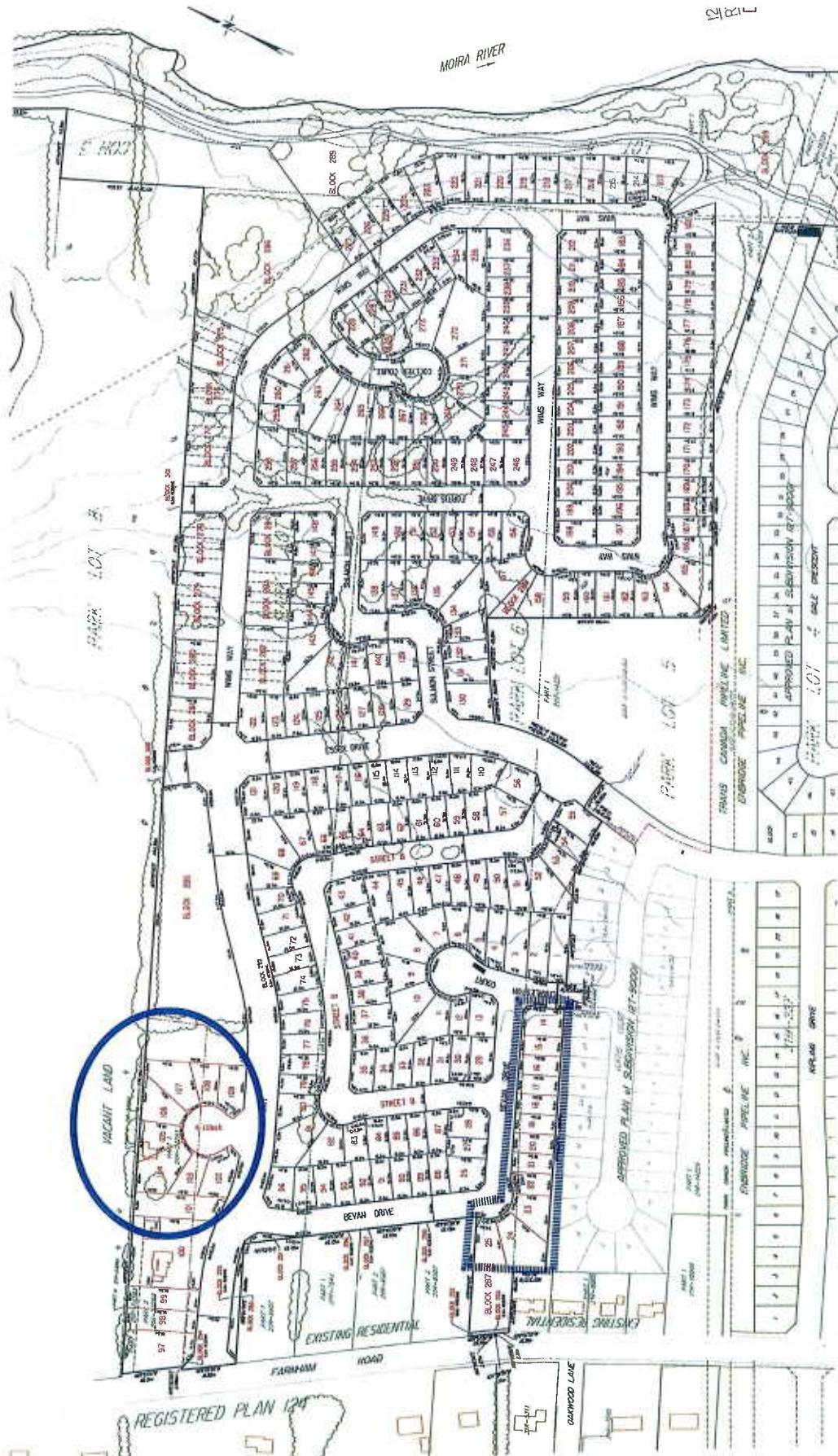
Original Draft Plan – Caniff Mills Estates - North



DR

APPENDIX 3

Revised Draft Plan – Caniff Mills Estates - North



**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT  
PLANNING SECTION  
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
<b>2012</b>				
B-77-923	June 19/12	Cloverbell Developments Ltd. & 1255437 Ontario Inc. John Halloran	<i>Millennium Parkway</i> Zoning By-Law amendment to allow additional casino use	Public Mtg: Sept 4/12 PAC Decision: Denied Council Decision: Return to Oct 1/12 PAC PAC Decision: Denied Council Decision: Denied Oct 9/12 Appeal Date: Nov 1/12 Applicant Appealed to OMB - File Forwarded Nov 1/12 OMB Hearing Date: May 1/13 OMB Approved May 29/13 Waiting for By-Law
B-77-928	Oct 31/12	Settlers Ridge Developments Inc. RFA Planning Consultant Inc.	<i>Phase 2 Settlers Ridge Developments</i> Zoning By-Law amendment to permit Phase 2 expansion of Settlers Ridge subdivision (290 units proposed)	Public Mtg: Dec 3/12 2nd PAC Mtg: Feb 3/14 Appv'd Council Approved: Feb 10/14 Appeal Date: Mar 3/14
<b>2013</b>				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	<i>25 Blessington Road, Thurlow</i> Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug 6/13 PAC Decision - Deferred pending Property Standards Order

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT  
PLANNING SECTION  
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
<b>2014</b>				
B-77-952	Dec 12/13	Teddington Limited Stephen Hyndman	170 - 180 Coleman Street Zoning By-Law amendment to adjust northerly zone boundary to allow enlargement of the property & reduce size of structure required to accommodate on-site parking	Public Mtg: Feb 3/14 PAC Decision: Approved Council Approved: Feb 10/14 Appeal Date: Mar 3/14
B-77-953	Jan 22/14	Man Hole Ten Dev. Inc. Van Meer Limited	<i>Canniff Mill Estate Subdivision - North</i> Zoning By-Law amendment to recognize a draft approved plan of subdivision comprising a mix of single detached dwellings, townhouses & apartments	Public Mtg: Mar 3/14
B-77-954	Jan 29/14	Heritage Park Joint Venture c/o Geertsma Homes Ltd./ Hastings Enterprises Inc & G.C.L. Dev Ltd.	<i>Heritage Park Phase 2 -</i> Zoning By-Law amendment to "R2-5" for the draft approved lots including a special minimum rear yard provision	Public Mtg: Mar 3/14
B-77-955	Feb 7/14	Bonnie & Bruce Sullivan Watson Land Surveyors Ltd.	58 Denyes Road, <i>Thurflow</i> Zoning By-Law amendment to dispose of a surplus farm dwelling	Public Mtg: Apr 7/14

Copy: Mayor & Members of Council,  
R. Kester, R. Bovay, A. MacKay, S. Hutchison  
From: Acting Dir. Corp. Services/City Clerk  
Date: Feb. 25/14

545 Speedvale Avenue West  
Guelph Ontario | Canada N1K 1E6  
Phone + 1 519 837 1881  
Fax + 1 519 837 2550  
inquire.ca@canadiansolar.com  
www.canadian-solar.ca

February 24, 2014.

**Julie Oram, City Clerk**

City of Belleville  
169 Front Street  
Belleville, ON  
K8N 2Y8



Ms. Oram:

LunarLight LP (formerly SkyPower Limited) is pleased to announce that we have received a Renewable Energy Approval for our LunarLight Solar Project in the City of Belleville.

For your information, we have enclosed a copy of the Renewable Energy Approval Application Form and the Renewable Energy Approval Letter for this project.

If you have any questions about the LunarLight Solar Project or this Renewable Energy Approval, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in blue ink, appearing to be "GP" or similar initials.

Grace Pasceri, Permitting Manager  
Canadian Solar Solutions Inc.  
545 Speedvale Avenue West  
Guelph ON N1K 1E6  
T: 519-837-1881 Ext. 2293  
C: 226-971-2242  
[Grace.Pasceri@na.canadiansolar.com](mailto:Grace.Pasceri@na.canadiansolar.com)  
[www.canadian-solar.ca](http://www.canadian-solar.ca)

CC: Nick Colella, Ministry of the Environment  
Attach: Renewable Energy Approval Application Form  
Renewable Energy Approval Letter

Ministry of the Environment

Environmental Approvals Access and  
Service Integration Branch

2 St. Clair Avenue West  
Floor 12A  
Toronto ON M4V 1L5  
Tel.: 416 314-8001  
Fax: 416 314-8452

Ministère de l'Environnement

Direction de l'accès aux autorisations  
environnementales et de l'intégration des  
services

2, avenue St. Clair Ouest  
Étage 12A  
Toronto ON M4V 1L5  
Tél. : 416 314-8001  
Télec. : 416 314-8452



March 8, 2013

Colin Parkin, General Manager  
2241661 Ontario Corp. operating as LunarLight LP  
545 Speedvale Avenue West  
Guelph, Ontario  
N1K 1E6

Dear Mr. Parkin:

**Re: Application for a Renewable Energy Approval for  
LunarLight Solar Project  
City of Belleville  
MOE Reference Number: 8604-8XULSH**

We acknowledge receipt of your application for approval dated August 13, 2012 and received on September 5, 2012 for the following:

Approval Type: Renewable Energy Approval (REA)

Project Description: This proposal is for a new Renewable Energy Approval by 2241661 Ontario Corp., located in the City of Belleville, Ontario. This proposed facility is a Class 3 solar facility with a nameplate capacity of 10 megawatts (MW).

Site Location: 157 Bethel Road  
Part of lots 9 and 10, Concession 9  
City of Belleville

The intent of the proposed solar facility is to connect to Hydro One's distribution system with electricity supplied to the provincial grid.

The proposed facility is considered to be a Class 3 solar facility under Ontario Regulation (O. Reg.) 359/09 Renewable Energy Approvals under Part V.0.1 of the *Environmental Protection Act* (O. Reg. 359/09). Applications for Renewable Energy Approvals are required to be submitted in accordance with O. Reg. 359/09 for consideration for approval.

The Ministry has screened your submission and according to the requirements set out in O. Reg. 359/09 your application has been deemed complete. The Ministry will now begin the technical review of your submission. In accordance with our 6 month service standard, your application



will be reviewed and a decision is expected to be made by August 8, 2013, provided that there are no significant issues raised during the Ministry's review.

The Instrument Proposal posting for the LunarLight Solar Project will be on the Environmental Registry ([www.ebr.gov.on.ca](http://www.ebr.gov.on.ca)). It is EBR Registry Number: 011-8538.

Under Section 15.1 of O. Reg. 359/09, proponents are requested, within 10 days of the posting of the proposal notice on the Registry, to ensure that final copies of all submitted REA documents are posted on their website.

Under Section 15.2 of O. Reg. 359/09, proponents are requested, within 10 days of the posting of the proposal notice on the Registry, to publish a notice in a newspaper with general circulation in each local municipality in which the project location is situated. Details on what is to be included in the notice are provided in Section 15.2 of the Regulation.

Please note that should you require any other permits and/or approvals from other Provincial ministries or agencies, such as the Ministry of Natural Resources, the Ministry of Transportation or a conservation authority, please ensure that you contact that ministry or agency immediately to coordinate the timing of their approvals with the REA.

The Ministry's reference number for your application is 8604-8XULSH. Please quote this number in any correspondence or enquiries regarding this application.

If you have any questions regarding the above, please contact me at the above phone number.

Yours truly,



Doris Dumais

Director

Environmental Approvals Access and Service Integration Branch

- c: District Manager, MOE Belleville
- Jim Beal, MNR
- Amy Cameron, MNR
- Erin Cotnam, MNR
- Grace Pasceri, Canadian Solar Solutions Inc.

**RENEWABLE ENERGY APPROVAL**NUMBER 3968-9AHRNA  
Issue Date: February 3, 2014

2241661 Ontario Corp. operating as LunarLight LP  
545 Speedvale Ave W  
Guelph, Ontario  
N1K 1E6

Project 157 Bethel Road, R.R.2  
Location: Part Lots 9 and 10, Concession 9  
City of Belleville

*You have applied in accordance with Section 47.4 of the Environmental Protection Act for approval to engage in a renewable energy project in respect of Class 3 solar facility consisting of the following:*

- the construction, installation, operation, use and retiring of a Class 3 solar facility with a total name plate capacity of up to approximately ten (10) megawatts (AC).

*For the purpose of this renewable energy approval, the following definitions apply:*

1. "Acoustic Assessment Report" means the report included in the Application and entitled "LunarLight Noise Study Report", dated August 2013, prepared by Dillon Consulting Limited and signed by Amir Iravani;
2. "Acoustic Audit" means an investigative procedure consisting of measurements and/or acoustic modelling of all sources of noise emissions due to the operation of the Equipment, assessed to determine compliance with the Noise Performance Limits set out in this Approval;
3. "Acoustic Audit Report" means a report presenting the results of an Acoustic Audit;
4. "Acoustical Consultant" means a person currently active in the field of environmental acoustics and noise/vibration control, who is knowledgeable about Ministry noise guidelines and procedures and has a combination of formal university education, training and experience necessary to assess noise emissions from solar facilities;

5. "Act" means the *Environmental Protection Act*, R.S.O 1990, c.E.19, as amended;
6. "Adverse Effect" has the same meaning as in the Act;
7. "Application" means the application for a Renewable Energy Approval dated August 31, 2012, and signed by Colin Parkin, General Manager, LunarLight LP, and all supporting documentation submitted with the application, including amended documentation submitted up to the date this Approval is issued;
8. "Approval" means this Renewable Energy Approval issued in accordance with Section 47.4 of the Act, including any schedules to it;
9. "A-weighting" means the frequency weighting characteristic as specified in the International Electrotechnical Commission (IEC) Standard 61672, and intended to approximate the relative sensitivity of the normal human ear to different frequencies (itches) of sound. It is denoted as "A";
10. "A-weighted Sound Pressure Level" means the Sound Pressure Level modified by application of an A-weighting network. It is measured in decibels, A-weighted, and denoted "dBA";
11. "Class 1 Area" means an area with an acoustical environment typical of a major population centre, where the background sound level is dominated by the activities of people, usually road traffic, often referred to as "urban hum";
12. "Class 2 Area" means an area with an acoustical environment that has qualities representative of both Class 1 and Class 3 Areas:
  - a. sound levels characteristic of Class 1 during daytime (07:00 to 19:00 or to 23:00 hours);
  - b. low evening and night background sound level defined by natural environment and infrequent human activity starting as early as 19:00 hours (19:00 or 23:00 to 07:00 hours);
  - c. no clearly audible sound from stationary sources other than from those under impact assessment.
13. "Class 3 Area" means a rural area with an acoustical environment that is dominated by natural sounds having little or no road traffic, such as the following:
  - a. a small community with less than 1000 population;
  - b. agricultural area;
  - c. a rural recreational area such as a cottage or a resort area; or
  - d. a wilderness area.
14. "Company" means 2241661 Ontario Corp., as general partner for and on behalf of LunarLight LP, the

partnership under the laws of Ontario, and includes its successors and assignees;

15. "Decibel" means a dimensionless measure of Sound Level or Sound Pressure Level, denoted as dB;
16. "Director" means a person appointed in writing by the Minister of the Environment pursuant to section 5 of the Act as a Director for the purposes of section 47.5 of the Act;
17. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Facility is geographically located;
18. "Equipment" means the inverters, transformers, and one (1) transformer substation, and associated ancillary equipment identified in this Approval and as further described in the Application, to the extent approved by this Approval;
19. "Equivalent Sound Level" is the value of the constant sound level which would result in exposure to the same total A-weighted energy as would the specified time-varying sound, if the constant sound level persisted over an equal time interval. It is denoted  $L_{eq}$  and is measured in dB A-weighting (dBA);
20. "Facility" means the renewable energy generation facility, including the Equipment, as described in this Approval and as further described in the Application, to the extent approved by this Approval;
21. "Independent Acoustical Consultant" means an Acoustical Consultant who is not representing the Company and was not involved in preparing the Acoustic Assessment Report. The Independent Acoustical Consultant shall not be retained by the Acoustical Consultant involved in the noise impact assessment;
22. "Ministry" means the ministry of the government of Ontario responsible for the Act and includes all officials, employees or other persons acting on its behalf;
23. "Noise Control Measures" means measures to reduce the noise emissions from the Facility and/or Equipment including, but not limited to, barriers, silencers, acoustical louvres, hoods and acoustical treatment, described in the Acoustic Assessment Report and Schedule C of this Approval;
24. "O. Reg. 359/09" means Ontario Regulation 359/09 "Renewable Energy Approvals under Part V.0.1 of the Act" made under the Act;
25. "Point of Reception" has the same meaning as in Publication NPC-205 or Publication NPC-232, as applicable, and is subject to the same qualifications described in those documents;
26. "Publication NPC-103" means the Ministry Publication NPC-103, "Procedures", August 1978;
27. "Publication NPC-104" means the Ministry Publication NPC-104, "Sound Level Adjustments", August 1978;

28. "Publication NPC-205" means the Ministry Publication NPC-205, "Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October 1995;
29. "Publication NPC-232" means the Ministry Publication NPC-232, "Sound Level Limits for Stationary Sources in Class 3 Areas (Rural)", October 1995;
30. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October 1995;
31. "Sound Level" means the A-weighted Sound Pressure Level;
32. "Sound Level Limit" is the limiting value described in terms of the one hour A-weighted Equivalent Sound Level  $L_{eq}$ ;
33. "Sound Power Level" means is ten times the logarithm to the base of 10 of the ratio of the sound power (Watts) of a noise source to standard reference power of  $10^{-12}$  Watts;
34. "Sound Pressure" means the instantaneous difference between the actual pressure and the average or barometric pressure at a given location. The unit of measurement is the micro pascal ( $\mu\text{Pa}$ );
35. "Sound Pressure Level" means twenty times the logarithm to the base 10 of the ratio of the effective pressure ( $\mu\text{Pa}$ ) of a sound to the reference pressure of  $20 \mu\text{Pa}$ ;
36. "UTM" means Universal Transverse Mercator coordinate system.

*You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:*

## **TERMS AND CONDITIONS**

### **A - GENERAL**

- A1. The Company shall construct, install, use, operate, maintain and retire the Facility in accordance with the terms and conditions of this Approval and the Application and in accordance with the following schedules attached hereto:
  - (a) Schedule A - Facility Description
  - (b) Schedule B - Coordinates of the Equipment and Noise Specifications
  - (c) Schedule C - Noise Control Measures
- A2. Where there is a conflict between a provision of this Approval and any document submitted by the Company, the conditions in this Approval shall take precedence. Where there is a conflict between one or more of the documents submitted by the Company, the document bearing the most recent date shall take precedence.

- A3. The Company shall ensure a copy of this Approval is:
- (1) accessible, at all times, by Company staff operating the Facility and;
  - (2) submitted to the clerk of each local municipality and upper-tier municipality in which the Facility is situated.
- A4. If the Company has a publicly accessible website, the Company shall ensure that the Approval and the Application are posted on the Company's publicly accessible website within five (5) business days of receiving this Approval.
- A5. The Company shall, at least six (6) months prior to the anticipated retirement date of the entire Facility, or part of the Facility, review its Decommissioning Plan Report to ensure that it is still accurate. If the Company determines that the Facility cannot be decommissioned in accordance with the Decommissioning Plan Report, the Company shall provide the Director and District Manager a written description of plans for the decommissioning of the Facility.
- A6. The Facility shall be retired in accordance with the Decommissioning Plan Report and any directions provided by the Director or District Manager.
- A7. The Company shall provide the District Manager and the Director at least ten (10) days written notice of the following:
- (1) the commencement of any construction or installation activities at the project location; and
  - (2) the commencement of the operation of the Facility.

#### **B - EXPIRY OF APPROVAL**

- B1. Construction and installation of the Facility must be completed within three (3) years of the later of:
- (1) the date this Approval is issued; or
  - (2) if there is a hearing or other litigation in respect of the issuance of this Approval, the date that this hearing or litigation is disposed of, including all appeals.
- B2. This Approval ceases to apply in respect of any portion of the Facility not constructed or installed before the later of the dates identified in Condition B1.

#### **C - NOISE PERFORMANCE LIMITS**

- C1. The Company shall ensure that:

- (1) the Sound Levels from the Equipment, at the Points of Reception identified in the Acoustic Assessment Report, comply with the Sound Level Limit of 40 dBA as described in Publication NPC-232, subject to adjustment for tonality as described in Publication NPC-104;
- (2) the Equipment is constructed and installed at either of the following locations:
  - (a) at the locations identified in Schedule B of this Approval; or
  - (b) at a location that does not vary by more than 10 metres from the locations identified in Schedule B of this Approval and provided that,
    - i) the Equipment will comply with Condition C1 (1), and
    - ii) all setback prohibitions established under O. Reg. 359/09 are complied with.
- (3) the Equipment complies with the noise specifications set out in Schedule B of this Approval; and
- (4) all of the Noise Control Measures are fully implemented prior to the commencement of the operation of the Facility.

C2. If the Company determines that some or all of the Equipment cannot be constructed in accordance with Condition C1 (2), prior to the construction and installation of the Equipment in question, the Company shall apply to the Director for an amendment to the terms and conditions of the Approval.

C3. Within three (3) months of the completion of the construction of the Facility, the Company shall submit to the Director a written confirmation signed by an individual who has the authority to bind the Company that the UTM coordinates of the "as constructed" Equipment comply with the requirements of Condition C1 (2).

## **D - ACOUSTIC AUDIT**

D1. The Company shall carry out an Acoustic Audit in accordance with the procedures set out in Publication NPC-103, and shall submit to the District Manager and the Director an Acoustic Audit Report prepared by an Independent Acoustical Consultant in accordance with the requirements of Publication NPC-233, no later than six (6) months after the commencement of the operation of the Facility.

## **E - GROUNDWATER MONITORING**

E1. Prior to the construction and installation of the Facility, the Company shall develop, and implement for a minimum period of two (2) years after it is developed, a pre- and post-construction groundwater monitoring program, which shall include, as a minimum, the following information:

- (1) Identification of groundwater monitoring wells to be established at appropriate up and down gradient boundary locations of the project location.

- (2) Identification of groundwater monitoring parameters, monitoring frequency, and trigger concentrations based on appropriate information as deemed necessary for the monitoring wells as described in Condition E1 (1).

E2. The Company shall report the summary of the results of the pre- and post-construction groundwater monitoring program on an annual basis to the District Manager.

## **F - STORMWATER MANAGEMENT**

- F1. The Company shall employ best management practices for stormwater management and sediment and erosion control during construction, installation, use, operation, maintenance and retiring of the Facility, as described in the Application.
- F2. The Company shall prepare a stormwater management plan for the construction, installation, use, operation, maintenance and retiring of the Facility and submit the plan to the Director.
- F3. The Company shall not commence construction of the Facility until the stormwater management plan has been approved, in writing by the Director.
- F4. The Company shall implement the approved plan during the construction, installation, use, operation, maintenance and retiring of the Facility.

## **G - WATER TAKING ACTIVITIES**

- G1. The Company shall not take more than 50,000 litres of water on any day by any means during the construction, installation, use, operation, maintenance and retiring of the Facility.

## **H - SEWAGE WORKS OF THE TRANSFORMER SUBSTATION SPILL CONTAINMENT FACILITY**

- H1. The Company shall design and construct a transformer substation oil spill containment facility which meets the following requirements:
  - (1) the spill containment facility serving the transformer substation shall have a minimum volume equal to the volume of transformer oil and lubricants plus the volume equivalent to providing a minimum 24-hour duration, 50-year return storm capacity for the stormwater drainage area around the transformer under normal operating conditions. This containment area shall have:
    - (a) an impervious floor with walls usually of reinforced concrete or impervious plastic liners, sloped toward an outlet / oil control device, allowing for a freeboard of 0.25 metres terminating approximately 0.30 metres above grade to prevent external stormwater flows from entering the facility. The facility shall have a minimum of 300mm layer of crushed stoned (19mm to 38mm in diameter) within, all as needed in accordance to site specific conditions and final design parameters; or



- (b) a permeable floor with impervious plastic walls and around the transformer pad; equipped with subsurface drainage with a minimum 50mm diameter drain installed on a sand layer sloped toward an outlet for sample collection purposes; designed with an oil absorbent material on floor and walls, and allowing for a freeboard of 0.25 metres terminating approximately 0.30 metres above grade to prevent external stormwater flows from entering the facility. The facility's berm shall be designed as needed in accordance to site specific conditions and the facility shall have a minimum 300mm layer of crushed stoned (19mm to 38mm in diameter) on top of the system, as needed in accordance to site specific conditions and final design parameters.
- (2) the spill containment facility shall be equipped with an oil detection system; it also shall have a minimum of two (2) PVC pipes (or equivalent material) 50mm diameter to allow for visual inspection of water accumulation. One pipe has to be installed half way from the transformer pad to the vehicle access route;
- (3) the spill containment facility shall have appropriate sewage appurtenances as necessary, such as but not limited to: sump, oil/grit separator, pumpout manhole, level controllers, floating oil sensors, etc., that allows for batch discharges or direct discharges and for proper implementation of the monitoring program described under Condition H4; and
- (4) the Company shall have a qualified person on-site during construction to ensure that the system is installed in accordance with the approved design and specifications.

H2. The Company shall:

- (1) within six (6) months after the completion of the construction of the transformer substation spill containment facility, provide to the District Manager an engineering report and as-built design drawings of the sewage works for the spill containment facility and any stormwater management works required for it, signed and stamped by an independent Professional Engineer licensed in Ontario and competent in electrical and environmental engineering. The engineering report shall include the following:
  - (a) as-built drawings of the sewage works for the spill containment facility and any stormwater management works required for it;
  - (b) a written report signed by a qualified person confirming the following:
    - (i) on-site supervision during construction
    - (ii) in case of a permeable floor systems: type of oil absorbent material used (for mineral-based transformer oil or vegetable-based transformer oil, make and material's specifications)
    - (ii) use of stormwater best management practices applied to prevent external surface water runoff from entering the spill containment facility, and
    - (iv) confirm adequacy of the installation in accordance with specifications.

- (c) confirmation of the adequacy of the operating procedures and the emergency procedures manuals as it pertains to the installed sewage works.
  - (d) procedures to provide emergency response to the site in the form of pumping and clean-up equipment within 24 hours after an emergency has been identified. Such response shall be provided even under adverse weather conditions to prevent further danger of material loss to the environment.
- (2) as a minimum, the Company shall check the oil detection systems on a monthly basis and create a written record of the inspections;
  - (3) ensure that the effluent is essentially free of floating and settle-able solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen or foam on the receiving waters;
  - (4) immediately identify and clean-up all losses of oil from the transformer;
  - (5) upon identification of oil in the spill containment facility, take immediate action to prevent the further occurrence of such loss;
  - (6) ensure that equipment and material for the containment, clean-up and disposal of oil and materials contaminated with oil are kept within easy access and in good repair for immediate use in the event of:
    - (a) loss of oil from the transformer,
    - (b) a spill within the meaning of Part X of the Act, or
    - (c) the identification of an abnormal amount of oil in the effluent.
  - (7) in the event of finding water accumulation in the PVC pipes at the time of inspection, as per Condition H4, the Company shall: (a) for impervious floors, inspect the sewage appurtenances that allow drainage of the concrete pit; or (b) for permeable systems, replace the oil absorbent material to ensure integrity of the system performance and design objectives.
  - (8) for permeable floor systems, the Company shall only use the type of oil specified in the design, i.e. mineral-based transformer oil or vegetable-based transformer oil. If a change is planned to modify the type of oil, the Company shall also change the type of the oil absorbent material and obtain approval from the Director to amend this Approval before any modification is implemented.

H3. The Company shall design, construct and operate the sewage works such that the concentration of the effluent parameter named in the table below does not exceed the maximum Concentration Objective shown for that parameter in the effluent, and shall comply with the following requirements:

Effluent Parameters	Maximum Concentration Objective
Oil and Grease	15mg/L

- (1) notify the District Manager as soon as reasonably possible of any exceedance of the maximum concentration objective set out in the table above;
- (2) take immediate action to identify the cause of the exceedance; and
- (3) take immediate action to prevent further exceedances.

H4. Upon commencement of the operation of the Facility, the Company shall establish and carry out the following monitoring program for the sewage works:

- (1) the Company shall collect and analyze the required set of samples at the sampling points listed in the table below in accordance with the measurement frequency and sample type specified for the effluent parameter, oil and grease, and create a written record of the monitoring:

Effluent Parameters	Measurement Frequency and Sample Points	Sample Type
Oil and Grease	Quarterly, i.e. four times over a year, relatively evenly spaced having a minimum two (2) of these samples taken within 48 hours after a 10mm rainfall event.	Grab

- (2) in the event of an exceedance of the maximum concentration objective set out in the table in Condition H3, the Company shall:
  - (a) increase the frequency of sampling to once per month, for each month that effluent discharge occurs, and
  - (b) provide the District Manager, on a monthly basis, with copies of the written record created for the monitoring until the District Manager provides written direction that monthly sampling and reporting is no longer required; and
- (3) if over a period of twenty-four (24) months of effluent monitoring under Condition H4, there are no exceedances of the maximum concentration set out in the table for Concentration Objective, the Company may reduce the measurement frequency of effluent monitoring to a frequency as the District Manager may specify in writing, provided that the new specified frequency is never less than annual.

H5. The Company shall comply with the following methods and protocols for any sampling, analysis and recording undertaken in accordance with Condition H4:

- (1) Ministry of the Environment publication "Protocol for the Sampling and Analysis of Industrial/ Municipal Wastewater", January 1999, as amended from time to time by more recently published editions, and
- (2) the publication "Standard Methods for the Examination of Water and Wastewater", 21st edition, 2005, as amended from time to time by more recently published editions.

## **I - TRAFFIC MANAGEMENT PLANNING**

- I1. Within three (3) months of receiving this Approval, the Company shall prepare a Traffic Management Plan and provide it to the City of Belleville.
- I2. Within three (3) months of having provided the Traffic Management Plan to the City of Belleville, the Company shall make reasonable efforts to enter into a Road Users Agreement with the City of Belleville.
- I3. If a Road Users Agreement has not been signed with City of Belleville within three (3) months of having provided the Traffic Management Plan to the City of Belleville, the Company shall provide a written explanation as to why this has not occurred.

## **J - NATURAL HERITAGE AND PRE- AND POST-CONSTRUCTION MONITORING**

### **GENERAL**

- J1. The Company shall implement the commitments made in the Natural Heritage Assessment Environmental Impact Study Report, dated May 2012, prepared by Dillon Consulting Ltd., and included in the Application.

### **PRE- AND POST-CONSTRUCTION MONITORING – SIGNIFICANT WILDLIFE HABITAT**

- J2. Where identified, the Company shall implement the pre- and post-construction monitoring described in the Natural Heritage Assessment Environmental Impact Study Report, described in Condition J1.

### **REPORTING AND REVIEW OF RESULTS**

- J3. Where identified, the Company shall report, in writing, the results of the pre- and post-construction monitoring described in Condition J2, to the Director and the Ministry of Natural Resources in accordance with reporting identified in the Natural Heritage Assessment Environmental Impact Study Report.
- J4. The pre- and post-construction monitoring report(s) described in Condition J3 shall be submitted to the Director and the Ministry of Natural Resources within ten (10) days of its completion.
- J5. The Company shall post the following documents on the Company's website, if the Company has a website, within ten (10) days of completion of the documents:
  - (1) the pre- and post-construction monitoring report(s) described in Condition J3.

## **K - ARCHAEOLOGICAL RESOURCES**

- K1. The Company shall implement all of the recommendations, if any, for further archaeological fieldwork and for the protection of archaeological sites found in the consultant archaeologist's report included in the Application, and which the Company submitted to the Ministry of Tourism, Culture and Sport in order to comply with clause 22 (2) (b) of O. Reg. 359/09.
- K2. Should any previously undocumented archaeological resources be discovered, the Company shall:
- (1) cease all alteration of the area in which the resources were discovered immediately;
  - (2) engage a consultant archaeologist to carry out the archaeological fieldwork necessary to further assess the area and to either protect and avoid or excavate any sites in the area in accordance with the *Ontario Heritage Act*, the regulations under that act and the Ministry of Tourism, Culture and Sport's *Standards and Guidelines for Consultant Archaeologists*; and
  - (3) notify the Director as soon as reasonably possible.

## **L - OPERATION AND MAINTENANCE**

- L1. Prior to the commencement of the operation of the Facility, the Company shall prepare a written manual for use by Company staff outlining the operating procedures and a maintenance program for the Equipment that includes as a minimum the following:
- (1) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
  - (2) emergency procedures;
  - (3) procedures for any record keeping activities relating to operation and maintenance of the Equipment; and
  - (4) all appropriate measures to minimize noise emissions from the Equipment.
- L2. The Company shall;
- (1) update, as required, the manual described in Condition L1; and
  - (2) make the manual described in Condition L1 available for review by the Ministry upon request.
- L3. The Company shall ensure that the Facility is operated and maintained in accordance with the Approval and the manual described in Condition L1.

## **M - RECORD CREATION AND RETENTION**

M1. The Company shall create written records consisting of the following:

- (1) an operations log summarizing the operation and maintenance activities of the Facility;
- (2) within the operations log, a summary of routine and Ministry inspections of the Facility; and
- (3) a record of any complaint alleging an Adverse Effect caused by the construction, installation, use, operation, maintenance or retirement of the Facility.

M2. A record described under Condition M1(3) shall include:

- (1) a description of the complaint that includes as a minimum the following:
  - (a) the date and time the complaint was made;
  - (b) the name, address and contact information of the person who submitted the complaint;
- (2) a description of each incident to which the complaint relates that includes as a minimum the following:
  - (a) the date and time of each incident;
  - (b) the duration of each incident;
  - (c) the wind speed and wind direction at the time of each incident;
  - (d) the ID of the Equipment involved in each incident and its output at the time of each incident;
  - (e) the location of the person who submitted the complaint at the time of each incident; and
- (3) a description of the measures taken to address the cause of each incident to which the complaint relates and to prevent a similar occurrence in the future.

M3. The Company shall retain, for a minimum of five (5) years from the date of their creation, all records described in Condition M1, and make these records available for review by the Ministry upon request.

## **N - NOTIFICATION OF COMPLAINTS**

N1. The Company shall notify the District Manager of each complaint within two (2) business days of the receipt of the complaint.

N2. The Company shall provide the District Manager with the written records created under Condition M2 within eight (8) business days of the receipt of the complaint.

N3. If the Company receives a complaint related to groundwater, the Company shall contact the District Manager within one (1) business day of the receipt of the complaint to discuss appropriate measures to manage any potential groundwater issues.

#### **O - CHANGE OF OWNERSHIP**

O1. The Company shall notify the Director in writing, and forward a copy of the notification to the District Manager, within thirty (30) days of the occurrence of any of the following changes:

- (1) the ownership of the Facility;
- (2) the operator of the Facility;
- (3) the address of the Company;
- (4) the partners; where the Company is or at any time becomes a partnership and a copy of the most recent declaration filed under the *Business Names Act*, R.S.O. 1990, c.B.17, as amended, shall be included in the notification; and
- (5) the name of the corporation where the Company is or at any time becomes a corporation, other than a municipal corporation, and a copy of the most current information filed under the *Corporations Information Act*, R.S.O. 1990, c. C.39, as amended, shall be included in the notification.

#### **P – ENDANGERED SPECIES ACT REQUIREMENTS**

P1. The Company shall consult with the Ministry of Natural Resources about the implementation of a Butternut tree planting plan.

**SCHEDULE A**  
**Facility Description**

The Facility shall consist of the construction, installation, operation, use and retiring of the following:

- (a) a total ten (10) arrays of photovoltaic (PV) modules with a total name plate capacity of up to approximately 10 megawatts (AC), with each array containing one (1) cluster of two (2) 500 kilowatt (kW) inverters and one (1) 1 megavolt ampere (MVA) transformer;  
and
- (b) associated ancillary equipment, systems and technologies including, but not limited to, one (1) 11.5 megavolt amperes (MVA) transformer substation, on-site access roads, below and above grade cabling, and below and above grade transmission lines,

all in accordance with the Application.



**SCHEDULE B**  
**Coordinates of the Equipment and Noise Specifications**

**Table B1: Coordinates of the Equipment are listed below in UTM, Z18-NAD83 projection:**

Source ID	Sound Power Level (dBA)	Easting (metres)	Northing (metres)	Source description
TRS	92.7	306,048	4,909,592	Transformer Substation, see Table B2
INV1	102.2	305,981	4,910,670	Inverter Cluster, See Table B3
INV2	102.2	305,961	4,910,511	Inverter Cluster, See Table B3
INV3	102.2	305,920	4,910,392	Inverter Cluster, See Table B3
INV4	102.2	305,945	4,910,388	Inverter Cluster, See Table B3
INV5	102.2	306,059	4,910,040	Inverter Cluster, See Table B3
INV6	102.2	306,084	4,910,036	Inverter Cluster, See Table B3
INV7	102.2	306,046	4,909,941	Inverter Cluster, See Table B3
INV8	102.2	306,071	4,909,937	Inverter Cluster, See Table B3
INV9	102.2	306,240	4,909,814	Inverter Cluster, See Table B3
INV10	102.2	306,049	4,909,767	Inverter Cluster, See Table B3

**Table B2: Maximum Sound Power Spectrum Transformer Substation**

Transformer Substation	Octave Band Centre Frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
Sound Power Level (dB Lin)	112.9	104.8	92.3	86.9	77.7	71.5	66.7	61.8

**Table B3: Maximum Sound Power Spectrum Inverter Cluster**

Inverter Cluster	Octave Band Centre Frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
Sound Power Level (dB Lin)	96.0	100.0	106.6	99.8	95.1	91.4	83.4	-

Note: The Inverter Cluster Sound Power Level values in the above Table B1 and B3 correspond to the combined output of all the inverters and transformer in each cluster, and include the 5 Decibel (dB) adjustment for tonality as prescribed in Publication NPC-104. The Transformer Substation Sound Power Level values in the above Table B1 and B2 include the 5 Decibel (dB) adjustment for tonality as prescribed in Publication NPC-104.

**SCHEDULE C**  
**Noise Control Measures**

**Acoustic Enclosures:**

Ten (10) acoustic enclosures for all the ten (10) inverter Clusters as described in the Acoustic Assessment Report, capable of providing the following values of Insertion Loss in 1/1 octave band centre frequency:

**Minimum Insertion Loss (dB) values in octave frequency bands for Inverter Enclosures 1 to 10**

Insertion Loss	Octave Band Centre Frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
Decibel (dB)	-	4.0	4.0	6.0	10.0	17.0	12.0	-

**Acoustic Barriers:**

- 1) **Transformer Substation:** One (1) three sided, 23 meters long and 5.5 meters high acoustic barrier, positioned as per Figures 5a and 5b in the Acoustic Assessment Report. The acoustic barrier shall be continuous without holes, gaps and other penetrations, and having surface mass at least 20 kilograms per square metres.
- 2) **Inverter Cluster 1:** One (1) three sided, 22.8 meters long and 4 meters high acoustic barrier, positioned as per Figures 6a and 6b in the Acoustic Assessment Report. The acoustic barrier shall be continuous without holes, gaps and other penetrations, and having surface mass at least 20 kilograms per square metres.
- 3) **Inverter Cluster 9:** One (1) three sided, 22.8 meters long and 4 meters high acoustic barrier, positioned as per Figures 6a and 6c in the Acoustic Assessment Report. The acoustic barrier shall be continuous without holes, gaps and other penetrations, and having surface mass at least 20 kilograms per square metres.

*The reasons for the imposition of these terms and conditions are as follows:*

1. Conditions A1 and A2 are included to ensure that the Facility is constructed, installed, used, operated, maintained and retired in the manner in which it was described for review and upon which Approval was granted. These conditions are also included to emphasize the precedence of conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.
2. Conditions A3 and A4 are included to require the Company to provide information to the public and the local municipality.
3. Conditions A5 and A6 are included to ensure that final retirement of the Facility is completed in an aesthetically pleasing manner, in accordance with Ministry standards, and to ensure long-term protection of the health and safety of the public and the environment.
4. Condition A7 is included to require the Company to inform the Ministry of the commencement of activities related to the construction, installation and operation of the Facility.
5. Condition B is intended to limit the time period of the Approval.
6. Condition C1 is included to provide the minimum performance requirement considered necessary to prevent an Adverse Effect resulting from the operation of the Equipment and to ensure that the noise emissions from the Equipment will be in compliance with applicable limits set in Publication NPC-232.
7. Conditions C2 and C3 are included to ensure that the Equipment is constructed, installed, used, operated, maintained and retired in a way that meets the regulatory setback prohibitions set out in O. Reg. 359/09.
8. Condition D is included to require the Company to gather accurate information so that the environmental noise impact and subsequent compliance with the Act, O. Reg. 359/09, Publication NPC-232 and this Approval can be verified.
9. Conditions E, F, G, H, I, J and P are included to ensure that the Facility is constructed, installed, used, operated, maintained and retired in a way that does not result in an Adverse Effect or hazard to the natural environment or any persons.
10. Condition K is included to protect archaeological resources that may be found at the project location.
11. Condition L is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, O. Reg. 359/09 and this Approval.
12. Condition M is included to require the Company to keep records and provide information to the Ministry so that compliance with the Act, O. Reg. 359/09 and this Approval can be verified.

13. Condition N is included to ensure that any complaints regarding the construction, installation, use, operation, maintenance or retirement of the Facility are responded to in a timely and efficient manner.
14. Condition O is included to ensure that the Facility is operated under the corporate name which appears on the application form submitted for this Approval and to ensure that the Director is informed of any changes.

## NOTICE REGARDING HEARINGS

*In accordance with Section 139 of the Environmental Protection Act, within 15 days after the service of this notice, you may by further written notice served upon the Director, the Environmental Review Tribunal and the Environmental Commissioner, require a hearing by the Tribunal.*

*In accordance with Section 47 of the Environmental Bill of Rights, 1993, the Environmental Commissioner will place notice of your request for a hearing on the Environmental Registry.*

*Section 142 of the Environmental Protection Act provides that the notice requiring the hearing shall state:*

1. The portions of the renewable energy approval or each term or condition in the renewable energy approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*The signed and dated notice requiring the hearing should also include:*

3. The name of the appellant;
4. The address of the appellant;
5. The renewable energy approval number;
6. The date of the renewable energy approval;
7. The name of the Director;
8. The municipality or municipalities within which the project is to be engaged in;

*This notice must be served upon:*

The Secretary\*  
Environmental Review Tribunal  
655 Bay Street, 15th Floor  
Toronto, Ontario  
M5G 1E5

AND

The Environmental Commissioner  
1075 Bay Street, 6th Floor  
Suite 605  
Toronto, Ontario  
M5S 2B1

AND

The Director  
Section 47.5, *Environmental Protection Act*  
Ministry of the Environment  
2 St. Clair Avenue West, Floor 12A  
Toronto, Ontario  
M4V 1L5

**\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or [www.ert.gov.on.ca](http://www.ert.gov.on.ca)**

*Under Section 142.1 of the Environmental Protection Act, residents of Ontario may require a hearing by the Environmental Review Tribunal within 15 days after the day on which notice of this decision is published in the Environmental Registry. By accessing the Environmental Registry at [www.ebr.gov.on.ca](http://www.ebr.gov.on.ca), you can determine when this period ends.*

*Approval for the above noted renewable energy project is issued to you under Section 47.5 of the Environmental Protection Act subject to the terms and conditions outlined above.*

DATED AT TORONTO this 3rd day of February, 2014



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Vic Schroter, P.Eng.  
Director  
Section 47.5, *Environmental Protection Act*

NC/

- c: Area Manager, MOE Belleville
- c: District Manager, MOE Kingston - District  
Grace Pasceri, Canadian Solar Solutions Inc.