

**ORTECH Power**

---

**Consultation Report  
to the Ministry of the Environment**

*Exhibit E  
Project No. 70287*

---

**Exhibit E: Malahide Township Council Meeting**  
(14 pages)



## The Corporation of the Township of Malahide

### A G E N D A

**January 7, 2010 – 7:30 p.m.**

- (A) Disclosure of Pecuniary Interest
- (B) Approval of Previous Minutes **RES 1 and 2**
- (C) Presentations/Delegations/Petitions
  - (i) Silvercreek Solar Park Inc.- Proposed Solar Park on Vienna Line.  
(Information provided in December 17<sup>th</sup> Agenda)
- (D) Reports of Departments:
  - (i) Fire Chief
  - (ii) Director of Physical Services
    - Roads
    - Sale of Salt and Salt Sand Mix (Antonissen) **RES 3 (Page 1 - 2)**
    - Sale of Salt and Salt Sand Mix (Perry) **RES 4 (Page 3 -5)**
    - Tender and Quotation Authorization **RES and Page Separate**
  - (iii) Director of Municipal Services
    - Property Maintenance – Council Report **RES 5(Page 6)**
    - Municipal Services – Council Report **RES 6 (Page 7)**
    - St. Thomas Animal Shelter – Cap. Improve.**RES 7(Pages 8 - 10)**
  - (iv) Director of Financial Services
    - Accounts Payable **RES 8**
    - EECC Fundraising Donations & Loan Balance **RES 9 (Page 11)**
    - Parkland Fund – 2009 Yearend Report **RES 10 (Page 12)**
    - Development Charges Report **(Pages 13 -20)**
    - Summary – Grant Funds Available for 2010 **(Page 21)**
    - Financial Status – Dorchester Road Bridge **(Page 22)**
    - Municipal Road & Bridge Infrastructure Investment **(Page 23)**
    - Investing in Ontario Act Funding **(Page 24)**
    - Vienna Line Reconstruction Costs **(Page 25)**
    - Confirmation of Financing Grader & Pick-up **(Page 26)**
    - Grant Application – Fire Building **(Page 27)**
    - Request for Tax Write-off Report - **RES and Page Separate**
  - (v) CAO/Clerk

- Employee Policy Review **RES 11(Pages 28)**
- Use of Corporate Resources for Election Purposes **RES 12 (Pages 29 - 32)**

(E) Reports of Committees/Outside Boards.

(F) Correspondence **RES 13**

1. Min. of Environment – Long Point Region High Use Watershed **(Page 33)**
2. Township of Essa Resolution – request for review of NVCA fees; **(Page 34 - 36)**
3. Letter to Editor – from Ryan Dolby – Pension Plan. **(Page 37)**
4. EECC – John Labatt Centre – Portable Floor . **(Page 38)**
5. West Elgin – Letter of Support for Springfield Agri-Industrial Park. **(Page 39)**
6. Aylmer–Letter of Support for Spfd Agri-Industrial Park.**(Page 40)**
7. Elgin Federation of Agriculture - Letter of Support for Springfield Agri-Industrial Park. **(Page 41)**
8. The Preston Post – December 23, 2009. **(Pages 42 - 43)**
9. AMO Alert – Ontario Municipal Partnership Fund **(Page 44 - 46)**
10. MMA&H – Election Changes. **(Page 47 - 48)**
11. Township of Mapleton - Wind Energy Project **(Page 49)**

(G) New Business

- (i) Planners Comments – Toth Volume Gun **RES 14 (Pages 50 - 52)**

(H) By-laws

- (i) Borrowing By-law **RES 15 (Pages 53 - 55)**
- (ii) Third reading of John Wise Line Drain **RES 16 (Pages 56 - 57)**

(I) Closed Session – Proposed or pending acquisition or disposition of land (Springfield Agri-Park) and Personal Matter about an Identifiable Individual (Corporate Reorganization). **RES 17 and 18**

(J) Confirmatory By-law **RES 19 (Pages )**

(K) Adjournment **RES 20.**

# Silvercreek Solar Park Inc.

## *Silvercreek Solar Park*



Hooper Colorado, Photo Courtesy of Array Technologies

The logo for Silvercreek Solar Park Inc. features the company name in a bold, white, sans-serif font with a black outline. The text is set against a blue background with a grid pattern that resembles solar panels. The entire logo is contained within a dark blue, rounded rectangular border with a white shadow effect on the right side.

# **Silvercreek Solar Park Inc.**

## ***Who is Silvercreek Solar Park Inc.?***

Silvercreek Solar Park Inc. is owned by Malahide resident and farmer Dave Moerman. The decision to investigate a ground mounted solar park followed an analysis of alternative options to tobacco farming.

## ***Who is ORTECH Environmental?***

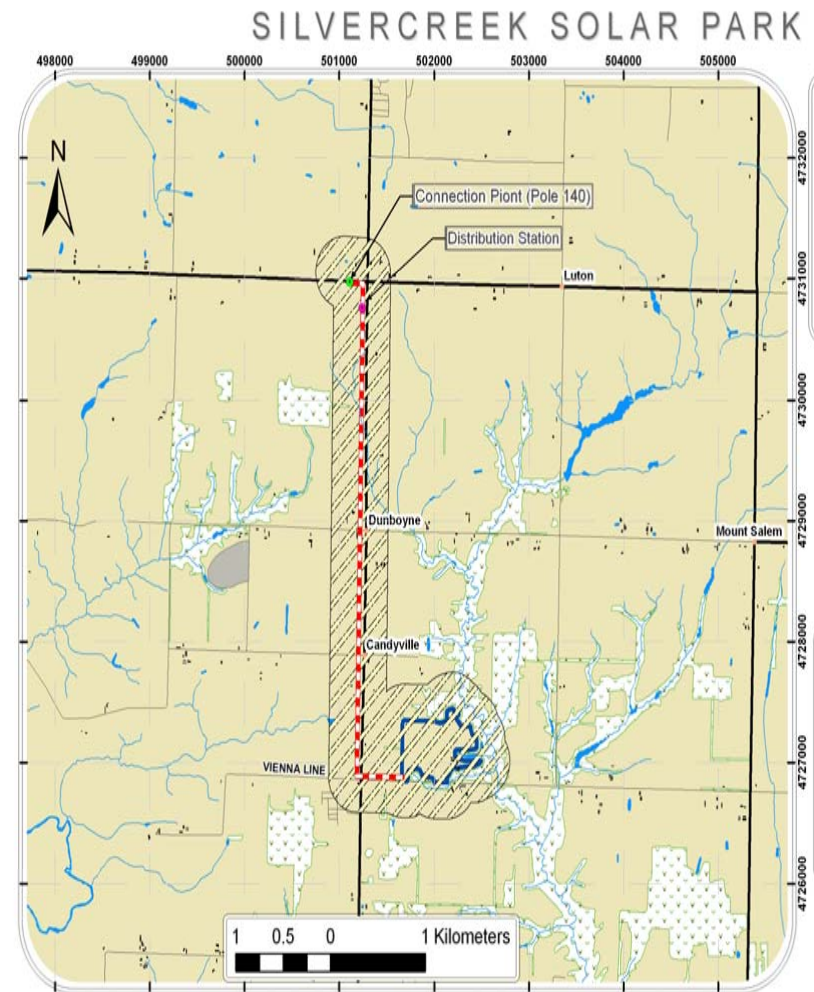
ORTECH was retained by Silvercreek Solar Park Inc. to provide assistance in obtaining the required permits and approvals necessary to make this project a reality. ORTECH brings over 50 years of experience in the technology-based environmental science and engineering service sector. ORTECH is a member of the Canadian Solar Industries Association.



# Silvercreek Solar Park Inc.

## *Project Proposal*

- 88 acres of private lands (Class 3 Agricultural)
- 10 MW ground mounted solar project
- 4.5 km of 27.6 kV distribution line
- distribution line to follow road
- connection point on North of Dunboyne DS at John Wise Line
- alternate connection east of Dunboyne DS
- Ontario Power Authority contract pending







# Silvercreek Solar Park Inc.

## *Project Components*



Pile Driven Support Columns



Horizontal Support Beams

Solar Panels



Hopper Colorado, Photo Courtesy of Array Technologies

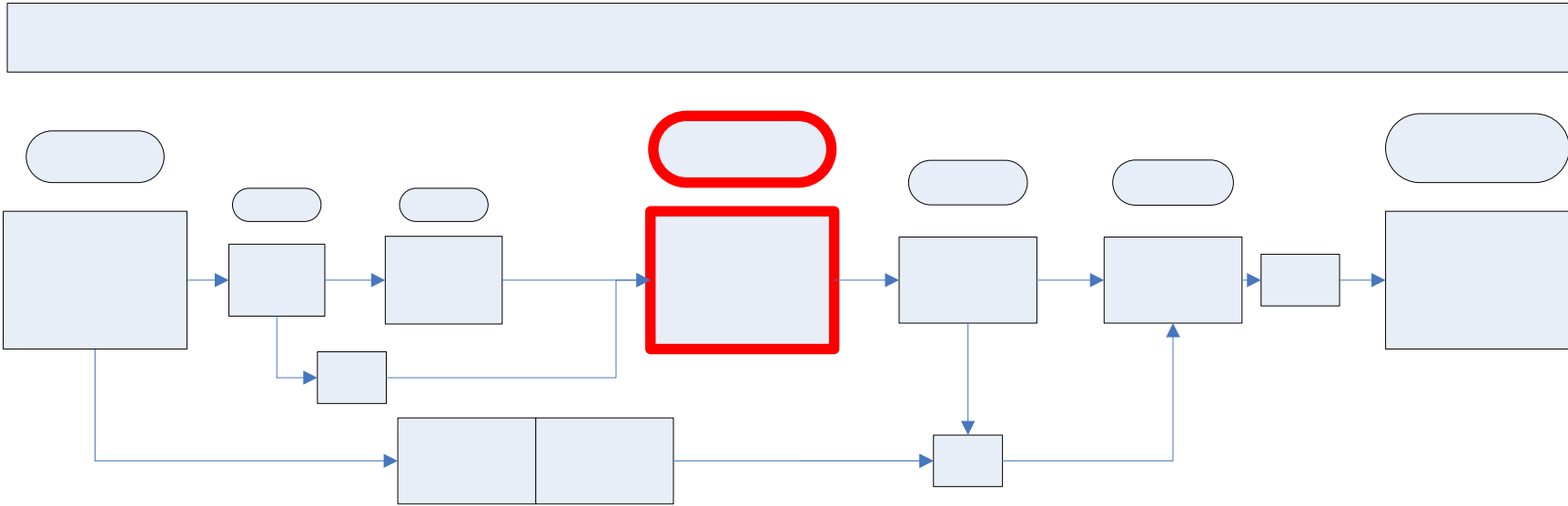
Electrical Tracking Motor





# Silvercreek Solar Park Inc.

## Project Schedule



Silvercreek Solar RE

The FIT program has mandatory levels of domestic (in-province) content for all renewable projects. In order to meet the lower and more realistic level of domestic content, this project must be constructed and operating by December 31, 2010.

November  
16-20

Nov 18

Dec 11

**December**

# Silvercreek Solar Park Inc.

## *What has been completed so far?*

- Filed application for Feed-In Tariff Contract
  - Application is currently under review by the OPA
- Completed Natural and Cultural Heritage Assessments
  - The results of these assessments will be made available in a few weeks
- Commenced public consultation process as required under the REA
  - Notice to the Aylmer express November 18<sup>th</sup> and December 9<sup>th</sup>
  - Project Description posted to the website December 11<sup>th</sup>
  - First public open house held December 18<sup>th</sup>

# Silvercreek Solar Park Inc.

## *What happens next?*

- Posting of draft studies
  - Must be made available 60 days before second open house
- Municipal Consultation
  - Require completion of municipal consultation form
- Second open house
  - To be held in March/April 2010
- Agency Consultation
  - Require various provincial agencies to provide letters of opinion on the project
- REA submission to MOE

# Silvercreek Solar Park Inc.

## *Frequently Asked Questions (FAQ)*

Q: Will the local environment be impacted?

A: **No.** This position is supported by a specialized biological consultant retained to investigate the area. The Ministry of Natural Resources is involved in the review of this assessment.

Q: Will there be increased erosion or runoff?

A: **No.** A vegetative ground cover will be maintained both in between the solar panels and around the perimeter of the project area. Less than 25% of the land area may experience a “rain shadow” effect. Site drainage occurs through ground infiltration owing to the sandy nature of the soils. Underground drainage tiles direct and discharge groundwater into Silvercreek. Surface runoff has only been observed on-site during periods when the soil is in a frozen state.

Q: What about reflection or glare from the panels?

A: Solar panels are coated with an anti-reflection coating and the panel surface is specifically contoured to capture the maximum amount of sunlight possible. Less than 10% of the incoming light may be reflected from the panels. Visual barriers along the perimeter of the site will further restrict viewing of the panels.



# Silvercreek Solar Park Inc.

## *Frequently Asked Questions (FAQ)*

Q: Will the solar installation be noisy?

A: **No**, inverter / transformers will be located away from neighbours and the installation will be well below the most restrictive provincial noise guidelines in place.

Q: Will there be a fence?

A: **Yes**, efforts will be made to make the site visually appealing but security and controlled access to the site is a project requirement.

Q: Will there be any stray voltage?

A: When they occur, stray voltage issues typically occur at the site of the residential customer and can result from a number of issues such as grounding and faulty electrical equipment. All equipment at the Solar Park will be properly grounded and tested when it is installed.

Q: Are there other solar parks in Ontario?

A: **Yes**. Stone Mills Ontario 9.1 MW (September 30<sup>th</sup>, 2009 – 1<sup>st</sup> in Canada) Other sites currently under development in Sarnia (80 MW), Belmont (20 MW, near London) and Amhestburg (35 MW). Several sites are currently operating in Europe and elsewhere.

Malahide Council Meeting  
January 7, 2010 7:30 pm  
Council Chambers Malahide Township office  
Aylmer Ontario

Members Present:

Councilor C.B. Glinski  
Councilor M. Winder  
Councilor M.G. Moore  
Councilor M. Phillmore (U1)  
Councilor G. Cleminshaw (U2)  
Mayor J.R. Wilson  
Deputy Clerk D. Wilson  
Deputy Mayor D. Mennill  
CAO/Clerk M. Casavecchia

Proponent Dave Moerman  
Consultant Scott Manser  
Consultant Leah Deveaux

Dave Moerman provided an introduction of who he is and how the project started

- looking for an alternative to tobacco after industry declined
- wanted to be part of the environmental industry
- has a farm on class 3 land which is necessary for FIT
- has a good proximity to a connection point
- the 20 year income from the facility will replace lost income from the farming
- Moerman farms would do maintenance and ground clearing
- construction and operations would provide jobs and money to the local economy
- using ORTECH to assist in permitting and processes

Scott Manser gave presentation off notes using pp slides. On file.

Following presentation, council asked some questions.

D. Mennill: Will this change the zoning for this site?  
S.M. – No zoning changes will be required

M. Phillmore: will a building permit be required?  
S.M. – Yes a building permit will still be required for certain components

G. Cleminshaw: output of 26 MW, how do you bump up the output?  
S.M. – To increase MW output you would have to use more panels and more land would be required. This project is limited by the OPA FIT Program to 10MW

M.G. Moore: Has the conservation authority been consulted regarding run off?

S.M. - yes, we had a discussion with them before the open house, we talked about the existing drainage and they were ok with that.

Winder: opposition to Belmont, how do these project compare?

S.M. – Different land classification

D.M. – Different technologies being used, the panels at Belmont require a larger footprint. For this project we specifically picked technology to maintain a lower impact and smaller footprint. Belmont farm will have panels higher off the ground and more of them

Mayor Wilson: Belmont objector surrounded by panels

Gilinski: In paper power from farm costs 50cents per unit but consumers pay a lower price. Is cost higher than consumer pays? Who pays the difference?

D.M.: FIT program rules unclear how they plan to recoup costs. The technology is newer and is not cheap like coal but cost savings will come from other areas like health care.

Glinkski: Will cost of power be comparable to Belmont?

D.M. Yes

Mayor Wilson: when is the next meeting planned?

SM. Must make reports available 60 days prior, but March/April is the target

Mayor Wilson: when will you be approaching them about the service right of way?

SM: yes we will be approaching

DM: hope to use Bayhem templates