

Sunnidale Solar LP

**Community Engagement Summary  
Edenvale Solar Project**

The word 'Report' is written in a large, white, sans-serif font on a background that features a vertical gradient from orange on the left to purple on the right.

# Report

Sunnidale Solar LP

# **Community Engagement Summary Edenvale Solar Project**

**Prepared by:**

AECOM

215 – 55 Wyndham Street North

Guelph, ON, Canada N1H 7T8

[www.aecom.com](http://www.aecom.com)

519 763 7783 tel

519 763 1668 fax

**Project Number:**

60430686

**Date:**

August, 2015

# Table of Contents

		page
<b>1.</b>	<b>Introduction .....</b>	<b>3</b>
1.1	Background.....	3
1.2	Purpose of Report.....	3
1.3	About BluEarth.....	3
<b>2.</b>	<b>Summary of Community Engagement Activities .....</b>	<b>4</b>
2.1	Project Website.....	4
2.2	Community Engagement Plan .....	4
2.3	Meeting with Project Communities .....	4
2.4	Discussions with Abutting Landowners .....	4
2.5	Public Community Meeting.....	4
2.5.1	Summary of Comments Received at Public Meeting and Responses.....	5
<b>3.</b>	<b>Conclusion .....</b>	<b>5</b>

## List of Tables

	Table 2-1: Summary of Public Comments and Responses .....	5
--	---	---

## Appendices

- Appendix A. Public Notice of Open House
- Appendix B. Material on Display at Public Community Meeting
- Appendix C. Public Community Meeting Presentation

# 1. Introduction

## 1.1 Background

Sunnidale Solar LP, a subsidiary of BluEarth Renewables Inc. (“BluEarth”), is proposing to develop, construct, and operate the Edenvale Solar Project (the “Project”). The Project was acquired by BluEarth from Petawawa Renewable Power Corporation, a local Simcoe County based developer who performed the initial site assessment and stakeholder consultation. Petawawa Renewable Power Corporation continues to support Project development efforts. The Project would provide up to 29 megawatts (“MW”) of solar photovoltaic energy generation in the Township of Clearview, Simcoe County, Ontario.

The Project is being developed in response to the Independent Electricity System Operator (“IESO”) Request for Proposals for the Procurement of up to 565 MW of New Large Renewable Energy Projects (“LRP I RFP”). The LRP I RFP is a competitive procurement process for renewable energy projects generally with a generation capacity of over 500 kilowatts. Further information on the LRP I RFP can be found on the LRP website at: [www.ieso.ca/lrp](http://www.ieso.ca/lrp).

In November 2014, BluEarth was selected as a Qualified Applicant under the LRP Request for Qualifications (“LRP RFQ”) process and therefore is eligible to submit proposal(s) under the LRP I RFP. BluEarth has registered Sunnidale Solar LP as the Registered Proponent for the Project under the LRP RFP process and will subsequently submit the Project to the IESO in accordance with the LRP I RFP process in September 2015.

If, in accordance with the LRP I RFP, the Project is awarded a Large Renewable Procurement I Contract (“LRP Contract”), Sunnidale Solar LP would proceed to obtain all required approvals for the Project.

## 1.2 Purpose of Report

The purpose of this Public Consultation Summary is to provide a summary of Community Engagement activities undertaken in accordance with the requirements of Section 3.2.5 of the IESO LRP I RFP. The sections that follow detail the establishment of the project website, circulation of the Community Engagement Plan and Site Considerations Information to the municipality, a summary of the meeting with the project communities, discussions with abutting landowners and the Public Community Meeting.

## 1.3 About BluEarth

With offices in Calgary, AB and Guelph, ON, Canada, BluEarth is a private company focused on commercial scale renewable energy development. As an independent renewable power producer, BluEarth’s goal is to sustainably build, own, and operate wind, run-of-river hydroelectric, and solar generation projects across North America. BluEarth currently has 58 MW of hydro and solar facilities in operation, and has another 112 MW (83 net to BluEarth) of wind, with additional projects scheduled to go into operation in 2015. More information on BluEarth can be found at [www.blueearth.ca](http://www.blueearth.ca).

## 2. Summary of Community Engagement Activities

### 2.1 Project Website

The Project website - [www.blueearth.ca/edenvale](http://www.blueearth.ca/edenvale) - was launched for the Edenvale Solar project in June 2015. This website was publically accessible more than fifteen (15) days prior to the Public Community Meeting held on July 13, 2015. Project materials, including the Community Engagement Plan, Site Considerations Information, Notice of Public Community Meeting as well as other supporting documentation, were also available on the website fifteen (15) days prior to the Public Community Meeting. The website also included a posting of the name of the Qualified Applicant and the Registered Proponent that is proposed to develop the Edenvale Solar Project.

### 2.2 Community Engagement Plan

A Community Engagement Plan ("CEP") for the Project was developed to outline the consultation activities that would be completed as part of the LRP I RFP submission. As noted above, the CEP was made available on the website on June 25, 2015 and was delivered to the clerk at the Township of Clearview on June 26, 2015. Copies were also available for review at the Public Community Meeting.

### 2.3 Meeting with Project Communities

Several in-person meetings were held to discuss the details of the proposed Edenvale Solar Project with representatives from the Township of Clearview: Meetings were held on the following dates:

- March 13, 2015 – site tour with Mayor Vanderkruys
- June 1, 2015 – delegation at June Council meeting
- July 7, 2015 – meeting with Mayor Vanderkruys and CAO
- July 13, 2015 – public community meeting in Council chambers
- July 14, 2015 – meeting with municipal planning staff

### 2.4 Discussions with Abutting Landowners

In addition to sending mailed notices to nearby residents in accordance with the IESO LRP I RFP requirements, efforts were made to have meetings with all landowners owning properties abutting the Project Site. These meetings were held either face-to-face or via telephone. The purpose of the meetings was to provide an opportunity for landowners to learn about the Project and discuss any questions or comments that they may have. The comments that were received during these meetings have been incorporated into Table 2-1.

### 2.5 Public Community Meeting

A Public Community Meeting was held on July 13, 2015 in Township of Clearview Council chambers as directed by Township staff. A Notice of Public Community Meeting was circulated more than fifteen (15) days in advance of the meeting to all landowners within 120 metres (m) of the Project Site and Connection Line. Notices were also distributed to the Township of Clearview, the Ministry of the Environment and Climate Change (MOECC), local conservation authorities and local First Nations communities. In addition, the notice was published in the Stayner Sun on June 18 and the Collingwood Enterprise on June 19 and 26. The notice was also made available on the Project website for review by the general public.

A copy of the Notice of Public Community Meeting is included in Appendix A. In addition, at the request of Township of Clearview staff, the Notice of Public Community Meeting was posted on placards at three locations bordering the Project Site.

During the public meeting the Community Engagement Plan, the Site Considerations Information and the Notice of Public Community Meeting were available for review. Additional supporting information about the Project was also made available on display boards which are included in Appendix B. A presentation was given during the Public Meeting which provided an overview of the Project. A copy of this presentation is included in Appendix C. The date on the title page of the presentation was incorrectly shown as June 13, 2015; however the presentation was made on July 13, 2015. A full copy of the Council meeting agenda for July 13, 2015 is provided in Appendix C demonstrating that this presentation was included in the July 13, 2015 Council meeting. Any comments received during the meeting are included in Table 2-1.

### 2.5.1 Summary of Comments Received at Public Meeting and Responses

The following table summarizes the comments received to date regarding the Project.

**Table 2-1: Summary of Public Comments and Responses**

Comments/ Questions Received	Response
<b>Concerns about visual impacts along Sideroad 15 and 16</b>	The Project should not be visible from any residences along Sideroad 15 and 16. Existing vegetation along the roadway will be left in place to the extent possible.
<b>If the company went into bankruptcy, I am concerned that creditors would obtain ownership of all the land being used by Sunnidale Solar LP – including the public road right-of-way you are proposing to use for the Project.</b>	In the very unlikely event that Sunnidale Solar LP went into bankruptcy, financial institutions would only have a security interest in the Project infrastructure as well and material Project agreements in place (e.g. agreement to use a road right-of-way for project infrastructure). Neither Sunnidale Solar LP or any other lender could take a security interest or ownership in any real property comprising part of the public road right-of-way. This can be confirmed in the Development and Community Benefits Agreement signed by the municipality.
<b>Concerns that solar panels may cause health problems</b>	There is no evidence that living in proximity to solar panels has the potential to cause health effects. The Project will be required to comply with applicable sound level limits.
<b>What amount of tree cutting will be required at the site?</b>	Some removal of existing trees may be required. The final extent of clearing needed will be determined following detailed design and completion of the Renewable Energy Approval process. The Project would be willing to participate in a tree planting plan as part of the mitigation for any tree clearing.
<b>Will the connection line be placed on private property? If so, would the landowners be notified?</b>	The Project is proposing to locate the connection line in the public road right-of-way. If the Project were to consider locating the line of private land, an agreement would be sought with the landowner.

## 3. Conclusion

This document summarizes the consultation efforts taken to date and confirms that they were in accordance with the process described in the CEP. This document will be provided to the Township of Clearview and posted to the Project website for public review. Should the Project be awarded a contract under the LRP I RFP, additional public consultation will take place in accordance with the Renewable Energy Approval process.

# Appendix A

Edenvale Solar Project –  
Public Notice of Open House

# Notice of Public Community Meeting For a Project Proposal Under the Large Renewable Procurement

The proponent identified below is proposing to submit a proposal to the Independent Electricity System Operator (IESO) to design, build, and operate a Large Renewable Project for the generation of electricity under the IESO's Large Renewable Procurement (LRP).

The LRP is a competitive process for procuring large renewable energy projects generally larger than 500 kilowatts. At the conclusion of the LRP, the IESO may award contracts for successful projects up to the specified procurement targets for each renewable fuel: 300 megawatts (MW) for wind, 140 MW for solar, 75 MW for waterpower, and 50 MW for bioenergy.

This notice is being distributed to notify members of the public of a public community meeting that has been scheduled to discuss the Large Renewable Project proposal. Information regarding the proponent, the Large Renewable Project proposal, and the meeting details are described below.

This public community meeting is being held as part of the early community engagement requirements of the LRP. The public community meeting will present details about the Large Renewable Project and its proposed connection line. Representatives of the proponent will be available to discuss the Large Renewable Project and the overall LRP process. Should this Large Renewable Project be awarded a contract, the Large Renewable Project would need to obtain all required permits and approvals and conduct any further required community engagement activities.

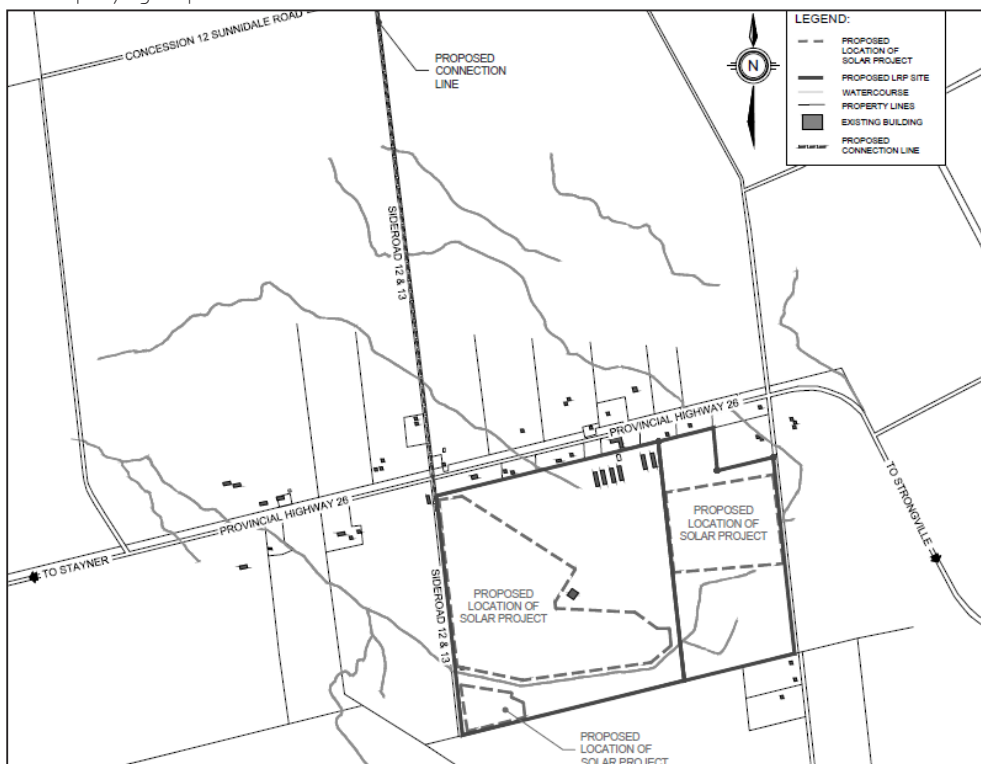
Further details regarding the LRP are available at [www.ieso.ca/lrp](http://www.ieso.ca/lrp).

## Proponent and the Large Renewable Project proposal

Proponent:	Sunnidale Solar LP
Qualified Applicant from the LRP Request for Qualifications stage associated with the proponent:	BluEarth Renewables Inc.
Name of the Large Renewable Project proposal:	Edenvale Solar Project
Renewable fuel of the Large Renewable Project:	Non-rooftop Solar
Proposed capacity of the Large Renewable Project (MW):	up to 29 MW
Proposed connection point of the Large Renewable Project:	At Concession Rd 12 near Side Road 12/13

## Proposed location of the Large Renewable Project and proposed connection line

The Large Renewable Project Site (the "Site") and Connection Line will be located in the Township of Clearview. The proposed Site consisting of solar panel arrays and equipment will be on private property situated partially on unused portions of the Edenvale Aerodrome and partially on the adjoining property to the east. The Site will be located between Highway 26, Concession Rd 9, Sideroad 15/16 and Sideroad 12/13. The Connection Line is proposed to be located along Sideroad 12/13 between Concession 12 and south of Highway 26. The Site and Connection Line are approximately 10km east of Stayner. Please refer to accompanying map.



### Public community meeting information

Location: **Township of Clearview**

**Council Chambers**

**217 Gideon St., Stayner, ON**

Date: **July 13, 2015 at 7:00 pm\***

**\*\*Meeting time is at 7:00 pm, and not 5:30 pm as in previous notice\*\***

### Contact information for the proponent:

Tom Bird, Regulatory Lead

BluEarth Renewables Inc.

1-844-214-2578 [projects@bluearth.ca](mailto:projects@bluearth.ca)

34 Harvard Rd, Guelph, ON N1G 4V8

Project website: [bluearth.ca/edenvale](http://bluearth.ca/edenvale)

### Contact information for the Township of Clearview:

File No. 2015-010

Amy Cann, Community Planner

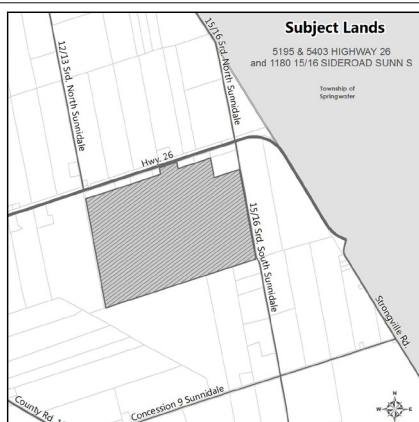
Township of Clearview

705-428-6230 x242

[acann@clearview.ca](mailto:acann@clearview.ca)

217 Gideon St., Stayner, ON L0M 1S0

Township website: [www.clearview.ca](http://www.clearview.ca)

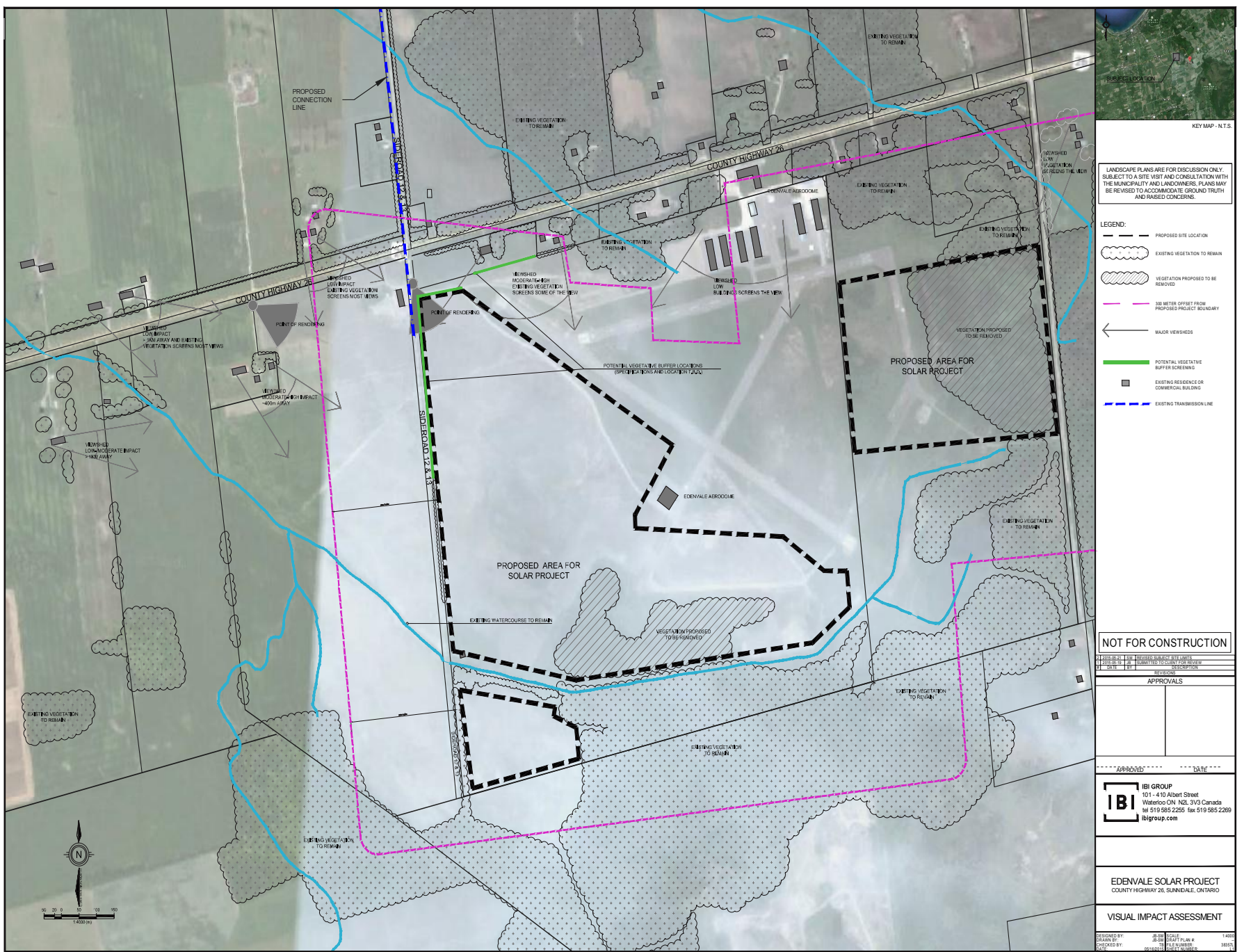




# Appendix B

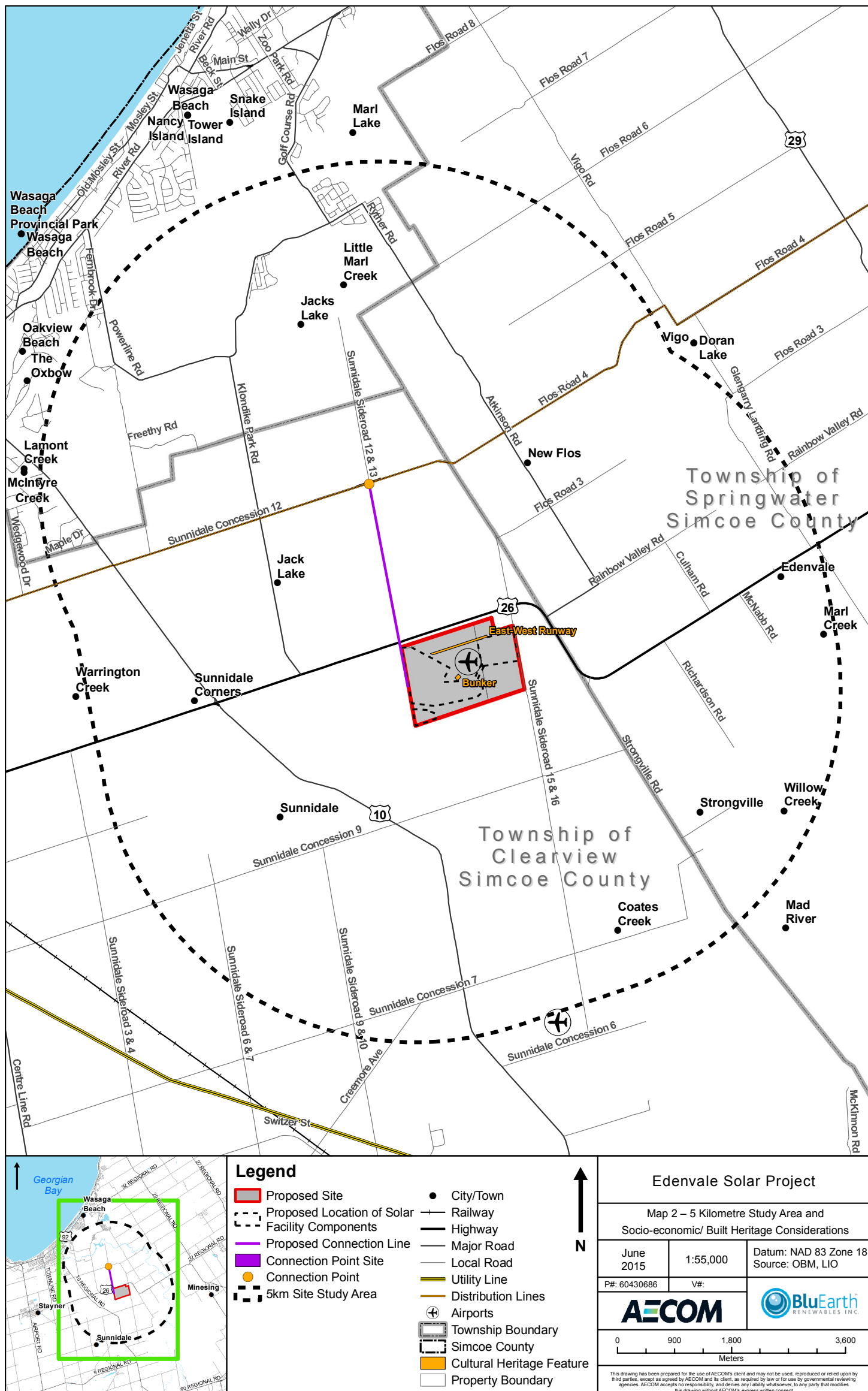
Edenvale Solar Project –  
Material on Display at Public  
Community Meeting

# Edenvale Solar Project



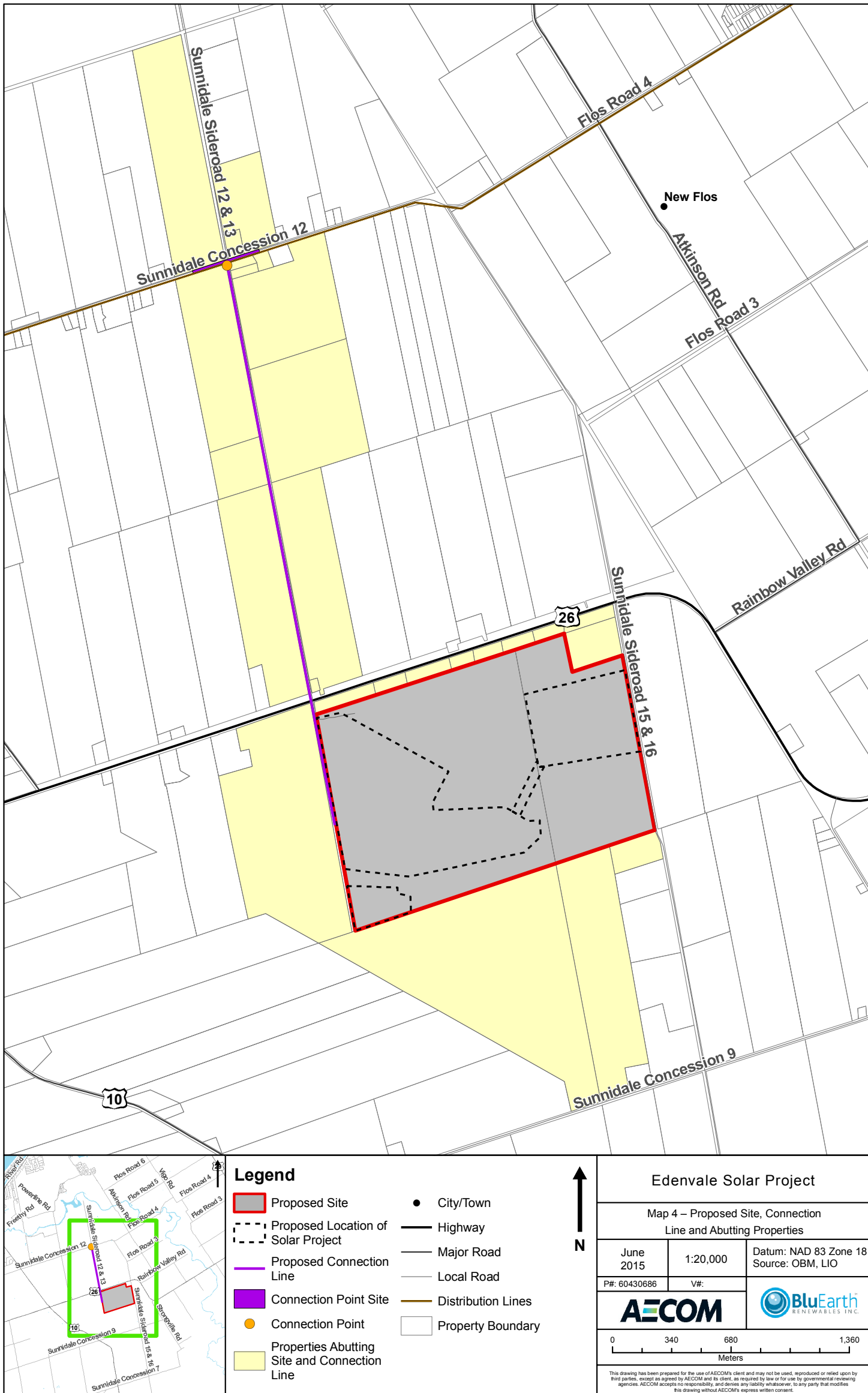
The Power to Change the Future.™

# Edenvale Solar Project



The Power to Change the Future.™

# Edenvale Solar Project



The Power to Change the Future.™

# Notice of Public Community Meeting For a Project Proposal Under the Large Renewable Procurement

The proponent identified below is proposing to submit a proposal to the Independent Electricity System Operator (IESO) to design, build, and operate a Large Renewable Project for the generation of electricity under the IESO's Large Renewable Procurement (LRP).

The LRP is a competitive process for procuring large renewable energy projects generally larger than 500 kilowatts. At the conclusion of the LRP, the IESO may award contracts for successful projects up to the specified procurement targets for each renewable fuel: 300 megawatts (MW) for wind, 140 MW for solar, 75 MW for waterpower, and 50 MW for bioenergy.

This notice is being distributed to notify members of the public of a public community meeting that has been scheduled to discuss the Large Renewable Project proposal. Information regarding the proponent, the Large Renewable Project proposal, and the meeting details are described below.

This public community meeting is being held as part of the early community engagement requirements of the LRP. The public community meeting will present details about the Large Renewable Project and its proposed connection line. Representatives of the proponent will be available to discuss the Large Renewable Project and the overall LRP process. Should this Large Renewable Project be awarded a contract, the Large Renewable Project would need to obtain all required permits and approvals and conduct any further required community engagement activities.

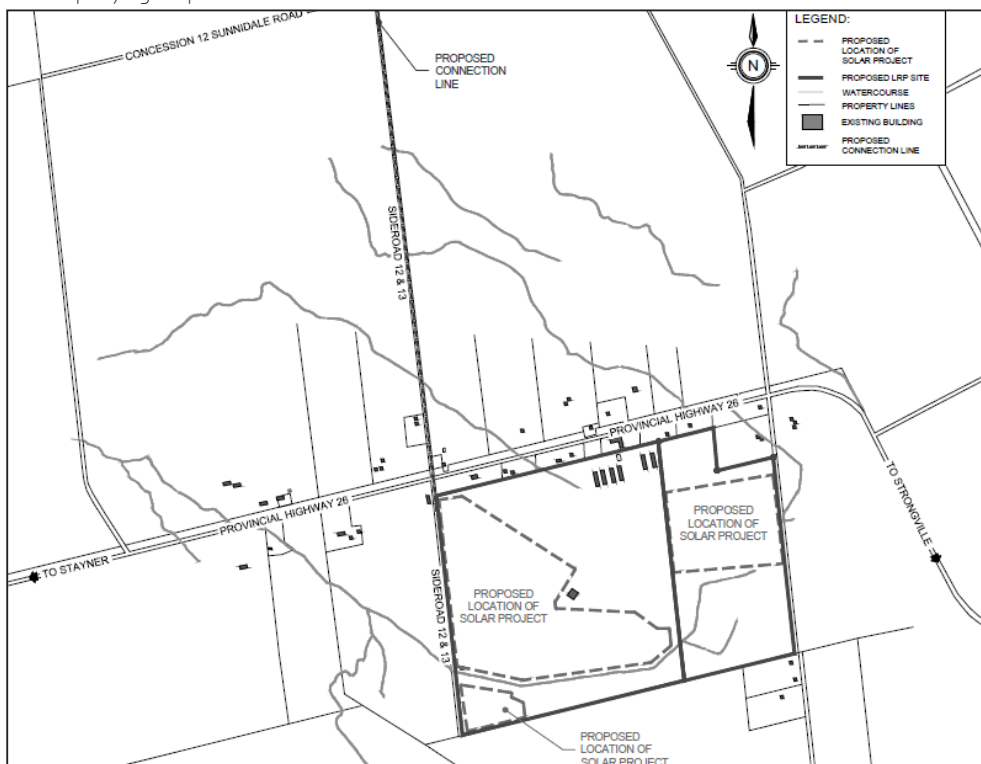
Further details regarding the LRP are available at [www.ieso.ca/lrp](http://www.ieso.ca/lrp).

## Proponent and the Large Renewable Project proposal

Proponent:	Sunnidale Solar LP
Qualified Applicant from the LRP Request for Qualifications stage associated with the proponent:	BluEarth Renewables Inc.
Name of the Large Renewable Project proposal:	Edenvale Solar Project
Renewable fuel of the Large Renewable Project:	Non-rooftop Solar
Proposed capacity of the Large Renewable Project (MW):	up to 29 MW
Proposed connection point of the Large Renewable Project:	At Concession Rd 12 near Side Road 12/13

## Proposed location of the Large Renewable Project and proposed connection line

The Large Renewable Project Site (the "Site") and Connection Line will be located in the Township of Clearview. The proposed Site consisting of solar panel arrays and equipment will be on private property situated partially on unused portions of the Edenvale Aerodrome and partially on the adjoining property to the east. The Site will be located between Highway 26, Concession Rd 9, Sideroad 15/16 and Sideroad 12/13. The Connection Line is proposed to be located along Sideroad 12/13 between Concession 12 and south of Highway 26. The Site and Connection Line are approximately 10km east of Stayner. Please refer to accompanying map.



### Public community meeting information

Location: **Township of Clearview**

**Council Chambers**

**217 Gideon St., Stayner, ON**

Date: **July 13, 2015 at 7:00 pm\***

**\*\*Meeting time is at 7:00 pm, and not 5:30 pm as in previous notice\*\***

### Contact information for the proponent:

Tom Bird, Regulatory Lead

BluEarth Renewables Inc.

1-844-214-2578 [projects@bluearth.ca](mailto:projects@bluearth.ca)

34 Harvard Rd, Guelph, ON N1G 4V8

Project website: [bluearth.ca/edenvale](http://bluearth.ca/edenvale)

### Contact information for the Township of Clearview:

File No. 2015-010

Amy Cann, Community Planner

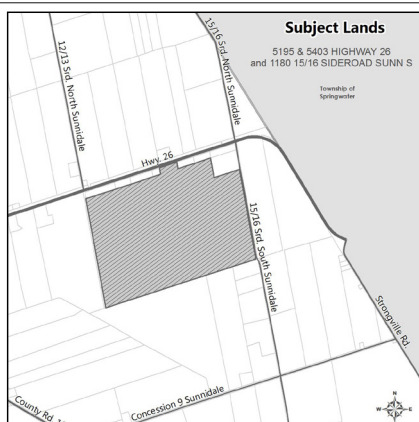
Township of Clearview

705-428-6230 x242

[acann@clearview.ca](mailto:acann@clearview.ca)

217 Gideon St., Stayner, ON L0M 1S0

Township website: [www.clearview.ca](http://www.clearview.ca)



# Appendix C

Edenvale Solar Project –  
Public Community Meeting  
Presentation

# Edenvale Solar Project

Township of  
Clearview Public  
Meeting

June 13, 2015

Scott Hossie and Tom  
Bird – BluEarth  
Renewables Inc.  
Mark Bell – Petawawa  
Renewable Power



## Purpose of this Presentation

- An introduction to the proposed Edenvale Solar Project
- An opportunity to discuss questions and comments about the Project
- Held as part of the Township of Clearview's Large Scale Renewable Energy Application process
- Meant to satisfy part of the Large Renewable Project Request for Proposals (LRP I RFP) community engagement requirements



# About BluEarth

- ◎ Independent renewable power producer focused upon commercial-scale solar, wind and hydro development in Canada
- ◎ Canada's most experienced and successful renewable energy team:
  - 25 years of experience
  - Over 1.5 GW of wind and hydro projects financed, developed, built and operated in Canada – ~\$4 billion
- ◎ Privately-owned: Ontario Teachers' Pension Plan
- ◎ Total committed equity ~\$250 million

1. Tyson Creek	Water	9.3 MW
2. Culliton Creek*	Hydro	15 MW
3. Hand Hills*	Wind	78 MW
4. Bull Creek*	Wind	29.2 MW
5. Norman	Hydro	10 MW
6. Kenora	Hydro	6 MW
8. Fort Frances	Hydro	10 MW
9. Calm Lake	Hydro	9 MW
10. Bow Lake	Wind	58 MW
11. Island Falls	Hydro	38 MW
12. Twin Falls	Hydro	27 MW
13. Iroquois Falls	Hydro	29 MW
14. SparkleLight	Solar	10 MW
15. GoodLight	Solar	10 MW
16. Little Creek	Solar	8.5 MW
17. Solar Spirit	Solar	10 MW
18. East Bay Hills*	Wind	50 MW



*\*In development*







# About Edenvale Solar Project

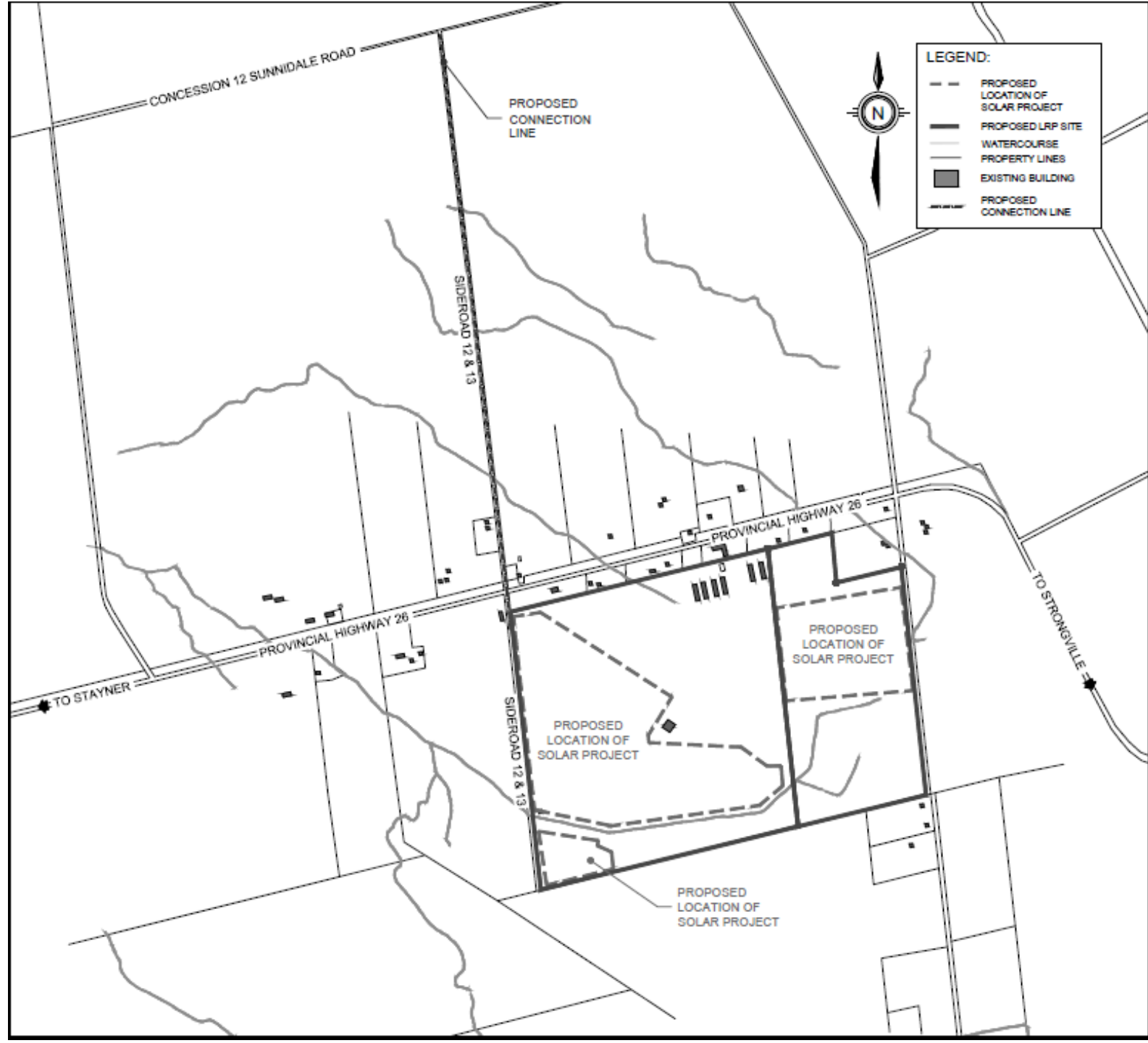
- Acquired by BluEarth from Petawawa Renewable Power Corporation, a local developer who continues to support the Project
- Ground-mounted solar energy project, up to 29 MW on approximately 250 acres
- Located approximately 10km east of Stayner along Highway 26
- Project would be built on land within the Edenvale Aerodrome and an adjoining property
- Will register project as Sunnidale Solar LP for LRP I RFP process

# About Edenvale Solar Project

- ④ Consist of two parts - the Project Site and the Connection Line
- ④ Project Site – would be located on two properties and include:
  - Solar panels, racking, electrical collection system, inverters, substation transformer and related equipment
- ④ Connection Line – overhead electrical circuit to connect the Project Site to the Hydro One Networks Inc. (HONI) distribution line
  - Connection Line proposed to be along Sideroad 12&13; approximately 3.2km long
  - HONI distribution line runs along Sunnidale Concession 12

**LEGEND:**

-  PROPOSED LOCATION OF SOLAR PROJECT
-  PROPOSED LRP SITE
-  WATERCOURSE
-  PROPERTY LINES
-  EXISTING BUILDING
-  PROPOSED CONNECTION LINE



**Notice of Public Community Meeting  
For a Project Proposal Under the Large Renewable Procurement**

The proponent identified below is proposing to submit a proposal to the Independent Electricity System Operator (IESO) to design, build, and operate a Large Renewable Project for the generation of electricity under the IESO's Large Renewable Procurement (LRP).

The LRP is a competitive process for procuring large renewable energy projects generally larger than 500 kilowatts. At the conclusion of the LRP, the IESO may award contracts for successful projects up to the specified procurement targets for each renewable fuel: 300 megawatts (MW) for wind, 140 MW for solar, 75 MW for waterpower, and 50 MW for bioenergy.

This notice is being distributed to notify members of the public of a public community meeting that has been scheduled to discuss the Large Renewable Project proposal. Information regarding the proponent, the Large Renewable Project proposal, and the meeting details are described below.

This public community meeting is being held as part of the early community engagement requirements of the LRP. The public community meeting will present details about the Large Renewable Project and its proposed connection line. Representatives of the proponent will be available to discuss the Large Renewable Project and the overall LRP process. Should this Large Renewable Project be awarded a contract, the Large Renewable Project would need to obtain all required permits and approvals and conduct any further required community engagement activities.

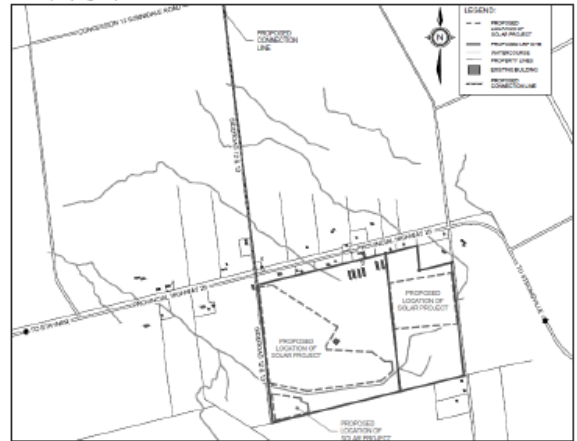
Further details regarding the LRP are available at [www.ieso.ca/lrp](http://www.ieso.ca/lrp).

**Proponent and the Large Renewable Project proposal**

Proponent:	Sunnidale Solar LP
Qualified Applicant from the LRP Request for Qualifications stage associated with the proponent:	BlueEarth Renewables Inc.
Name of the Large Renewable Project proposal:	Ederwale Solar Project
Renewable fuel of the Large Renewable Project:	Non-rooftop Solar
Proposed capacity of the Large Renewable Project (MW):	up to 29 MW
Proposed connection point of the Large Renewable Project:	At Concession Rd 12 near Side Road 12/13

**Proposed location of the Large Renewable Project and proposed connection line**

The Large Renewable Project Site (the "Site") and Connection Line will be located in the Township of Clearview. The proposed Site consisting of solar panel arrays and equipment will be on private property situated partially on unused portions of the Ederwale Aerodrome and partially on the adjoining property to the east. The Site will be located between Highway 26, Concession Rd 9, Sideroad 15/16 and Sideroad 12/13. The Connection Line is proposed to be located along Sideroad 12/13 between Concession 12 and south of Highway 26. The Site and Connection Line are approximately 10km east of Stayner. Please refer to accompanying map.



**Public community meeting information**

Location: **Township of Clearview  
Council Chambers  
217 Gideon St., Stayner, ON**  
Date: **July 13, 2015 at 7:00 pm**  
**\*\*Meeting time is at 7:00 pm, and not 5:30 pm  
as in previous notice\*\***

**Contact information for the proponent:**

Tom Bird, Regulatory Lead  
BlueEarth Renewables Inc.  
1-844-214-2578 [projects@blueearth.ca](mailto:projects@blueearth.ca)  
34 Harvard Rd, Guelph, ON N1G 4V8  
Project website: [blueearth.ca/ederwale](http://blueearth.ca/ederwale)

**Contact information for the Township of Clearview:**

File No. 2015-010  
Amy Cahill, Community Planner  
Township of Clearview  
705-428-6250 x242  
[acahill@clearview.ca](mailto:acahill@clearview.ca)  
217 Gideon St., Stayner, ON L0M 1S0  
Township website: [www.clearview.ca](http://www.clearview.ca)



# Edenvale Solar Project:

## Why Here?

- ④ Landowners interested in hosting the Project
- ④ Complementary land use with aerodrome – operations can continue unobstructed
- ④ Compatible with Official Plan land use designation – zoned as Commercial 'MA' and not prime agricultural area
- ④ Ability to connect to nearby electrical distribution line on Sunnidale Rd/Concession 12

# Edenvale Solar Project:

## Why Now?

- The Project is being developed in response to IESO's Large Renewable Procurement Request for Proposals (LRP I RFP)
- BluEarth was selected as a Qualified Applicant under the LRP I RFP process
- LRP I RFP is a competitive process – projects are awarded contracts based on best evaluated proposal price
  - Consideration for community, municipal and First Nation engagement
- Submission into LRP RFP on Sept 1 2015 with contracts awarded Dec 2015



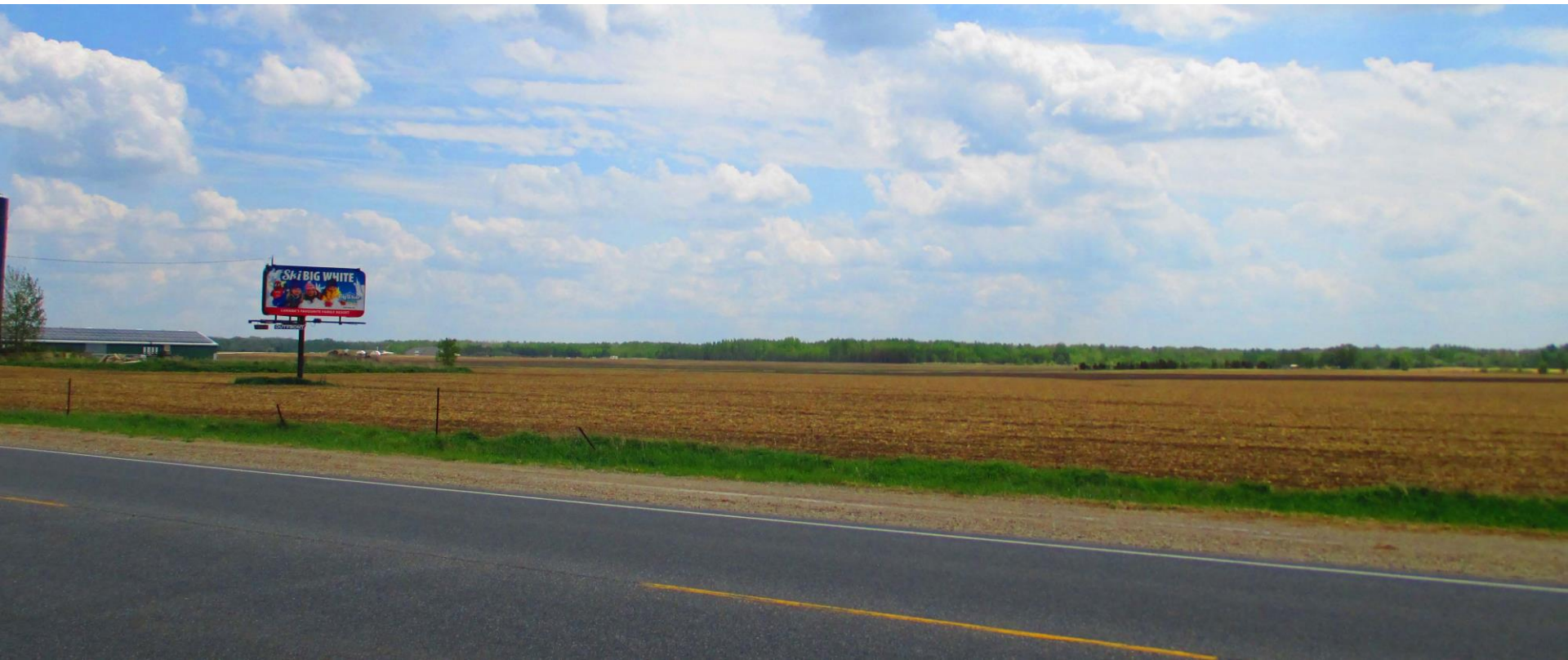
# Edenvale Solar Project: Benefits

- ④ Municipal tax revenues for life of project – 20 plus years
- ④ No draw on municipal services (i.e. no water or wastewater services needed)
- ④ Local jobs and spending during construction
- ④ Clean energy available to be consumed locally

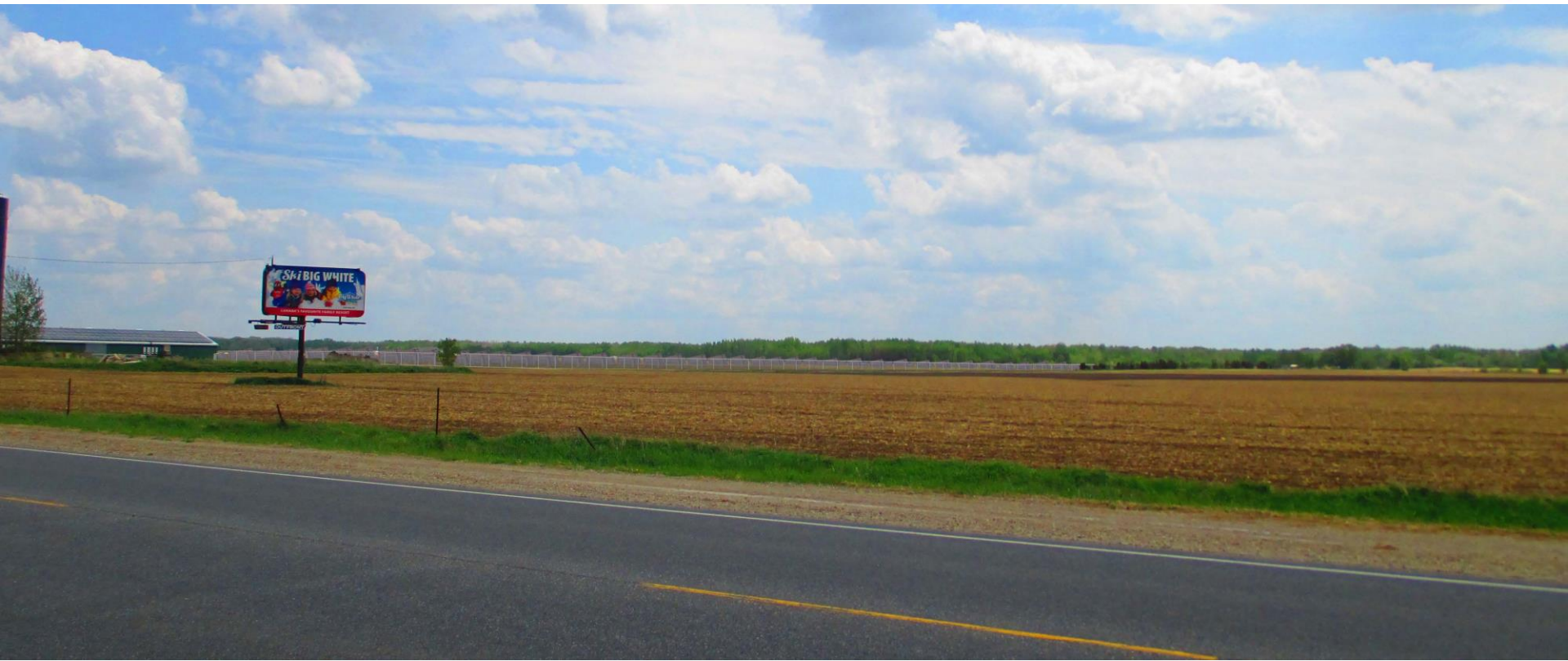




# Visual Assessment – Hwy 26 existing viewpoint



# Visual Assessment – Hwy 26 viewpoint with Project



# Visual Assessment – Hwy 26 viewpoint with mature plantings



# Visual Assessment – Side Road 12/13 existing viewpoint



# Visual Assessment – Side Road 12/13 viewpoint with Project





# Visual Assessment – Side Road 12/13 viewpoint with mature plantings



# Edenvale Solar Schedule

Activities	Target Dates
Public meeting	July 13, 2015
Community and Municipal Engagement	Ongoing
Submission of LRP RFP bid	Sep 1, 2015
LRP RFP contracts awarded	Dec 2015
Completion of REA-required studies	Q3 2016
Submission of REA	Q3 2016
Approval of REA	Q2 2017
Construction Start	Q2 2017
Commercial Operation	Q2 2018

# Edenvale Solar Project:

## More Information

- 🕒 Site Considerations Information
- 🕒 Community Engagement Plan
- 🕒 Edenvale website
  - [www.bluearth.ca/edenvale](http://www.bluearth.ca/edenvale)
- 🕒 Contact
  - Tom Bird, Regulatory Lead
  - 34 Harvard Rd, Guelph N1G 4V8
  - 1-844-214-2578
  - email: [projects@bluearth.ca](mailto:projects@bluearth.ca)

# Edenvale Solar Project

Questions and Comments?

# Vision

The power to change the future by demonstrating that you can be sustainable and profitable, leaving the world a better place.



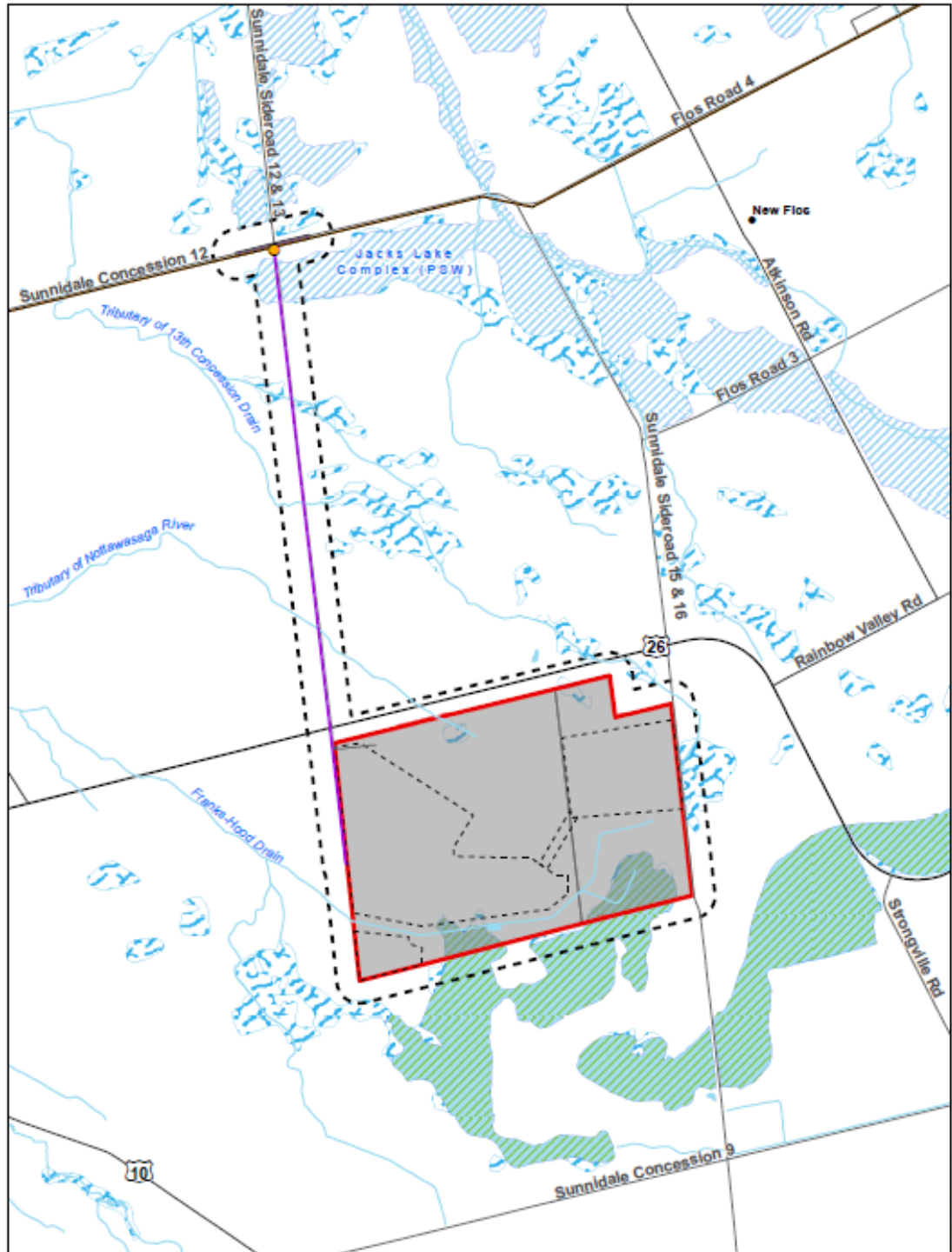
# Forward Looking Statement

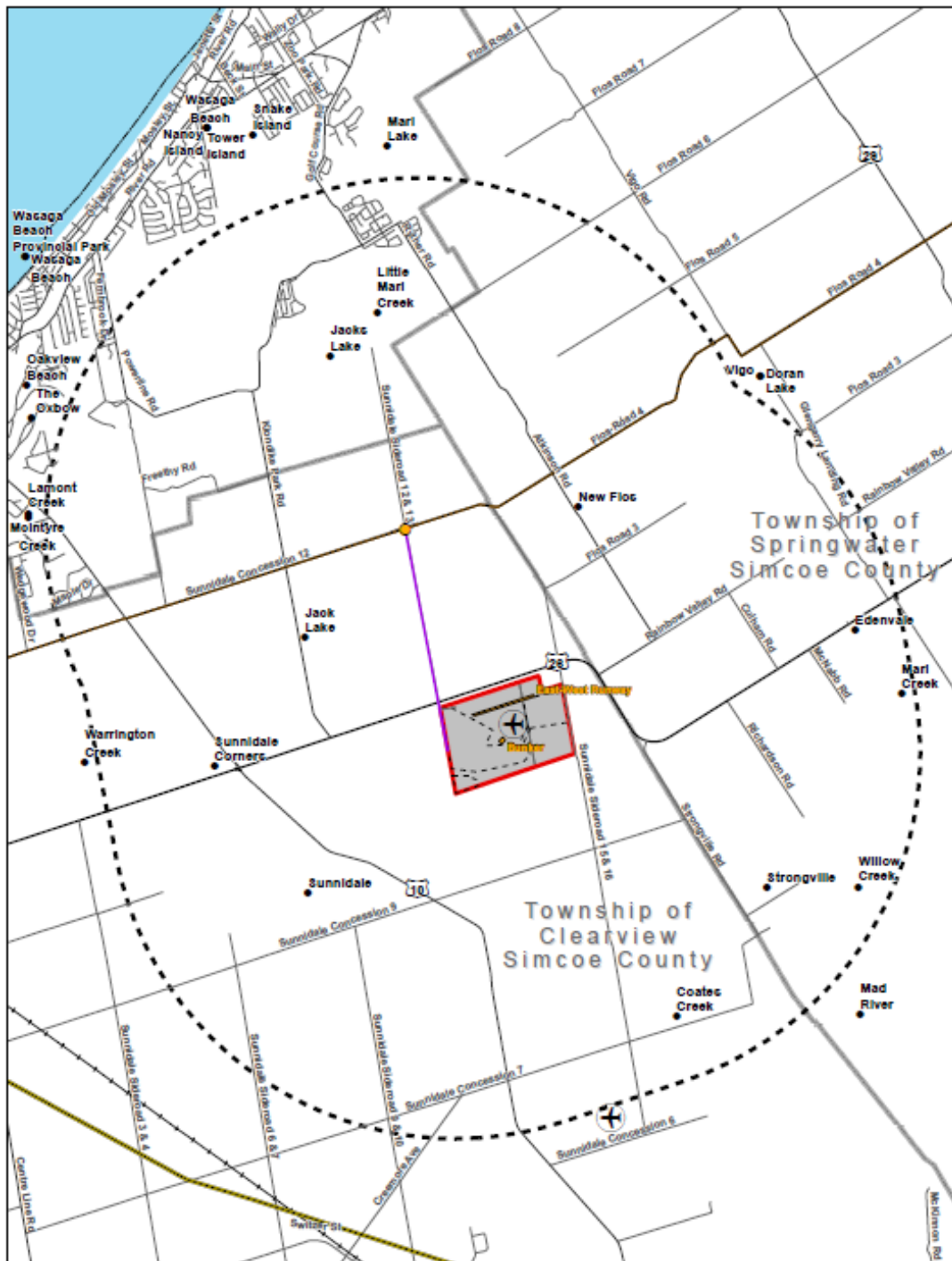
*This presentation may contain forward-looking statements, including statements regarding the business and anticipated financial performance of BluEarth Renewables Inc. These statements reflect several material factors, expectations and assumptions including, without limitation: (i) power production levels; (ii) commodity prices, foreign currency exchange rates and interest rates; (iii) the Company's capital expenditure program and other expenditures; (iv) supply and demand for power; (v) expectations regarding the Company's ability to raise capital and to increase its power generation capacity through acquisitions and development of energy projects; (vi) schedules and timing of certain projects and the Company's strategy for growth; (vii) the Company's future operating and financial results; and (viii) the impact on the Company of governmental regulatory regimes and tax, environmental and other laws.*

*Forward-looking statements are based on current expectations, estimates and projections that involve a number of risks and uncertainties, which could cause actual results to differ materially from those anticipated and described in the forward-looking statements. Such statements are not guarantees of performance and involve known and unknown risks, uncertainties and other factors that may cause actual results or events to differ materially from those anticipated in such forward-looking statements including, without limitation: (i) volatility in market prices for power; (ii) volatility in exchange rates for the Canadian dollar relative to other world currencies; (iii) liabilities and risks inherent in the power generation industry, including technical problems; (iv) failure to close or realize the anticipated benefits of acquisitions; (v) competition for, among other things, capital and skilled personnel; (vi) changes in general economic, market and business conditions in Canada, North America, and worldwide; (vii) actions by governmental or regulatory authorities including changes in tax laws; (viii) the ability of the Company to raise capital and continue with its energy projects; (ix) the impact of adverse weather, wind and water flow conditions on the Company's operations; and (x) increases and overruns in power generation costs.*

*The Company cautions that the foregoing list of assumptions, risks and uncertainties is not exhaustive. The Company does not undertake any obligation to publicly update or revise any forward-looking statements, unless required by applicable securities laws.*

*All dollar amounts are expressed in Canadian dollars unless otherwise noted.*









CLEARVIEW

## COUNCIL AGENDA

COUNCIL MEETING – 5:30 P.M.

---

Monday, July 13, 2015

5:30 P.M.

Council Chambers

---

All information including opinions, presentation, reports, documentation, etc. that are provided at a public or open meeting are considered a public record.

Order of Proceedings:

1. Approval of Agenda

Recommendation:

Be it Resolved, that Council of the Township of Clearview hereby approve the Agenda dated July 13<sup>th</sup>, 2015 as presented.

2. Disclosure of pecuniary interest and the general nature thereof

3. Ministerial Association

4. In Camera

No Items

5. Deputations & Presentations – 6:00 p.m.

- a) Ryan Ralph, Invenergy, Clearview Sun Solar Project re: Concession 2 Solar Proposal

6. Public Meetings – 7:00 p.m.

- a) Proposed Zoning By-law Amendment, File No. 2015-019 for 10441 County Road 10
- b) Proposed Large Scale Solar Facility, File No. 2015-010 for 5403 & 5195 Hwy 26 (Edenvale Airport) and 1180 15/16 Sunnidale Sd Rd

7. Approval of Minutes of Council Meeting (June 15, 22, 25, 2015)

Recommendation:

Be It Resolved, that Council of the Township of Clearview hereby approve the Minutes of the June 15, June 22 & June 25, 2015, Council Meetings.

8. Business arising from Minutes (if any)

## 9. Communications from Mayor/County Councillor

- a) Breaking Down Barriers
- b) Town of New Tecumseth (Motion – Lack of Physiotherapy)
- c) Municipality of Tweed Disaster Relief Committee

### Recommendation:

Be It Resolved that Communications from Mayor/County Councillor be received for information.

## 10. County Reports & Information

- a) Museum After Hours at the Simcoe County Museum
- b) County General Manager Terry Talon Honoured with Lifetime achievement Award
- c) Annual Warden's Golf Tournament (September 3, 2015)

### Recommendation:

Be it Resolved that Council of the Township of Clearview hereby:

- 1) Receive County Reports for information.

## 11. Community Announcements / Council reports

- a) Honeywood 50<sup>th</sup> Annual Beef BBQ (Honeywood Arena – Saturday, July 25, 2015)

### Recommendation:

Be it Resolved that Council of the Township of Clearview hereby:

- 1) Receive Community Announcements for information.

## 12. Public Participation Period

### PLEASE NOTE:

- Public Participation is limited to 15 minutes
- Each Person is limited to 5 minutes
- Questions or comments are to be directed to the Mayor/Council Member/Staff
- Questions shall not refer to personnel matters, litigation or potential litigation or planning matters that have already had a public meeting or any item considered confidential

Remember, please share the time with your fellow citizens.

## 13. Department Reports

### A. PLANNING

#### 1. Reports

- a) Draft Plan of Subdivision Extension for Alliance Homes, Part of Lot 8 and Lot 9 Concession 4, formerly Village of Creemore, now in the Township of Clearview (187 Mary Street, Creemore)

Recommendation:

Be it resolved, that Council of the Township of Clearview hereby: receive the report 13A)1a) from the Community Planner dated July 13, 2015 recommending approval of the draft plan of subdivision extension (SP-2004-004) (0000-026) for the purposes of allowing a residential subdivision.

That Council approves the draft plan of subdivision extension for an additional three years on lands described as Part of Lot 8 and 9, Concession 4, formerly Village of Creemore, now in the Township of Clearview (187 Mary Street, Creemore).

- b) DPA Extension for Ashton Meadows Phase 1 – Margaret Street in Stayner

Recommendation:

Be it Resolved, that Council of the Township of Clearview hereby: Receive the report from the Community Planner dated June 26, 2015 regarding a request for an extension to a Draft Plan Approval for the Ashton Meadows Subdivision Phase 1, File No. SD-2003-012; and further

That Council approves of the Draft Plan Extension for a five (5) year period with the lapsing date to be September 13, 2020.

- c) Zoning By-law Amendment – Gordon – 186 Mill Street, Creemore

Recommendation:

Be it Resolved, that Council of the Township of Clearview hereby: Receive the report from the Community Planner dated June 26, 2015 regarding a Zoning By-Law Amendment to change the zoning on property located at 186 Mill Street in Creemore, File No. ZB-2014-015; and further

That Council approves of the amending Zoning By-Law 15-56 to change the zoning on lands described as Part Lots 1 to 8, north and south side of Francis Street, Plan 315, Formerly Creemore, now in the Township of Clearview.

- d) Deeming By-Law – LeBlanc – Lot 1, Plan 1504, Sunnidale – 13 Lamers Crescent in New Lowell.

Recommendation:

Be it Resolved, that Council of the Township of Clearview hereby:  
Receive the report from the Community Planner dated July 2, 2015 regarding a Deeming By-Law to deem a lot and part of a block to no longer be part of a registered plan of subdivision on property located at 13 Lamers Crescent in New Lowell; and further

That Council approves Deeming By-Law 15-57 to deem Lot 1, Plan 1504 and Part Block B, Plan 1504, in the former Township of Sunnidale, now in the Township of Clearview to no longer be parts of a registered plan of subdivision.

- e) No Item
- f) Building Department Activities Report for March 2015 through May 2015

Recommendation:

Be it Resolved, that Council of the Township of Clearview hereby:  
1) Receive the Building Department Activities Report for March 2015 through May 2015 for information.

- g) 2013 Clearview Energy Consumption and Green House Gas Emissions Report

Recommendation:

Be it Resolved that Council of the Township of Clearview hereby:  
1) Receives Report "2013 Clearview Energy Consumption and Greenhouse Gas Emissions Report" for information.

2. By-Laws

No Items

- a) By-Law 15-56 – Amending Zoning By-Law – Gordon – 186 Mill Street, Creemore.

Recommendation:

Be It Resolved that By-Law 15-56, being a By-law amend Zoning By-Law 06-54, "Township of Clearview Comprehensive Zoning By-Law", be presented and read a first, second and third time and finally passed this 13<sup>th</sup> day of July, 2015.

- b) By-Law 15-57 – Deeming By-Law – LeBlanc – Lot 1, Plan 1504, Sunnidale – 13 Lamers Crescent in New Lowell.

Recommendation:

Be It Resolved that By-Law 15-57, being a By-law to deem Lot 1, Plan 1504 and Part of Block B, Plan 1504, former Township of Sunnidale now in the Township of Clearview to no longer be part of a registered plan of subdivision be presented and read a first, second and third time and finally passed this 13<sup>th</sup> day of July, 2015.

3. Information

4. Tenders

No Items

B. BY-LAW ENFORCEMENT

1. Reports

a) Urban Poultry

Recommendation:

Be it Resolved that Council of the Township of Clearview hereby:

- 1) Receive Report Urban Poultry for information; and
- 2) Direct staff to proceed with Option # \_\_\_\_\_

b) Nottawa Crossing Guard

Recommendation:

Be it resolved, that Council of the Township of Clearview hereby:

1. Receive Report Nottawa Crossing Study 2015 for information; and
2. End the 2014/2015 school year trial for County Road 124 and Queens St. crossing, as it does not meet the criteria established in the School Crossing Guard Program.

2. By-Laws

No Items

3. Information

4. Tenders

No Items

C. PUBLIC WORKS

1. Reports

- a) Special Events Road Closure

Recommendation:

Be it Resolved that Council of the Township of Clearview hereby:  
Approve the request from the Creemore BIA to close Mill St from Wellington St. to George Street, Caroline Street from Mill St. to Library St and part of Elizabeth Street for the annual Copper Kettle Classics on August 22, 2015 from 6:00 a.m. until 6:00 p.m.

2. By-Laws

No Items

3. Information

No Items

4. Tenders

No Items

D. FINANCE

1. Reports

2. By-Laws

No Items

3. Information

- a) April 2015 Financial Report

Recommendation:

Be it resolved, that Council of the Township of Clearview hereby:  
1) Receives the April 2015 Financial Report for information.

- b) Emmie Carlson, PCP

Recommendation:

Be it resolved, that Council of the Township of Clearview hereby:  
1) Receives the Emmie Carlson, PCP report for information.

4. Tenders

No Items

E. LEGISLATIVE SERVICES/CAO

1. Reports

a) Recording of Council Meetings – CKAW 90.1 FM

Recommendation:

Be it Resolved that Council of the Township of Clearview hereby:  
authorize CKAW 90.1 FM to record all open session Council Meetings in  
coordination with the Clerk's Office.

b) Legislative Review for Municipal Elections Act, Municipal Act and  
Municipal Conflict of Interest Act

Recommendation:

Be it Resolved that Council of the Township of Clearview hereby receive  
Report Legislative Review for Municipal Elections Act, Municipal Act and  
Municipal Conflict of Interest Act for information.

c) Application for Tile Drain Loan (Weston)

Recommendation:

Be it Resolved that Council of the Township of Clearview hereby:

- 1) Receive "Application for Loan" (*Tile Drainage Act*) for information and;
- 2) Approve the application of Dennis Ross Weston for a tile drain loan on  
1939 Centre Line Rd., in accordance with the Ministry of Agriculture,  
Food and Rural Affairs policies for tile drainage for the current year.

d) CAO (Official Plan Amendment #16 for the Clearview Aviation  
Commerce Centre)

Recommendation:

Be it resolved, that prior to submitting OPA # 16 to the County of Simcoe for  
adoption, the Council of the Township of Clearview hereby amend page 10 of  
OPA# 16 by removing "the uses permitted on the subject lands shall be limited  
to industrial and commercial uses that are directly supportive and related to  
the adjacent Collingwood Regional Airport business and operations" and  
inserting "the uses permitted on the subject lands shall be limited to industrial  
and commercial uses that are related to the aviation sector".

2. By-Laws

a) 15-58 Tile Drain Loan (Redrupp)

Recommendation:

Be it Resolved that By-Law 15-58, being a by-law to impose special annual drainage rates upon land in respect of which money is borrowed under the *Tile Drainage Act*, be presented and read a first, second and third time and finally passed this 13<sup>th</sup> day of July, 2015.

b) 15-60 (To rescind By-Law 15-54)

Recommendation:

Be it Resolved that By-Law 15-60, being a by-law to rescind By-Law 15-54, and to adopt amendment Number 16 to the Official Plan, be presented and read a first, second and third time and finally passed this 13<sup>th</sup> day of July, 2015.

3. Information

No Items

4. Tenders

No Items

F. FIRE & EMERGENCY SERVICES

No Items

G. OTHER DEPT.

1. Reports

No Items

2. By-Laws

No Items

3. Information

a) Clearview Public Library – May 2015 Monthly Report

Recommendation:

Be it Resolved that Council of the Township of Clearview hereby receive the Clearview Public Library May 2015 Month Report.

4. Tenders

No Items



14. Notice of Motion / New Business

15. By-Law to Confirm Proceedings of Council Meeting

Recommendation:

Be It Resolved, that By-Law 15-59, being a by-law to confirm the proceedings of the July 13, 2015 Council Meeting, be presented and read a first, second and third time and finally passed this 13<sup>th</sup> day of July, 2015.

16. Adjournment

Recommendation:

Be it Resolved, that the July 13, 2015 Council Meeting be adjourned at \_\_\_\_ pm.