

MUNICIPAL AND PUBLIC CONSULTATION REPORT

St. Clair – Moore & Sombra Solar Farms

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Proponent

First Solar Development (Canada), Inc. (hereinafter referred to as “First Solar”).

About the Proponent

The proponent, First Solar, develops and constructs solar farms and is a solar module manufacturer producing low cost thin film photovoltaic modules. First Solar manufactures and uses low profile (less than 2.0 m high), stationary arrays which minimize wind loading and visual impacts. First Solar’s modules consume no fuel and create no atmospheric emissions, ground vibrations or water pollution in the generation of electricity.

First Solar has proposed and established a number of solar farms in North America, Europe and Asia, including projects developed by affiliates and partners that use First Solar-manufactured modules in their projects. In Ontario, First Solar has completed constructing an 80 MW solar farm in the City of Sarnia which is now the largest photovoltaic solar facility in the world.

Project Description

Two separate solar farm projects are proposed by First Solar in St. Clair Township. These projects are referenced herein as St. Clair – Moore Solar Farm and St. Clair – Sombra Solar Farm.

Both solar farms will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local municipal electricity distribution system. The proposed two solar farms will each be capable of generating 20 MW of electricity.

The St. Clair – Moore project is proposed to be developed on a 297 acre (120 ha) parcel of land located east of Mooretown in the Township of St. Clair (north of Rokeby Line, west of Highway 40).

The St. Clair – Sombra project is proposed to be developed on a 347 acre (140 ha) parcel of land located east of Sombra Village in Township of St. Clair (south of Bentpath Line, east of Baseline Road).

Both projects are designated as a “class 3” solar facility as defined by Section 4 of O. Reg. 359/09. A class 3 solar facility is a renewable energy facility with a name plate power capacity greater than 10kW situated at any location other than being mounted on the roof or wall of a building.

Overview of Consultation Process

Under the Renewable Energy Approval (“REA”), three separate and complementary consultation processes are undertaken: public consultation (including project neighbours and other interested parties), municipal consultation, and Aboriginal Consultation (including First Nations,

Métis, and other Aboriginal organisations).

The public and municipal consultation processes are summarized in this report. Since the Aboriginal consultation process is ongoing throughout the project approval and development process, it is summarized separately.

Public Consultation Meetings

First Public Consultation Meeting

Date: January 14, 2010

Time: 4:00 PM – 8:00 PM

Location: Royal Canadian Legion (Leslie Sutherland Branch 447, Township of St. Clair)

Attendees: 52

In accordance with the provisions of the *Environmental Protection Act* (“Act”) Part V.0.1 and Ontario Regulation 359/09 (“Regulation”), the Notice of Proposal to Engage in a Renewable Energy Project and Notice of Public Meeting were distributed on December 14, 2009, at least 30 days prior to the public meeting (exhibit 1) to: landowners within 120 m of the project location; the clerk of each local and upper tier municipality; the Director; and, the Sarnia Ministry of Environment District Manager (exhibit 2). In accordance with Section 15 (6) (4) of the Regulation, the notices were also posted to the First Solar project website (canada.firstsolar.com). Pursuant to Section 15(6) (1) of the Regulation, each Notice was published in the Sarnia Observer on December 12, 2009 and December 14, 2009 (exhibit 3). In addition, on December 15, 2009, the Sarnia Observer also published a front-page article regarding the proposed St. Clair - Moore and St. Clair – Sombra solar farms including the date and time of the first public meeting (exhibit 4).

The meeting was held in an open house format. Guests were requested to sign in at the entrance prior to entering the room. Full colour large format display boards were arranged around the room (exhibit 5). The display boards contained project information including project details; photographs of solar farm components; site layouts showing array locations, project boundaries, construction areas, environmental features and access points; acoustic assessment results; proposed landscaping; and, site statistics. Members of the public were encouraged to use the comment sheets and pens provided to leave written comments with the applicant at the meeting or take the comment sheet home and email, fax or mail the sheet to First Solar at a later date.

A complete set of the draft technical reports (Project Description Report, Acoustic Assessment Report, Archaeology Reports, Construction Plan Report, Decommissioning Report, Design and Operations Report, Protected Properties and Heritage Assessment) were also made available at the public meeting for members of the public to review. These reports were also posted to First Solar’s project website (canada.firstsolar.com) and the public was informed that additional copies could be downloaded from the project website or a hard copy could be viewed at the Corunna and Sombra library branches which were made available on January 28th, 2010.

A total of 9 First Solar personnel and project consultants were in attendance to provide information to attendees, to answer individual questions, explain the content of the displays and to discuss general issues related to solar development.

A total of 52 members of the public attended the meeting including local politicians, municipal staff, media (see exhibit 6 related newspaper articles), representatives of special interest groups, and neighbours of the project (see exhibit 7 for meeting sign in sheet). As the meeting was a joint meeting for the St. Clair – Moore and St. Clair -- Sombra projects guests were asked to indicate which project they were most interested in. 5 attendees indicated that they were attending the meeting for the St. Clair Moore project, while 15 attendees indicated that they were attending the meeting for the St. Clair – Sombra project. 19 attendees indicated that they attended the meeting for both the St. Clair Moore and St. Clair Sombra projects and 13 attendees did not indicate which project they were interested in.

Final Public Consultation Meeting

Date: April 22, 2010

Time: 5:00 PM – 8:00 PM

Location: Mooretown Sports Complex (1166 Emily St., Mooretown ON N0N 1M0)

Attendees: 26

In accordance with the provisions of the *Act* and Regulation, the Notice of Public Meeting was distributed on March 15, 2010, at least 30 days prior to the public meeting (exhibit 1) to landowners within 120 m of the project location; the clerk of each local and upper tier municipality; the Director; and, the Sarnia Ministry of Environment District Manager (exhibit 8). In accordance with Section 15 (6) (4) of the Regulation each notice of public meeting was posted to the First Solar project website (canada.firstsolar.com). Pursuant to the Section 15 (6) (1) of the Regulation, both notices were published in the Sarnia Observer on Thursday March 18th, 2010 and Friday March 19th, 2010 (exhibit 9).

This meeting was held the same open house format as the first public meeting. Guests were requested to sign in at the entrance prior to entering the room. Revised full colour large format information boards were arranged around the room which included project details and changes made as a result of comments received at the first public meeting; photographs of solar farm components; revised site layouts; frequently asked questions; final acoustic assessment mapping; and photos of site components (exhibit 5).

Members of the public were encouraged to use the comment sheets and pens provided to leave comments at the public meeting or to take home the comment sheets and email, fax or mail them to First Solar at a later date.

A complete set of the draft technical reports (Project Description Report, Acoustic Assessment Report, Archaeology Reports, Construction Plan Report, Decommissioning Report, Design and Operations Report, Protected Properties and Heritage Assessment) were also made available at the public meeting for members of the public to review and were posted to First Solar's project website (canada.firstsolar.com).

A total of 9 First Solar personnel and project consultants were in attendance to provide information to attendees, inform about the changes made to the proposal since the first public meeting and to answer individual questions of concern.

A total of 26 members of the public attended the meeting (approximately 50% less people than who attended the first public meeting) including local politicians, municipal staff, media (see exhibit 6 for related newspaper articles), and neighbours of the project (see exhibit 10 for

meeting sign in sheet). As the meeting was a joint meeting for the St. Clair – Moore and St. Clair-Sombra projects guests were asked to indicate which project they were interested in. 1 attendee indicated that they were attending the meeting for the St. Clair Moore project, while 6 attendees indicated that they were attending the meeting for the St. Clair – Sombra project. 8 attendees indicated that they attended the meeting for both the St. Clair Moore and St. Clair Sombra projects and 11 attendees did not indicate which project they were interested in.

Individual Meetings with Project Neighbours

First Solar made best efforts to accommodate each neighbour of the project who requested an individual private meeting to discuss the proposed development and how it would potentially affect them. On January 4th, 2010 First Solar's Vice President, Peter Carrie, and Director of Project Development, Tim Dillon, met with project neighbours who own 34 & 37 Smith Line and on March 24th, 2010 met with the owners of RR#3 Sombra (corner of Bentpath Line and Baseline Road). Both meetings were related to the St. Clair - Sombra solar farm. First Solar did not receive any requests for a private meeting from neighbours of the St. Clair – Moore solar farm.

The meetings provided neighbours with the opportunity to clarify any question they had about the development and provide direct input on landscaping and placement of berms to achieve desired aesthetic qualities. Neighbours of the project provided a number of valuable comments which are addressed in the summary of public comments section of this report.

Comments Received by Mail, Email, Fax, and Phone

As previously noted, First Solar also invited the public to submit comments on the proposal by email, fax or telephone as listed on the notice of public meeting, the project website and comment sheets provided at both public meetings. All of the comments received were related to the St. Clair - Sombra project and related to matters such as requests for meetings; questions regarding landscaping; design related comments and suggestions; questions regarding the use of prime agricultural land and RESOP contracts; and, posting of notice on the Environmental Registry. A summary of the additional public comments can be found in the summary of public comments below.

Summary of Public Comments

At the public consultation sessions on January 14, 2010 and April 22, 2010, First Solar representatives and their consultants took notes of conversations held with attendees, and reviewed comment sheets filled out at the meeting and submitted by email and fax. The following nine categories have been used to summarize public comments received (verbal or written):

1. questions related to solar farm design and layout including screening and buffers;
2. questions related to the use of prime agriculture land;
3. questions related to the construction process and timing;

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4. questions related to potential acoustical impact;
 5. questions related to employment and local economic benefit;
 6. questions related to the Ministry's approval process;
 7. questions related to the generation capacity of solar farm and the cost paid for electrical generation;
 8. questions related to potential environmental impacts / health and safety; and,
 9. Miscellaneous questions.

1. Questions Related to Solar Farm Design

No.	Question	Response	Consideration of Concerns
1	What is the distance between the solar arrays?	Spacing between solar arrays is 3-5 m between mounting structures (i.e. "pole-to-pole").	Graphics updated for final public meeting to include array spacing details (exhibit 5).
2	What are the dimensions of solar panels?	Explained dimension details of proposed solar panel design and showed example on solar array and inverter shelter detail presentation board.	No further action required.
3	Is any site grading involved?	Some grading occurs but is kept to a minimum. However as with any project, the development must not adversely affect where water drains. The project is designed in accordance with requirements to have no adverse off-site stormwater impacts.	FAQ presentation board prepared for final public meeting which included grading details (exhibit 5).
4	Will field tiles be affected?	Explained Direct Current "DC" trenching operation and that care is taken to identify field tile locations prior to construction. Construction crews will repair damaged field tiles uncovered during construction.	No further action required.
5	What is the difference between AC vs. DC current on this site?	Explained that the power from the panels is in Direct Current "DC" and this power is collected and sent to the inverters which convert DC to Alternating Current "AC" (same as on the grid), then the power is sent to the adjacent transformer which increases the voltage to match the grid. DC lines generally run north south across the site and AC lines run east west.	No further action required.
6	Are tree screens proposed along all property lines?	Generally tree screens are planted around sensitive land uses such as residential dwellings or in areas where there are specific concerns about potential for reflection from the panels.	Input on tree screens from neighbours of project has been used to refine and adjust the conceptual tree screens presented at the first public meeting (exhibit 5).
7	When is construction going to start?	Construction is entirely dependent on the Ministry of Environment's approvals process. If approved in late 2010 or early 2011, construction is likely to commence in early 2011 and will finish later in 2011.	No further action required.

8	Are the panels fixed and what is the space between the rows of arrays?	The panels are fixed (i.e. they do not track the sun) and the rows are approximately 5.5 m wide.	Presentation board updated for final public meeting to include array spacing details (exhibit 5).
9	Why were these particular sites chosen for the solar farm projects?	Reasons for choosing the sites include connection capacity to the grid, size of land available, topography of site, and limited natural heritage features.	FAQ presentation board prepared for final public meeting which included site selection details (exhibit 5).
10	How many acres is the (St. Clair – Sombra) project?	The St. Clair – Sombra project is approximately 350 acres in size.	No further action required.
11	What is the life span of the project?	The project could be in operation for 30 to 50 years or more.	FAQ presentation board prepared for final public meeting which included life span of project details (exhibit 5).
12	I would like an individual meeting with First Solar to discuss the project's impact on my property.	First Solar made best efforts to meet individually with every project neighbour who requested an individual meeting.	First Solar met individually with project neighbours who requested meetings to discuss tree screens, berms and other site design matters.
13	The use of Smith Line for a construction access is unacceptable as road is not designed for heavy truck use and school aged children reside on Smith Line (St. Clair – Sombra project).	First Solar evaluated the location of the construction access and has moved the access to Bentpath Line as requested by neighbours of the project.	Construction access moved to Bentpath Line on site plan drawings and Traffic Study has been updated accordingly.
14	Has "shrinkage" of the clay soil been considered in the force calculations under extreme weather? What assurances are there that the arrays will not lift out of the soil in high wind?	Independent engineers have undertaken soils analysis and First Solar engineers have designed the solar farm to withstand wind loading during extreme weather events. First Solar uses a low-profile fixed solar array design which minimizes wind loading concerns.	No further action required.
15	Consideration should be given to construction of a wetland along the west side of the Sombra site where lower elevations already exists.	Given the reduction of the size of the Sombra site to reduce use of prime agricultural land, the setback along the western portion of the site has been reduced which no longer makes it possible to accommodate a wetland in this area of the site.	No further action required.

2. Questions Related to Prime Agricultural Land

No.	Question	Response	Consideration of Concerns
1	Is the (Sombra) project subject to the new legislation regarding class 2 agriculture land?	No. A Renewable Energy Standard Offer Program (RESOP) contract was in place prior to the new policies regarding agricultural land uses in the Feed In Tariff (FIT) program.	FAQ presentation board prepared for final public meeting which included details on prime agriculture land restrictions (exhibit 5).
2	Why was farmland chosen for the (Sombra) site rather than industrial land?	Primarily the site was chosen due to its proximity to a Transformer Station with available connection capacity and a suitable amount of relatively flat unobstructed land with limited natural heritage features.	FAQ presentation board prepared for final public meeting which included details on site selection criteria (exhibit 5).
3	(Sombra) project should not be located on prime agricultural land.	Outlined site selection criteria and findings of Decommissioning Plan in relation to long-term impacts on agricultural land.	Sombra site plan amended to reduce use of agriculture land by approximately 30%. Site plans amended to include provision of earth berms which will be utilized during decommissioning to fill in voids left from removal of roads and PCS shelter foundations (exhibit 5).

3. Questions Related to Construction

No.	Question	Response	Consideration of Concerns
1	Site is likely clay loam soil; will the construction vehicles get stuck?	Explained that appropriate site roads are installed for construction that can accommodate the construction equipment.	No further action required.
2	Where will traffic flow? I have a concern with Smith Line being a gravel road. How will you control traffic?	The construction traffic is proposed to be routed along Smith Line. By construction contract we can tell trucks which way to get to the project.	Site plans and draft reports have been amended to include construction access from Bentpath Line instead of Smith Line as was originally proposed (exhibit 5).

4. Questions Related to Acoustic Impact

No.	Question	Response	Consideration of Concerns
1	What is the difference between the two potential	The boards show the results of the acoustic assessment report which	FAQ presentation board prepared for final public meeting which included details on

noise scenarios shown on the acoustic assessment board?

assessed two different inverter scenarios. As such, each board is showing the noise results of a different inverter. Both potential noise sources do not exceed MOE noise limits.

Ministry of Environment Noise requirements (exhibit 5).

5. Questions Related to Employment and Local Economic Benefits

No.	Question	Response	Consideration of Concerns
1	How many jobs will the project generate?	The project will generate approximately 600 construction jobs (approx 100 person years). Also noted that the majority of the employees are Canadian. All the site trades are Canadian and only some specialized First Solar project management and design/technical staff is brought in from the US as needed for the projects.	No further action required.

6. Questions Related to Approval Process

No.	Question	Response	Consideration of Concerns
1	When will Council be making a decision on this project and what is the process?	The final decision does not rest with the Municipal Council but with the Province through the Renewable Energy Approval. This meeting is part of that process and all comments received will be considered. There is an opportunity to appeal an approval if there is proof of irreversible environmental harm or irreversible harm to humans.	FAQ presentation board prepared for final public meeting which included details on why the local planning process is not used to review the project (exhibit 5).
2	Is the project still a "proposed project"?	Yes. First Solar is at the beginning of the approval process and holding the initial public meeting to collect comments and receive questions on the proposals	No further action required.
3	How long does First Solar expect final approval of the projects to take?	First Solar expects a decision from the Ministry in approximately 6 months from submission of the REA application.	No further action required.

4	How does the approval system work?	First Solar must receive approval for the solar projects from the Ministry of the Environment as required by the Green Energy Act.	No further action required.
5	Can the public appeal approvals, and how long is the appeal period?	Yes, However all appeals must be related to legitimate environmental / human health concerns resulting from the solar farm.	No further action required.
6	What is stopping you for expanding the size of the project?	There are only RESOP contracts for 20MW. Increase in project size cannot be arbitrarily or unilaterally made. In addition, there are factors to consider such as feeder capacity limits, woodlots and other site constraints. Any size increase would be subject to a separate, future approval process.	FAQ presentation board prepared for final public meeting which included details on constraints limiting unilateral expansion of project (exhibit 5).
7	Is this project carved in stone?	No, the project is not carved in stone and will evolve in response to the comments received and comments from the Ministry. This is the start of the consultation process. Once that is complete, the MOE must then review the final application.	No further action required.

7. Questions Related to Generation Capacity of Solar Farm / Cost

No.	Question	Response	Consideration of Concerns
1	Are the calculations regarding the number of homes which can be powered and the CO2 reductions achieved from the site's use as a solar farm accurate?	Discussed the efficiency of the proposed solar farm and the calculations related to how many homes the total annual output of the farm could power.	No further action required.
2	How does solar energy follow load?	Generally by producing at the times when power demand is the highest (i.e. during the day, and with increased output in summer when air conditioning increases electricity demand).	No further action required.

3	Will the farm generate base load energy? Are you paid 0.42 cents per kWh?	No, it generates according to the available sunlight. We are paid 42 cents per kWh.	No further action required.
4	Will the solar farm connect to the local distribution line?	Yes.	No further action required.
5	I don't understand the reasons for building solar farms. We don't need the energy. It is gouging the consumer. It is "green paint". There is a plant down the road that makes 2000 MW.	Solar costs are reducing. In 6-10 years, solar will have cost-parity with conventional power generation. Investments in solar need to be made now in order to achieve this.	No further action required.
6	How do you arrive at stating the power generated will power 3200 homes?	Based on average power consumption for residential dwellings.	Presentation board and draft reports updated for final public meeting with more conservative peak homes powered of 2800 (exhibit 5).
7	I don't believe it. I am sceptical. I don't believe that a 20 MW solar farm can generate 3.8 terawatts. 3200 homes cannot be powered by 20 MW.	The number is from Hydro One and the calculation based on that.	Presentation board and draft reports updated for final public meeting with more conservative peak homes powered of 2800 (exhibit 5).
8	Power capacity?	Power generation starts around 7 am and by 8:30 pm the system shuts down. Expect to get about 50% power capacity in the summer, and less in the winter.	No further action required.

8. Questions Related to Environment / Health and Safety

No.	Question	Response	Consideration of Concerns
1	I am concerned about the effect of the project on micro climate.	We have installed temperature monitors on the Sarnia project and we monitor for any changes to micro climate. There is no evidence of micro climate change caused by the proposed technology.	No further action required.
2	How does this impact the drainage system?	No adverse change is anticipated and the creation of negative impacts from changes in water flow on adjacent	A Stormwater Management Study was prepared as standard practice and will be submitted with the REA application to

properties is not permitted.

confirm that the project will not have negative off-site stormwater impacts.

3	Will there be stray voltage / electrical interference?	It is not physically possible to generate stray voltage from solar panels and cables are buried under ground.	FAQ presentation board prepared for final public meeting which included details on stray voltage (exhibit 5).
4	Will reflections be problematic?	Potential reflections would be similar to that from a pond or glass building on a sunny day. In the summer time, there is potential for reflections toward the southwest in the morning and southeast in the afternoon, which typically last no more than 10-20 minutes at eye level. First Solar has proposed berms and landscaping to mitigate potential reflections toward neighbours.	No further action required.
5	How will drainage work?	No adverse change. Lands under and around panels are planted and remain permeable to allow water to be absorbed by the soil.	A stormwater Management Study has been prepared which found that there will be no negative off-site stormwater impacts.
6	Is any grading of the site proposed?	Yes, some grading to control ponding of water and maintain drainage is proposed, as well as grading for construction & access roads in the site. Site grading is minimized and engineering best practices are used to minimize any long-term impacts.	FAQ presentation board prepared for final public meeting which included details proposed site grading (exhibit 5).
7	Questions about wildlife in relation to the Sombra site, in particular swans, geese and ducks which nest to the west of the Sombra property across the road in several sloughs in the area. He stated that he regularly sees great flocks of birds on the proposed St. Clair – Sombra solar site and does not believe that they will use the site or be able to adapt to the panels on the site in the future. He also noted the presence of wildlife in the	Advised that there are consultants looking at potential environmental impacts, and that information would be passed on regarding the comments regarding the large bird population in the area of the St. Clair – Sombra site and their use of the current farmed site.	Parcel of land south of Smith Line adjacent to the McKeough Floodway has been removed from the project and is no longer part of the REA application. The EIS will be updated to address wildlife concerns raised at the public meeting.

McKeough Floodway at the south of the St. Clair – Sombra site and the potential for impacts on it.

8	Concerns regarding used of Cadmium Telluride in solar panels and effect on local environment.	First Solar panels contain small quantities of Cadmium Telluride (“CdTe”). CdTe is inert and non-reactive and is incapable of entering the local environment in toxic quantities during any foreseeable conditions. First Solar modules have been tested in accordance with U.S. TCLP standard protocols and are considered non-hazardous at end-of-life. This means theoretically the panels could be disposed of in municipal landfills. However, First Solar prefunds a comprehensive recycling program for each panel. Brochures regarding the same were made available at each public meeting, on First Solar’s website, and sent directly to anyone who had questions about the same.	No further action required.
9	Will the chain link fence proposed around the arrays impact wildlife that travels across the site?	The chain link fence is required by the Electrical Safety Authority for health and safety reasons. First Solar expects the proposed native grass plantings, earth berms, woodlot expansion (St. Clair – Moore), and landscaping to improve wildlife habitat on the site.	No further action required.

9. Other Questions

No.	Question	Response	Consideration of Concerns
1	Advised that there was an Easement for a sanitary sewer that has been installed on the St. Clair – Moore site. Concern was that it be shown and to ensure that no impacts on the easement from the Solar farm.	Advised that First Solar would obtain details of easement and ensure it is shown on St. Clair – Moore plans. Easement will be avoided as necessary.	Easement now shown on site plan with an appropriate setback to solar panels (exhibit 5).

2	Will construction of the solar farm affect my oil and gas contracts?	The neighbour's property was located on the map in relation to the site and it was determined that the construction and operation of the solar farm would not impact their oil and gas contracts.	No further action required.
3	How much of the sun's energy is used by the panels?	About 11%. About 5% is reflected and the rest is reabsorbed and radiated as heat.	No further action required.
4	Where will the [reflected] heat go?	The panel will release the heat back into the environment similar to if the solar panels were not present.	No further action required.
5	I am concerned about the impact the solar panels may have on blocking sun toward ground [under the array].	Only approximately 60 acres of panels for each project are proposed. The shadow that the arrays will cast will move depending on the time of day and year and short grass will be planted under the panels.	No further action required.
6	Property value impacts?	There is no evidence that solar farms decrease property values, and tree screens and berms are used to provide visual barriers.	No further action required.
7	Name change of project requested to a "solar facility" from a "solar farm" given that the solar farm is not a food source and exports electricity to the grid.	Instead of using photosynthesis to convert the sun's energy to grow plants which are then used for bio-fuels (energy farming), the solar farm will convert the sun's energy directly into electrical power. A solar farm is a technologically advanced method of "energy farming". Traditional energy farming includes growing corn for conversion to ethanol, etc.	No further action required.
8	What is the planned use of the property outside of the proposed array area? What are the company's policies regarding use of this area for hiking, horseback riding, hunting, camping and trespassing and will these policies be enforced?	Landscape Plan REA-10 indicates that the area outside of the arrays (including the construction laydown and parking areas) will be reinstated to an agricultural use which may include cultivation, planting of grasses, and/or taking off a hay crop. The portion of the site outside the solar array area remains private property and may be	No further action required.

rented to farmers.

9	Will a Drainage Report be required under the Drainage Act?	Given that minimal grading is required, a drainage report is not required as part of the Renewable Energy Approval application. As outlined in the Construction Plan Report and Design and Operation Report, no negative drainage impacts expected to result from this project and all required mitigation measures will be implemented.	A stormwater management plan has been prepared and will be submitted with the REA application to confirm that no negative stormwater impacts will result from the project.
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Comment Sheets from First Public Meeting

At the first public consultation session, comment sheets were made available to the public in order to give them the opportunity to leave their written comments and questions regarding the project. In total, 5 comment sheets were submitted at the January 14, 2010 public consultation session. The following is a summary of the written comments received:

1. Environmental & Health Related Comments

No.	Question	Consideration of Concerns / Answer
1	What are the life cycle emissions and air contaminant emissions associated with this project?	There are no air emissions from the project. First Solar's thin film module technology has the shortest energy input payback and smallest carbon footprint of any photovoltaic solar technology.
2	Concern regarding ambient light emissions during the evening hours.	Minimal lighting is proposed as part of the project, and the solar farm will not be in operation during non-daylight hours.
3	Concern regarding health effects associated with living in close proximity to a solar farm facility.	There are no known negative health effects of living in close proximity to a solar farm. The proposed solar farm will be a passive land use which may create additional habitat for wildlife as a result of the plantings to be installed underneath and between the solar arrays. The woodlots on both sites are proposed to be maintained (and expanded on the Moore site). In contrast to the traditional agricultural use the solar farm will replace, no storage of fuels, hazardous chemical storage or intensive use of pesticides are proposed during operation. The solar farm does not emit any ground vibrations or air emissions besides noise which has been evaluated in the Acoustic Assessment Report and found to be below

2. Land Use, Financial and Company-Specific Related Comments

No.	Question	Consideration of Concerns /Answer
1	Why was the particular parcel of land chosen for the solar farm?	Reasons for choosing the sites include connection capacity to the electricity distribution system and local transformer station, minimal distance to grid connection point, size of land available, topography of site, and limited natural heritage features. A FAQ presentation board prepared for final public meeting which including site selection details (exhibit 5).
2	Concern regarding taking agricultural land out of production [for Sombra project] when class 3 land zoned for industrial is available immediately north.	Sombra project design was modified to reduce agricultural land requirements by approximately 30%.
3	Concern regarding project impact on lowering property values.	There is no evidence that solar farms decrease property values, and tree screens and berms are used to provide visual barriers.
4	What tax benefits or tax reductions will First Solar receive as part of this project?	The Sombra and Moore project each have two 10 MW RESOP contracts from the Ontario Government which will pay the operator 42 cents per kWh of electricity generated from the site. No property tax concessions or holidays have been sought for the projects.
5	Is First Solar a Canadian company and are there plans for First Solar to produce solar panels in Ontario?	First Solar Development (Canada), Inc. is the Canadian subsidiary of First Solar Inc. The Canadian company is staffed by Ontario residents. First Solar has not announced any plans to manufacture its panels in Ontario.

3. Design, Construction and Operation Comments

No.	Question	Consideration of Concerns /Answer
1	What is annual capacity factor of a solar farm?	Power generation starts around 7 am and by 8:30 pm the system shuts down. About 50% power capacity is expected in the summer.
2	Questions regarding capacity rating of equipment and whether 3200 homes can be powered by a 20MW solar farm.	This figure is based on residential electricity consumption data from Hydro One's website, however, the reports have been amended to include a more conservative figure of 2800 homes per 20 MW solar

farm.

3	Visual impact of the solar farm is described as an “eyesore”.	The landscape plan has been modified based on comments at the public meetings and on individual meetings with project neighbours. New landscape berms and increase landscaping were proposed at the final public meeting to address aesthetic concerns (exhibit 5).
4	Concern expressed regarding traffic impact and noise during construction (Sombra solar farm)	The construction access has been moved to Bentpath Line so the temporary truck route during construction will no longer use Baseline Rd or Smith Line. First Solar will comply with local noise by-laws during construction.
5	More tree screens requested along property lines of the project. Also requested natural grass coverings for portion of the solar farm south of Smith Line (Sombra solar farm).	The parcel south of Smith Line is no longer part of the project location.
6	Disappointment expressed with the renewable energy approval process.	First Solar is following the Regulations developed by the Province.

Comment Sheets from Final Public Meeting

At the final public consultation session, comment sheets were made available to the public in order to give them the opportunity to leave their written comments and questions regarding the project. In total, 3 comment sheets were submitted at the April 22, 2010 public consultation session which is summarized below:

1. Summary of Comments Received from Final Public Meeting

No.	Question	Consideration of Concerns /Answer
1	The cost of these solar projects seems outrageous. Concerned that businesses and manufacturing will leave Ontario for areas with cheaper hydro rates. Ontarians will continue to buy products made elsewhere which have environmental issues far worse than the Lambton Generating Station.	First Solar is participating in the Province’s Renewable Energy Standard Offer Program. The Program will assist the Province of achieving the goal of closing coal fired plants and generating more clean electricity for the grid.
2	The project will create erosion, bake the soil, disrupt carbon and nitrogen fixing and create an environment for noxious weeds. The project will destroy many creatures on farms including worms and frogs and needlessly remove land from agricultural production. How are the solar farms going to affect neighbours? Would like solar farm built in area where nobody lives and does not want industrial land use in the	No changes to the micro environment will result from the operation of the solar farm, and short grass will be planted under and around the solar arrays. The solar farm is a passive land use and may create additional habitat for wildlife. An erosion control plan will be implemented during construction. The Design and Operations Report was amended to

country.

explain the planned weed control measures which will consist of mowing and potentially periodic spraying of grass-covered areas with an approved selective herbicide. There is also potential for on-going conventional agricultural use of surplus areas as cropland.

3	Does not want solar panels on site. Concerned about reflections, UV rays, aesthetics, erosion, baking soil, and wildlife habitat destruction.	Berms and landscaping have been proposed around the site to address concerns about potential reflections toward residences. As shown on the landscape plan, short grass will be planted under and around the arrays and there is a potential for on-going agricultural use for surplus areas as cropland. As the site was previously farmed no wildlife habitat destruction is expected to result from the construction and operation of the project. Required mitigation measures will be implemented.
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Municipal Consultation

Pursuant to Section 18 (1) of the Regulation, the Municipal Consultation Form, in a form and format approved by the Director, was distributed to the clerk of the Township of St. Clair and the clerk of the County of Lambton on January 21, 2010 (exhibit 14). As required by the Regulation, the Municipal Consultation Form was distributed to each Municipality 90 days or more prior to the final public meeting (April 22, 2010). On March 12, 2010, the Municipal Consultation Form for the St. Clair – Sombra project was received from the Township of St. Clair / County of Lambton. The Consultation Form from the Township of St. Clair was also received on March 12, 2010 for the St. Clair – Moore project. Municipal comments and consideration of concerns are summarized in the below chart. Copies of the Municipal Consultation Forms provided by the Municipalities are attached as Exhibit 11 to this Consultation Report.

1. St. Clair - Moore: Township of St. Clair Comments

5.1 - Project Location	
Provide comment on the project location with respect to infrastructure and servicing.	Consideration of Concerns/Answers
<p>The St. Clair-Moore solar facility is being proposed on future employment lands on the edge of Corunna. The site in question abuts the serviced municipal industrial park to the north, petro-chemical operations to the east and south, and buffer lands to the west. Appropriate infrastructure (Provincial highway, paved arterial roads, public water and sewer, and upgraded municipal drains) to service the industrial uses are available on the subject site.</p> <p>This project location is optimal due to its proximity to an electric feeder line.</p> <p>The subject lands are located on Class 3 CLI soils for agricultural; however, the lands are designated in the Official Plan as employment lands.</p> <p>Site storm water is serviced (in part) by the Lukey Drain (under the Drainage Act) with other portions of the site in the watersheds of the Nesbit Award Drain and the watershed of the Rumohr Drain.</p> <p>There are private Nova pipelines and natural gas lines and abandoned petroleum wells and abandoned water wells on the site.</p>	<p>As requested by the Municipality and Nova Chemicals at the first public meeting, the site plan has been amended to include the new Nova Chemical easement across the western portion of the site. All other registered easements have been accommodated in the design of the solar farm.</p> <p>As part of the REA application, documentation will be provided from the Ministry of Natural Resources confirming that the well has been properly decommissioned.</p> <p>The Design and Operation Report has been amended to note that water wells not required for construction will be decommissioned in accordance with Ministry of Natural Resources standards.</p>
5.2 - Project Roads	
Provide comment on the proposed project's plans respecting road access.	Consideration of Concerns/Answers
<p>The site access is proposed from Rokeby Line. Road integrity may need to be investigated given its current physical state as some portions of the road have been recently upgraded while other portions may not be in a condition to properly handle construction traffic related to the proposal.</p>	<p>The site construction access is proposed west of the access for the Suncor Ethanol Plant. As noted in the Access and Traffic Operation Effect Assessment, a portion of Rokeby Line was recently upgraded at the request of Suncor and is in good condition. The Report found no concerns regarding the condition of Rokeby Line. However, First Solar is amendable to entering into a Road Use Agreement with the Township of St. Clair if required. First Solar will retain an independent engineering firm to undertake a pre-construction survey of Rokeby Line and cover related costs of the survey. The Road Use Agreement would generally hold First Solar liable for potential damage to the portion of Rokeby Line arising from their use during construction.</p>
Identify any issues and provide recommendations with respect to road access.	
<p>The Township standard for road access includes a minimum 3 m asphalt length to protect the integrity of the edge of the asphalt road and no greater than 6-9 metres in width, and located in a manner than does not adversely impact traffic flow. The access must be maintained to the satisfaction of the County and Township with</p>	<p>As shown on REA-13 (Typical Construction Details) which forms part of the Design and Operation Report, the construction access road is proposed to be 9 m wide with a radius of 14m to Rokeby Line to safely accommodate the movements of WB-17 design vehicles</p>

securities posted to address possible debris and cleanliness of the entrance and road in the immediate area. The road may require upgrading to accommodate the construction traffic.	(with at least 15 m turning radii). As noted above, the Access and Traffic Operation Effect Assessment did not reveal any concerns about the condition of Rokeby Line. First Solar is amendable to entering into a Road Use Agreement with the Town if required.
Provide comment on any proposed Traffic Management Plans.	
The Township requires a clause in the requested Development Agreement to ensure securities are available should the roads be damaged by construction-related activities (in a network context and immediate context) Also see concerns regarding routing and timing notices.	As noted above, First Solar is amendable to entering into a Road Use Agreement with the Town for this purpose if required.
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plan.	
<p>The Township requires a clause in the requested Development Agreement to address truck routing concerns such as road signage (e.g. truck turning signs) and implementation of the same. A related clause in the requested agreement is also required to address upgrades, impacts and securities onto the road infrastructure, not only potentially impacted from the construction loads / volumes issues but also due to impacts on drains from potential subsurface water changes, particulate suppression, and mud and debris.</p> <p>The Township also requires a clause in the requested Development Agreement to ensure that the Township is aware of timelines of truck traffic in a pre-operational phase and to ensure that such routing is limited to the agreed truck route without any adverse impacts on traffic flow. Any temporary road closures or slowdowns shall be approved to the satisfaction of the Public Works Services Department.</p>	<p>First Solar is amendable to entering into a Road Use Agreement with the Town to address these items.</p> <p>Traffic control measures during construction will be consistent with Book 7, temporary conditions, Ontario Traffic Manual, issued by the Ministry of Transportation. First Solar will also be responsible for cleaning of the roadways in the vicinity of the site to remove all mud, dirt and debris which has been deposited thereon as a result of construction activities on the site.</p> <p>While First Solar does not anticipate the need for temporary road closures or speed reductions, should either be required the Township will be consulted with and approval to the satisfaction of the Public Works Department will be required.</p>
5.3 - Municipal or Local Authority Service Connections	
Provide comment on the proposed project plans related to the location of and type of service connections other than roads.	Consideration of Concerns/Answers
<p>Construction trailers shall have private septic facilities as approved by the County and any long-term buildings shall be connected to municipal sewer lines as needed.</p> <p>Trailers shall have potable water as approved by the Township, and as needed, with water connections having no adverse impacts on local roads.</p> <p>Stormwater: Changes in grades, land use, and the municipal drain watershed requires an engineering report pursuant to the Drainage Act. This proposal seems to create an unforeseen outlet of a larger than current watershed (and potentially different flow intensities)</p>	<p>First Solar does not plan to drill any new water wells on site and will use a trucked in water supply during construction. The Design and Operations Report indicates that no permanent sanitary sewer facilities are necessary given that mobile toilet and washroom facilities will be provided for the construction crews. Wastewater from these units will be stored in tanks within the trailers and will be serviced (pumped out) by the sanitary rental company as needed.</p> <p>In response to Municipal and public comments, First Solar had an independent engineering firm undertake a</p>

<p>onto a municipal drain which may not be designed for such a peak rain event. Not only would this create a potential for concerns on the immediate municipal drain infrastructure but could create problems on downstream storm (municipal drain) capital infrastructure.</p> <p>In addition there may be a problem with the collector drain tiles on the overall municipal drain network and a redesign is more appropriate to place surface water to a drain that is better designed to accept stormwater. The municipality will require securities in the development agreement to address adverse impacts onto the storm / municipal drain infrastructure.</p> <p>The changes to the water environment will abut and may adversely impact a significant natural heritage feature to the north of the placement of solar panels. The water features interacting on the natural heritage feature (significant woodlands) is being redirected.</p>	<p>Stormwater Management investigation and Report for the site. The Report indicates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE. Further, it was determined that no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.</p> <p>The final EIS will address concerns related to potential changes to the water environment in the existing woodlot.</p>
<p>Identify any issues and provide recommendations with respect to the type of municipal service connections other than roads.</p>	
<p>Septic permit is required, a drainage report and agreement is required, securities are required, building permits for some non-solar panel structures are required.</p>	<p>The site does not require a septic system or permit. First Solar will apply for building permits if required by the <i>Building Code Act</i> for inverter shelters. Given that minimal grading is required for the site, a drainage report is not required as part of the Renewable Energy Approval application, however, a stormwater management plan has been prepared for the project which found that no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.</p>
<p>5.4 - Facility other</p>	<p>Consideration of Concerns/Answers</p>
<p>Identify any issues and recommendations with respect to the proposed landscaping design for the facility.</p> <p>The perimeter of the solar arrays should have a planting strip with evergreens along the reflection side of the panels similar to the company's site on Churchill Line in Sarnia, Ontario.</p> <p>Weed control matters and the type of grasses used on-site must be clarified in a development agreement. This becomes especially important in a rural municipality with a cash crop emphasis, where weeds have a detrimental impact on crop production and the financial well-being of adjacent farm operators.</p>	
	<p>Berms were added to drawings REA-05 (Site Improvement Plan), REA -07 (Grading Plan), REA-08 (Erosion Control Plan), REA-09 (Drainage Improvement Plan) and REA-10 (Landscape Plan) in select areas around the perimeter of the site. The Berms will be planted with a native grass and function as a stockpile of any native top soil. This soil stockpile will be used to fill voids when access roads and PCS shelter foundations are removed at the time that the solar farm is decommissioned.</p> <p>The Design and Operations Report was amended to include weed control measures which will consist of mowing and potentially periodic spraying of grass-</p>

	covered areas with an approved selective herbicide. There is also potential for on-going conventional agricultural crop use of surplus areas not covered by solar arrays.
Provide comment on the proposed project plans for emergency management procedures / safety protocols.	
<p>The petroleum and abandoned water wells should be decommissioned / plugged and capped as part of any development agreement with a sign-offs from MNR</p> <p>Setbacks from the Nova and utility lines should be incorporated into the design to ensure no accidents during times of excavation and future maintenance.</p> <p>Internal roads should be designed to accommodate fire trucks and emergency response vehicles include appropriate loads, widths and turning radii.</p> <p>The site should have underground electric lines rather than above ground to ensure the concerns of stray or dirty voltage are more properly addressed and the safety of the community is respected.</p>	<p>As part of the REA application, documentation provided from the Ministry of Natural Resources ("MNR") will be submitted confirming that the petroleum well has been properly decommissioned. In terms of water wells, The Design and Operation Report has been amended to note that water wells not required for construction will be decommissioned in accordance with MNR standards.</p> <p>Drawings REA-03 (Existing Conditions Plan); REA-04 (General Constraints Plan); REA-05 (Site Improvement Plan); and, REA-07 (Grading Plan) were updated to include the new Nova easement and appropriate setbacks to the same.</p> <p>The Design and Operations Report was amended to clarify that the internal site roads have been designed and engineered to accommodate fire truck access.</p> <p>As noted on Drawing REA-13 (Typical Construction Details), underground wiring will be used (with the exception of the connection point to the existing grid).</p>
Identify any issues and recommendations with respect to the proposed emergency management procedure/ safety protocols.	
In addition to the above, a development agreement shall require text to address notification of the Township in terms of accidents and issues with contaminants (i.e. mercury) from solar panels if any.	The Design and Operations Report has been amended to include a more detailed Emergency Response Plan including notification protocol.
Identify any issues and recommendations with respect to any easements, covenants associated with the project location.	
The Township requires a development agreement to be signed with the post operational phase (possible brownfield concerns) addressed and the Township requires a community commitment clause in the Dev. Agreement.	<p>A Decommissioning Plan was prepared in accordance with O. Reg. 359/09 by First Solar and was provided to the Municipality with the Municipal Consultation form.</p> <p>The request for a community commitment agreement has been investigated and considered. Given the limited extent of off-site impact and the environmental benefits of the Moore Solar Farm, a community commitment agreement is not warranted or appropriate.</p>

5.5 – Project Construction	
Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.	Consideration of Concerns/Answers
<p>Township Securities, Development agreement, Rehabilitate staging area, Brownfield study.</p> <p>Address appropriate stormwater and grading to the satisfaction of the Municipality pursuant to the Drainage Act.</p>	<p>A Decommissioning Plan was prepared in accordance with O. Reg. 359/09 by First Solar and was provided to the Municipality along with the Municipal Consultation form.</p> <p>Drawing REA – 10 (Landscape Plan), which forms part of the Design and Operations Report, shows that the staging areas will be rehabilitated to a natural state and then planted with grass or used for traditional agriculture.</p> <p>In response to Municipal and public comments, First Solar had an independent engineering firm undertake a Stormwater Management investigation and Report for the site. The Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE. Further, no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.</p>
Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers.	
See Stormwater comments	The Stormwater Management Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE.
Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-ground utility vaults.	
Electric utility vaults should be well separated from yards abutting a road, separated from sensitive land uses and reflect MOE policies on noise, as well as obtaining appropriate building permits.	The Acoustic Assessment Report demonstrates compliance with Ministry of Environment noise standards. Any building permits required by the <i>Building Code Act</i> will be applied for and structures erected in compliance thereto.
Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electric lines.	

Note there are lines buried in the subject lands that may be impacted by the piles of the solar panels in terms of proper setbacks for future maintenance and excavations.	The site plan notes the location of all registered easements. The proposed site design incorporates appropriate setbacks to all buried lines.
Provide comment on the proposed project with respect to the building code and licences.	
Applicable building permits required for non-solar structures and buildings, septic permit required, entrance permits required, drainage report, crossing agreements, and a development and service agreement	<p>Building permits required by the <i>Building Code Act</i> will be applied for and structures erected in compliance thereto. Given that a septic system will not be required no septic permit will be required. An entrance permit application will be submitted to the Municipality.</p> <p>The request for a development and service agreement was reviewed. Given that no service connections are proposed and the project is subject to a Provincial REA a municipal service agreement is not required or warranted for this project.</p>
Identify any issues and recommendations related to the identification of any significant natural heritage features and waterbodies within the municipality.	
There is a significant woodland on-site that is being partially removed and the remaining portion is having the water environment changed; and, there is a potential for endangered species with a flag on impacts on Brook Lamprey, Shumard Oak, and Rigid Sedge.	<p>Drawing REA-04 (General Constraints Map); REA-05 (Site Improvement Plan); REA-07 (Grading Plan); REA-08 (Erosion Control Plan); REA-09 (Drainage Improvement Plan; and, REA-10 (Landscape Plan) were modified to accommodate an array layout which provides increased setbacks to the woodlot and eliminates the need to remove part of the woodlot. The final EIS will address concerns about potential impact to the water environment of the existing woodlot.</p> <p>The EIS dated February 2010 noted that all NHIC / SARA listed species are located at distances greater than 120 m from the subject site. This was confirmed in an email by the Ministry of Natural Resources on January 11, 2010, advising that no Element Occurrences or Species of Concern are known to exist in the site area.</p>
Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource.f	
Ensure the development agreement has clauses to address methods of addressing unforeseen archaeological situations.	In accordance with Section 48 (1) of the <i>Ontario Heritage Act</i> , if previously unknown archaeological resources are uncovered during development, the proponent will cease alteration of the archaeological site immediately and engage a licensed archaeologist to carry out archaeological field work.

2. St. Clair – Sombra: Township of St. Clair Comments

5.1 - Project Location	
Provide comment on the project location with respect to infrastructure and servicing.	Consideration of Concerns/Answers
<p>The St. Clair-Sombra solar facility is being proposed on CLI Class 2 agricultural (prime) land. The infrastructure of the subject area services primarily traditional agricultural activity and farm residences (e.g. gravel topped roads, municipal open drains, raised class 4 septic systems; and, municipal water).</p> <p>Given that the land use is proposed to change, there is potential for adverse impact (e.g. gravel topped roads with aging culverts are not designed for construction traffic or heavy loads, and changes in stormwater flow in the municipal drain systems could create unwanted flooding or downstream cost impacts).</p> <p>Currently, site storm water is serviced by the Watson Tulloch Drain (under the Drainage Act), the Rivers Lapish Drain, the Meyer Drain and the Stokes Drain. Sanitary services are subject to a private septic system regulated by the County of Lambton. There are pre-operational buildings or trailers which appear to require all three services.</p> <p>There are main natural gas lines and abandoned petroleum wells on the subject site which may be impacted by solar panels piles. In addition, the prime agricultural soils are tilled to improve the soils for agricultural and the impacts of this project could create changes to subsurface water flow that could lead to unintended flooding or impacts off-site.</p>	<p>The solar farm has been engineered and designed to limit potential impacts on existing infrastructure and will require limited servicing. REA-05 (Site Improvement Plan) has been modified in accordance with Township comments to move the construction access from Smith Line to Bentpath Line which is a paved road appropriately designed to accommodate truck traffic. As such, since Bentpath Line is a County road, First Solar will not be using Township roads for construction of the project.</p> <p>In response to Municipal and public comments First Solar had an independent engineering firm undertake a Stormwater Management Report for the site. The Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE (2003). Further, no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.</p> <p>First Solar does not plan to drill any new water wells on site and will use a trucked in water supply during construction. The Design and Operations Report states that no permanent sanitary sewer facilities are necessary given that mobile toilet and washroom facilities will be provided for the construction crews. Wastewater from these units will be stored in tanks within the trailers and will be serviced (pumped out) by the sanitary rental company as needed. As such, Municipal water service will likely not be required and no sewage system is proposed.</p> <p>Petroleum well concern addressed in Oil, Gas & Salt Resources Memo dated September 2010. MNR has accepted Oil, Gas & Salt Resources Memo and signed off on the matter.</p>
5.2 - Project Roads	
Provide comment on the proposed project's plans respecting road access.	Consideration of Concerns /Answers
<p>The site access is proposed from Smith Line and is in an inappropriate location.</p>	<p>As noted above, REA-05 (Site Improvement Plan) has been modified in accordance with Township comments to move the construction access from Smith Line to</p>

	Bentpath Line which is a paved road appropriately designed to accommodate truck traffic.
Identify any issues and provide recommendations with respect to road access.	
<p>Road access should be changed from Smith Line to Bentpath Line and be designed in a manner that includes a minimum 3 m asphalt length from the Bentpath Line and be no greater than 6-9 metres in width. The access should be appropriately located such that it does not adversely impact traffic flow and is maintained to the satisfaction of the County and Township with securities posted to address possible debris and cleanliness of the entrance and roads in the immediate area.</p>	<p>As noted above, REA-05 (Site Improvement Plan) has been modified in accordance with Township comments to move the construction access from Smith Line to Bentpath Line.</p> <p>As shown on REA-13 (Typical Construction Details) which forms part of the Design and Operation Report, the construction access road is proposed to be 9 m wide with a radius of 14m to Bentpath Line to safely accommodate the movements of WB-17 design vehicles (with at least 15 m turning radii).</p> <p>Traffic control measures during construction will be consistent with Book 7, temporary conditions, Ontario Traffic Manual, issued by the Ministry of Transportation. First Solar will also be responsible for cleaning of the roadways in the vicinity of the site to remove all mud, dirt and debris which has been deposited thereon as a result of construction activities on the site.</p>
Provide comment on any proposed Traffic Management Plans.	
<p>The Traffic Study recommends the use of Hwy 40 to Bentpath Line to Baseline but the site plan provides access on Smith Line. Smith Line is a gravel topped road with no compacted base or shoulders, which has seasonal load restrictions.</p> <p>The Township requires a clause in the requested Development Agreement to ensure that the Township is provided with securities to ensure that any damaged caused to local roads from construction is repaired to the satisfaction of the Township (in a network context and immediate context). Also see concerns regarding routing and timing notices.</p>	<p>As noted above, REA-05 (Site Improvement Plan) has been modified in accordance with Township comments to move the construction access from Smith Line to Bentpath Line.</p> <p>Given that the construction access has been moved to Bentpath Line in accordance with the Township's comments, First Solar will not be using Township roads during construction of the project. In light of the foregoing, a Road Use Agreement is not warranted.</p>
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plan.	
<p>The Township requires a clause in the requested Development Agreement to address truck routing concerns such as signage (e.g. truck turning signage) and implementation of the same.</p> <p>The Township also requires a clause in the Development Agreement to address impacts on road infrastructure, not only impacted from potential traffic and construction load issues but also from potential impacts from adverse off-site stormwater changes, particulate suppression, or mud and debris from the development. In addition to</p>	<p>As previously noted, Traffic control measures during construction will be consistent with Book 7, temporary conditions, Ontario Traffic Manual, issued by the Ministry of Transportation. First Solar will also be responsible for cleaning of the roadways in the vicinity of the site to remove all mud, dirt and debris which has been deposited thereon as a result of construction activities on the site.</p>

<p>the comments above, the location of entrances to Smith Line is inappropriate and construction traffic should be from Bentpath Line.</p> <p>It should be noted that Smith Line/Hwy 40 had no turning lanes. There are a number of residences along Smith Line that would be impacted from construction traffic flow, should the truck traffic be routed on Smith Line especially during dry summer seasons. During winter conditions, Smith Line is less of a priority in terms of snow removal and Smith Line is not salted which could create hazardous conditions for construction traffic. In terms of spring conditions, Smith Line has been closed in recent years due to spring floods.</p> <p>The Township requires a clause in the requested Development Agreement to ensure that the Township is aware of timelines of truck traffic in a pre-operational phase and such routing is limited to the agreed truck route. Any adverse impacts on traffic flow, such as temporary road closures or slowdowns, shall be approved to the satisfaction of the Public Works Services Department.</p>	<p>In response to Municipal and public comments First Solar had an independent engineering firm undertake a Stormwater Management Report for the site. The Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE (2003). Further, no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.</p> <p>As noted above, REA-05 (Site Improvement Plan) has been modified in accordance with Township comments to move the construction access from Smith Line to Bentpath Line.</p> <p>First Solar will identify truck routes in contracts tenders to contractors during construction of the solar farm.</p> <p>While First Solar does not anticipate the need for temporary road closures or speed reductions should either be required the Township will be consulted with and approval to the satisfaction of the Public Works Department will be required.</p>
5.3 - Municipal or Local Authority Service Connections Provide comment on the proposed project plans related to the location of and type of service connections other than roads.	Consideration of Concerns /Answers
<p>Trailers shall have private septic as approved by the County and potable water as approved by the Township as required. Water connections shall have no adverse impact on local roads.</p> <p>Stormwater: Changes in grades, land use and changes in municipal drain watershed require an engineering report pursuant to the Drainage Act. This proposal seems to create an unforeseen outlet of a larger than current watershed (and potentially different flow intensities) onto a municipal drain which may not be designed for such a peak rain event. Not only would this create a potential for concerns on the immediate municipal drain infrastructure but could create problems on downstream storm (municipal drain) capital infrastructure.</p> <p>In addition there may be a problem with the collector drain tiles on the overall municipal drain network and a redesign is more appropriate to place surface water to a drain that is better designed to accept stormwater. The municipality will require securities in the development agreement to address adverse impacts onto the storm / municipal drain infrastructure</p>	<p>First Solar does not plan to drill any new water wells on site and will use a trucked in water supply during construction. The Design and Operations Report states that no permanent sanitary sewer facilities are necessary given that mobile toilet and washroom facilities will be provided for the construction crews. Wastewater from these units will be stored in tanks within the trailers and will be serviced (pumped out) by the sanitary rental company as needed. As such, Municipal water service will likely not be required and no sewage system is proposed.</p> <p>In response to Municipal and public comments First Solar had an independent engineering firm undertake a Stormwater Management Report for the site. The Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE (2003). Further, no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.</p>

See other section regarding subsurface water – agricultural tiles.	
Identify any issues and provide recommendations with respect to the type of municipal service connections other than roads.	
The following permits are required: septic permit; drainage report and agreement and related securities; and, building permits for some non-solar panel structures.	As noted above, the site does not require a septic system or permit. First Solar will apply for building permits if required by the <i>Building Code Act</i> . Given that minimal grading is required a drainage report is not required as part of the Renewable Energy Approval application. The Stormwater Management Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE (2003).
5.4 - Facility other	
Identify any issues and recommendations with respect to the proposed landscaping design for the facility.	
<p>There should be a removal of trees at a 75 metre sight triangle while the rest of the perimeter should have a planting strip and the planting strip should have evergreens along the reflection side of the panels. All of the lot lines abutting a rural residential lot should include a planting strip.</p> <p>Weed control matters and the type of grasses used on-site must be clarified in a development agreement. This becomes especially important in a cash crop area where weeds have a detrimental impact on crop production and the financial well-being of adjacent farm operators.</p>	<p>As shown on REA-10A (Tree Screens and Field Plantings) a 75 m sight triangle has been provided at the intersection of Smith Line and Baseline Road.</p> <p>Berms were added to drawings REA-05 (Site Improvement Plan), REA -07 (Grading Plan), REA-08 (Erosion Control Plan), REA-09 (Drainage Improvement Plan) and REA-10 (Landscape Plan) in select areas around the perimeter of the site. The Berms will be planted with a native grass and function as a stockpile of native top soil that will be used to fill voids when access roads and PCS shelter foundations are removed when the solar farm is decommissioned.</p> <p>The Design and Operations Report was amended to include weed control measures which will consist of mowing and potentially periodic spraying of grass-covered areas with an approved selective herbicide. There is also potential for on-going conventional agricultural use of surplus areas as cropland.</p>
Provide comment on the proposed project plans for emergency management procedures / safety protocols.	
<p>The petroleum wells should be decommissioned/ plugged and capped as part of any development agreement with a sign-offs from the Ministry of Natural Resources.</p> <p>Setbacks from the union gas lines should be incorporated into the design to ensure no accidents.</p>	<p>Petroleum well concern addressed in Oil, Gas & Salt Resources Memo dated September 2010. MNR has accepted Oil, Gas & Salt Resources Memo and signed off on the matter. The Design and Operations Report was amended to clarify that the internal site roads have been designed and engineered to accommodate fire truck</p>

Internal roads should be designed to accommodate fire trucks and emergency response vehicles include appropriate loads, widths and turning radii.	access.
Identify any issues and recommendations with respect to the proposed emergency management procedure/ safety protocols.	
In addition to the above, a development agreement shall require text to address notification of the Township in terms of accidents and issues with contaminants (i.e. mercury) from solar panels, if any.	The Design and Operations Report has been amended to include a more detailed Emergency Response Plan including notification protocol.
Identify any issues and recommendations with respect to any easements, covenants associated with the project location.	
<p>Camera tile drains over lot lines and ensure not off-site impacts.</p> <p>The Township requires a development agreement to be signed.</p> <p>The post operational phase (possible brownfield concerns) needs to be addressed.</p> <p>The Township requires a community commitment clause in the Dev. Agreement.</p>	<p>Should tile drains be damaged by construction they will be immediately repaired.</p> <p>A Decommissioning Plan was prepared in accordance with O. Reg. 359/09 by First Solar and was provided to the Municipality with the Municipal Consultation form.</p> <p>The request for a community commitment agreement has been investigated and considered. Given the limited extent of off-site impact and the environmental benefits of the Sombra Solar Farm a community commitment agreement is not warranted, appropriate, or required.</p>
5.5 - Project Construction	Consideration of Concerns /Answers
Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.	
<p>Township Securities</p> <p>Development Agreement</p> <p>Rehabilitate staging area to agriculture</p> <p>Brownfield study</p> <p>Address appropriate stormwater and grading</p>	<p>The request for a development agreement and securities was reviewed and given that no water or sewer service connections are proposed and the project is subject to a Provincial REA the agreement is not required or warranted for this project.</p> <p>REA – 10 (Landscape Plan), which forms part of the Design and Operations Report shows that the staging areas will be rehabilitated then planted with grass or used for traditional agriculture.</p> <p>A Decommissioning Plan was prepared in accordance with O. Reg. 359/09 by First Solar and was provided to the Municipality with the Municipal Consultation form.</p> <p>In response to Municipal and public comments First Solar had an independent engineering firm undertake a Stormwater Management Report for the site. The Report</p>

	demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE (2003). Further, no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.
Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers.	
See Stormwater comments above	The Stormwater Management Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE (2003).
Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-ground utility vaults.	
Electric utility vaults should be well separated from yards abutting a road, separated from sensitive land uses and reflect MOE policies on noise.	The Acoustic Assessment Report demonstrates compliance with Ministry of Environment noise standards and appropriate setbacks have been incorporated in the design.
Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electric lines.	
Note there are natural gas lines buried in the subject lands that may be impacted by the piles of the solar panels.	The site plan notes the location of all registered easements. The proposed site design incorporates appropriate setbacks to all buried lines.
Provide comment on the proposed project with respect to the building code and licences.	
Applicable building permits required for non-solar structures and buildings, septic permit required, entrance permits required, drainage report, crossing agreements, and a development and service agreement.	<p>Building permits required by the <i>Building Code Act</i> will be applied for. Given that a septic system will not be required no septic permit will be required. An entrance permit application will be submitted to the County.</p> <p>In response to Municipal and public comments First Solar had an independent engineering firm undertake a Stormwater Management Report for the site. The Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE (2003). Further, no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.</p> <p>The request for a development and service agreement was reviewed and given that no service connections are</p>

	proposed and the project is subject to a Provincial REA the agreement is not required or warranted for this project.
Identify any issues and recommendations related to the identification of any significant natural heritage features and waterbodies within the municipality.	
There is a significant woodland on-site with potential for endangered species including the Northern Bobwhite, Barn Owl, Rigid Sedge, Spotted Sucker, American Lotus, Swamp Rose-mallow, Spreading Chervil, and White-hair Witchgrass.	The EIS dated February 2010 notes that all endangered plant and fish species identified in the Study are native to wetland or areas of frequent moisture. As such, it is unlikely that these species would be present in areas of the site that are cultivated and given that the ditches bordering the site are only intermittently wet. Additionally, both bird species listed in the EIS as endangered under SARA (the Northern Bobwhite and Barn Owl) were last observed in the site area in 1991 and 1963 respectively, making it unknown whether either currently inhabit areas surrounding the site. Although neither species were identified on site during the site visits, the Study notes that additional identification and discussion of wildlife and bird species will be included in the upcoming woodlot assessment and that specific efforts will be made to identify indicators of the existence of the Northern Bobwhite bird species should it still exist in the general area of the site.
Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource.	
Ensure the development agreement has clauses to address methods of addressing unforeseen archaeological situations.	In accordance with Section 48 (1) of the <i>Ontario Heritage Act</i> , if previously unknown archaeological resources are uncovered during development, the proponent will cease alteration of archaeological site immediately and engage a licensed archaeologist to carry out archaeological field work.

3. St. Clair – Sombra: County of Lambton Comments

5.1 - Project Location	Consideration of Concerns /Answers
Provide comment on the project location with respect to infrastructure and servicing.	
<p>Water (potable) shall be serviced by a public water line along Smith Line, as required.</p> <p>Site storm water is serviced by Watson Tulloch Drain (pursuant to the Drainage Act), the Rivers Lapish Drain, the Meyer Drain and the Stokes Drain. The drainage of the subject site is part of a watershed of a drainage report and regulated by the Township under the Drainage Act.</p> <p>Sanitary services are subject to a private septic system regulated by the County of Lambton</p> <p>There are pre-operational buildings or trailers that appear to require all three services.</p>	<p>First Solar does not plan to drill any new water wells on site and will use a trucked in water supply during construction. The Design and Operations Report states that no permanent sanitary sewer facilities are necessary given that mobile toilet and washroom facilities will be provided for the construction crews. Wastewater from these units will be stored in tanks within the trailers and will be serviced (pumped out) by the sanitary rental company as needed. As such, Municipal water service will likely not be required and no sewage system is proposed.</p> <p>In response to Municipal and public comments First Solar had an independent engineering firm undertake a Stormwater Management Report for the site. The Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE (2003). Further, no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.</p>
5.2 - Project Roads	Consideration of Concerns /Answers
Provide comment on the proposed project's plans respecting road access	
<p>Site access is proposed from Smith Line. The County would prefer no access from Bentpath Line which is a County Road.</p> <p>Should access be proposed from Bentpath Line, any temporary or new access will require a County permit</p> <p>All but 1 existing agricultural access and one existing residential access shall be removed.</p>	<p>The Township of St. Clair and neighbours of the project requested that the construction assess be moved from Smith Line to Bentpath Line.</p> <p>As shown on REA-03 (Existing Conditions Plan), one residential access and one agricultural access currently exist from Bentpath Line to the subject site.</p> <p>An access permit from the County will be applied for the proposed construction access off Bentpath Line.</p>
Identify any issues and provide recommendations with respect to road access	
<p>There shall be no County Road Access to Bentpath Line as detailed in the submitted site plan layout.</p>	<p>REA-05 (Site Improvement Plan) has been modified in accordance with comments from Township of St. Clair and the public to move the construction access from Smith Line to Bentpath Line.</p>
Provide comment on any proposed Traffic Management Plans	
<p>County requires a clause in the requested Development Agreement to ensure that they County are provided with securities and mechanisms</p>	<p>First Solar is also amendable to entering into a Road Use Agreement with the County. First Solar will retain an</p>

to ensure the integrity of Bentpath.	independent engineering firm to undertake a pre-construction survey of Bentpath Line and cover related costs of the survey. The Road Use Agreement would generally hold First Solar liable for potential damage to the portion of Bentpath Line used during construction.
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plan	
<p>The County requires a clause in the Development Agreement to ensure that they are aware of timelines of truck traffic in a pre-operational phase and that such routing is limited to the agreed truck route. Any adverse impacts on traffic flow, such as temporary road closures or slowdowns, shall be approved to the satisfaction of the County Public Works Services Department where on County Roads.</p> <p>The County prefers an entrance off local municipal roads given the more frequent conflicts with traffic at higher speeds. If an approved entrance is considered off Bentpath Line, a possible auxiliary lane will be considered during construction at the expense of the proponent.</p>	<p>Contracts that are tendered for construction of the solar farm will have route and timing provisions.</p> <p>While First Solar does not anticipate the need for temporary road closures or speed reductions should either be required the Township will be consulted with and approval to the satisfaction of the Public Works Department will be required.</p> <p>An access permit application will be submitted to Lambton County for an access off Bentpath Line.</p>
5.3 - Municipal or Local Authority Service Connections	Consideration of Concerns /Answers
Provide comment on the proposed project plans related to the location of and type of service connections other than roads	
Construction trailers shall have private septic facilities as approved by the County and potable water as approved by the Township. Water connections shall have no adverse impacts on local roads and be setback from any required septic system as required by the permit.	
Identify any issues and provide recommendations with respect to the type of municipal service connections other than roads	
Septic permit is required, a drainage report and agreement may be required, securities may be required, building permits for some non-solar panel structures are required.	<p>As noted above, the site does not require a septic system or permit. First Solar will apply for building permits if required by the <i>Building Code Act</i>. Given that minimal grading is required a drainage report is not required as part of the Renewable Energy Approval application.</p> <p>In response to Municipal and public comments First Solar had an independent engineering firm undertake a Stormwater Management Report for the site. The Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCa and</p>

	MOE (2003). Further, no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.
5.4 - Facility other	Consideration of Concerns /Answers
Identify any issues and recommendations with respect to the proposed landscaping design for the facility	
75 metre sight triangle shall be maintained while the rest of the perimeter should have a planting strip with evergreens along the reflection side of the panels.	<p>As shown on REA-10A (Tree Screens and Field Plantings) a 75 m sight triangle has been provided at the intersection of Smith Line and Baseline Road.</p> <p>Berms were added to drawings REA-05 (Site Improvement Plan), REA -07 (Grading Plan), REA-08 (Erosion Control Plan), REA-09 (Drainage Improvement Plan) and REA-10 (Landscape Plan) in select areas around the perimeter of the site. The Berms will be planted with a native grass and function as a stockpile of native top soil that will be used to fill voids when access roads and PCS shelter foundations are removed when the solar farm is decommissioned.</p>
Provide comment on the proposed project plans for emergency management procedures / safety protocols	
Petroleum wells should be decommissioned/ plugged and capped as part of any development agreement with a sign-offs from Ministry of Natural Resources.	Petroleum well concern addressed in Oil, Gas & Salt Resources Memo dated September 2010. MNR has accepted Oil, Gas & Salt Resources Memo and signed off on the matter.
Identify any issues and recommendations with respect to the proposed emergency management procedure/ safety protocols	
See Township comments	No further action required.
Identify any issues and recommendations with respect to any easements, covenants associated with the project location	
No issue however there shall be no severance of the dwelling on the subject lands	No further action required.
5.5 - Project Construction	Consideration of Concerns /Answers
Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction	
Securities and a development agreement required to address road suppression intersecting County Roads required to the cost of the developer.	The request for a development agreement and securities was reviewed and given that no water or sewer service connections are proposed and the project is subject to a Provincial REA the agreement is not required or warranted for this project. However, as previously noted, First Solar is amendable to entering into a Road Use

	Agreement with the County of Lambton for use of Bentpath Line during construction.
Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers	
See Township comments, note a County permit is required for the septic system.	No further action required.
Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-ground utility vaults	
Ensure setback is 23 metres from County Road centerline and not on county lands.	As shown on REA-05 (Site Improvement Plan), a minimum setback of 23.38 m is provided from the security fence to the property line.
Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electric lines	
None on County Roads.	No further action required.
Provide comment on the proposed project with respect to the building code and licences	
Applicable building permits required for non-solar structures and buildings, septic permit required, entrance permits required, drainage report, crossing agreements, and a development and service agreement.	<p>Building permits required by the <i>Building Code Act</i> will be applied for. Given that a septic system will not be required no septic permit will be required. An entrance permit application will be submitted to the County.</p> <p>In response to Municipal and public comments First Solar had an independent engineering firm undertake a Stormwater Management Report for the site. The Report demonstrates that the post development conditions of the proposed solar farm satisfy the requirements for stormwater management established by the SCRCA and MOE (2003). Further, no significant changes between pre-development condition and post-development stormwater runoff peak flow conditions are anticipated.</p> <p>The request for a development and service agreement was reviewed and given that no service connections are proposed and the project is subject to a Provincial REA the agreement is not required or warranted for this project.</p>
Identify any issues and recommendations related to the identification of any significant natural heritage features and waterbodies within the municipality	
There is a significant woodland on-site and a potential for endangered	Concerns related to woodlot and Areas of Natural and Scientific Interest and Endangered Species are addressed

species.	in the EIS which was provided to the Municipality with the Municipal Consultation Form.
Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource	
No issue with the county road.	No further action required.

Amendments to Documents after Final Public Meeting

The following table sets out whether and how documents made available under Sec. 16 (5) of the Regulation were amended after the final public meeting was held on April 22, 2010:

St. Clair - Sombra

Name of Report	Date of Report at Final Public Meeting	Date of Amendment after April 22, 2010 Public Meeting	Description of Amendment
Project Description Report	April 21, 2010	June 17, 2010, January 28, 2011	Report amended based on Ministry comments to clarify that First Solar does not plan to drill any new water wells on site and will use trucked in water supply during construction for dust control purposes. Project location mapping updated in January 2011 to include final layout.
Access and Traffic Operation Effects Assessment	July 2, 2009	May 6, 2010	Report finalized and amended to update proposed construction timeline and location of construction entrance off Bentpath Line based on municipal and public comments.
Noise Impact Assessment	April 2010	January 2011	Report updated in January 2011 to include updated site layout.
Protected Property and Heritage Assessment	November 23, 2009	N/A	N/A
Design and Operations Report	April 20, 2010	June 22, 2010, September 8, 2010, December 16, 2010	Report amended based on Ministry comments to clarify potential negative impacts, performance objectives, mitigation strategy and monitoring plan. Findings of Noise Impact Assessment, identification of points of reception and related mapping

			also added to Report. Report updated in December 2010 to include updated site layout.
Site Plan Set	April 15, 2010	April 28, 2010, June 22, 2010, August 23, 2010, August 24, 2010, December 2, 2010	Site Plan amended to accommodate more efficient panels requiring less overall land area and wider internal site aisle widths. Setbacks to property lines were maintained or increased as a result of the changes. In December 2010 site plan layout was modified as a result of MNR comments to protect cultural meadow from proposed development. To ensure that direct neighbours were aware of these changes, First Solar mailed a letter to each affected neighbour outlining the changes to the site plan after the final public meeting (Exhibit 12). Included in the package was a site plan showing all changes in setbacks to neighbour properties and a pre-paid envelope with a comment card enclosed. As of the date of this report, 1 comment was received from a neighbour regarding the minor amendment to the site plan. The comments were related to property value and reflections and are addressed in the Public Comments section of this report.
Stage 1 Archaeological Assessment	August 2008	N/A	N/A
Stage 2 & 3 Archaeological Assessment	May 2009	N/A	N/A
Stage 4 Archaeological	January 2010	N/A	N/A

Assessment Property 3 Location 2			
Decommissioning Report	March 26, 2010	N/A	N/A
Construction Plan Report	April 9, 2010	June 22, 2010, December 8, 2010	Report amended based on Ministry comments to clarify that First Solar does not plan to drill any new water wells on site and will use trucked in water supply during construction for dust control purposes. Report amended in December 2010 to update layout, area of arrays and buffer distances.
Natural Heritage Assessment	February 2010	December 2010	Report amended based on MNR comments on report format and content. Additional details regarding records review, site investigation and evaluation of significance were added. Mapping also updated to show 120 m buffer in accordance with MNR format.
Conceptual Stormwater Management Plan	April, 2010	N/A	N/A

St. Clair - Moore

Name of Report	Date of Report at Final Public Meeting	Date of Amendment after April 22, 2010 Public Meeting	Description of Amendment
Project Description Report	April 21, 2010	June 17, 2010, January 5, 2011	Report amended based on Ministry comments to clarify that First Solar does not plan to drill any new water wells on site and will use trucked in water supply during construction for dust control

			purposes. Project location mapping updated in January 2011 to include final layout.
Access and Traffic Operation Effects Assessment	July 2, 2009	May 6, 2010	Report finalized and amended to update proposed construction timeline.
Noise Impact Assessment	April 2010	December, 2010	Report updated in December 2010 to include updated site layout.
Protected Property and Heritage Assessment	November 23, 2009	N/A	N/A
Design and Operations Report	April 18, 2010	June 22, 2010, July 30, 2010, November 17, 2010	Report amended based on Ministry comments to clarify potential negative impacts, performance objectives, mitigation strategy and monitoring plan. Findings of Noise Impact Assessment, identification of points of reception and related mapping also added to Report. Report updated in November 2010 to include updated site layout.
Site Plan Set	April 15, 2010	April 28, 2010, June 10, 2010, June 22, 2010, August 24, 2010, November 15, 2010	Site Plan amended to accommodate more efficient panels requiring less land area and wider aisle widths. Setbacks to property lines were generally maintained or increased as a result of the changes. In November 2010 site plan layout was modified as a result of MNR comments to protect cultural meadow from proposed development. To ensure that direct neighbours were aware of these changes, First Solar mailed a letter to each affected neighbour outlining the changes to the site plan after the final public meeting (Exhibit 12). Included

			in the package was a site plan showing all changes in setbacks to neighbour properties and a pre-paid envelope with a comment card enclosed. As of the date of this report, no comments were received from the public regarding the minor amendment to the site plan.
Stage 1 Archaeological Assessment	August 2008	N/A	N/A
Stage 2 & 3 Archaeological Assessment	May 2009	N/A	N/A
Stage 3 Archaeological Assessment Property 1 Location 2	August 2009	N/A	N/A
Stage 4 Archaeological Assessment Property 1 Location 1	August 2009	N/A	N/A
Stage 4 Archaeological Assessment Property 1 Location 2	January 2010	N/A	N/A
Decommissioning Report	March 26, 2010	N/A	N/A
Construction Plan Report	April 5, 2010	June 22, 2010, November 23, 2010	Report amended based on Ministry comments to clarify that First Solar does not plan to drill any new water wells on site and will use trucked in water supply during construction for dust control purposes. Report amended in November 2010 to update layout, area of arrays and buffer distances.

Natural Heritage Assessment	February 2010	October, 2010, December 2010	Report amended based on MNR comments on report format and content. Additional details regarding records review, site investigation and evaluation of significance were added. Mapping also updated to show 120 m buffer in accordance with MNR format.
Conceptual Stormwater Management Plan	April, 2010	N/A	N/A

Changes to Proposal to Engage in Project

Pursuant to Table 1 of O. Reg. 359/09, technical and design changes to the proposal as a result of comments from members of the public and municipalities are outlined in the Summary of Public Comments and the Municipal Consultation section of this Report. The detailed site layout, for both the Moore and Sombra 20MW proposals have been modified to address comments from the public and local municipalities.

Exhibits

1. Notices of Public Meeting and Notices of a Proposal

NOTICE OF A PROPOSAL

By First Solar Development (Canada), Inc. to Engage in a Renewable Energy Project

Project Name: St. Clair – Moore Solar Farm

Project Location: Township of St. Clair: north of Rokeby Line and west of Highway 40

Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The distribution of this notice of a proposal to engage in this renewable energy project and the project itself are subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is considered to be a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of 20 MW. The project location is described in the map below.

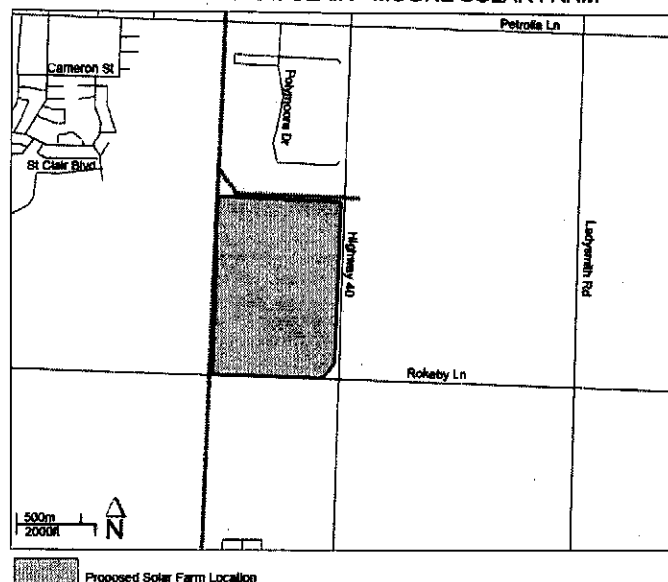
This project is being proposed in accordance with the requirements of the Act and Regulation. The Draft Project Description Report titled Twp. of St. Clair - Moore Solar Farm Project Description Report describes the facility as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report is being made available for public inspection at <http://Canada.FirstSolar.com>.

Project Contacts and Information:

To learn more about the project proposal or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell Sideroad,
Sarnia ON N7T 7H3
Email: ontario@firstsolar.com
Telephone: 519-344-2187

PROPOSED SOLAR FARM SITE
TOWNSHIP OF ST. CLAIR - MOORE SOLAR FARM



NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a
Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Moore Solar Farm

Project Location: Township of St. Clair: north of Rokeby Line and west of Highway 40

Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:

DATE: January 14, 2010

TIME: 4:00 p.m. – 8:00 p.m.

PLACE: Royal Canadian Legion Leslie Sutherland Branch 447, Albert St. and Beckwith St., Township of St. Clair

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of 20 MW. The project location is described in the map below.

Documents for Public Inspection:

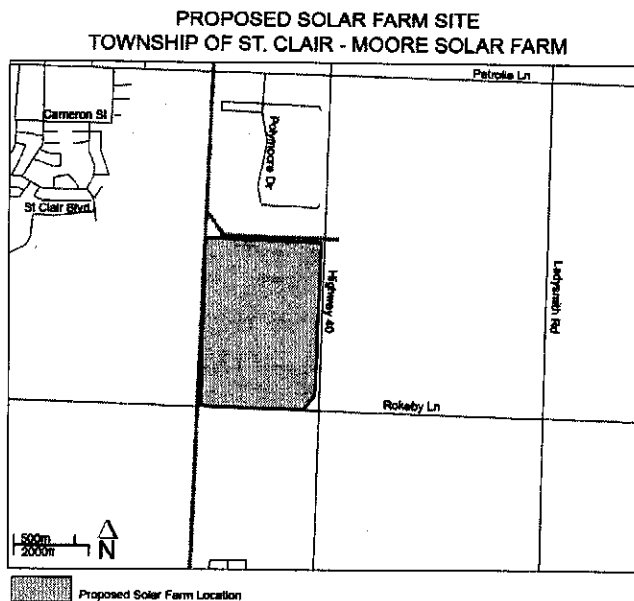
The Draft Project Description Report titled Twp. of St. Clair – Moore Solar Farm Project Description Report describes the project as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report was made available for public inspection on December 2, 2009 at <http://Canada.FirstSolar.com>

Further, the applicant will prepare supporting documents in order to comply with the requirements of the Act and Regulation. Written copies of the draft supporting documents will be made available for public inspection at least 60 days before the final public meeting at <http://Canada.FirstSolar.com>.

Project Contacts and Information:

To learn more about the project proposal, public meetings, or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell Sideroad,
Sarnia ON N7T 7H3
Email: ontario@firstsolar.com
Telephone: 519-344-2187



NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a
Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Moore Solar Farm

Project Location: Township of St. Clair: north of Rokeby Line and west of Highway 40

Dated at the City of Toronto this 25th day of February, 2010

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with Section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:

DATE: April 22, 2010

TIME: 5:00 p.m. – 8:00 p.m.

PLACE: Mooretown Sports Complex, 1166 Emily Street, Mooretown ON N0N 1M0

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 3 Solar Facility. If approved, this facility will have a total maximum name plate capacity of 20 MW. The project location is shown on the map below.

Documents for Public Inspection:

The Draft Project Description Report titled "Twp. of St. Clair – Moore Solar Farm Project Description Report" describes the project as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report has been available for public inspection since December 2, 2009 at <http://Canada.FirstSolar.com>

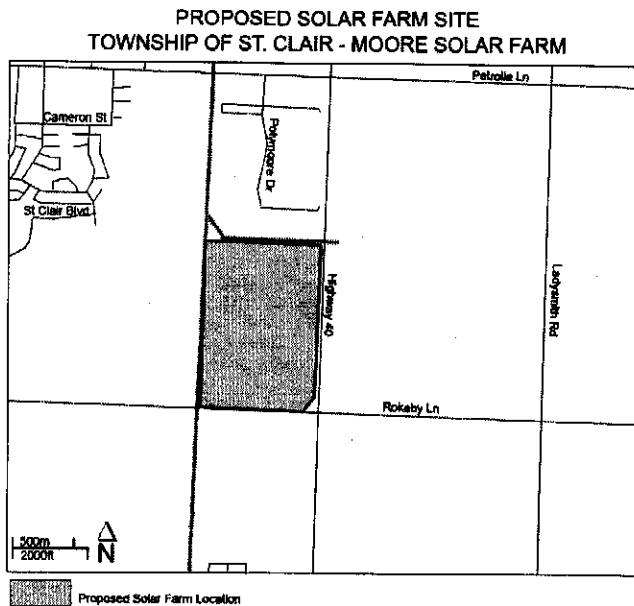
Further, the applicant has obtained or prepared, as the case may be, the following supporting documents in order to comply with the requirements of the Act and Regulation: Project Description Report, Noise Impact Assessment; Environmental Impact Study; Access & Traffic Operation Effect Assessment; Archaeology Reports; Protected Property Report & Heritage Assessment; Construction Plan Report; Reflection Study; Design & Operations Report; and, Decommissioning Report.

Written copies of the draft supporting documents have been made available for public inspection at the Lambton County Library – Corunna & Sombra branches and are available on <http://Canada.FirstSolar.com>.

Project Contacts and Information:

To learn more about the project proposal, public meetings, or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell Sideroad,
Sarnia ON N7T 7H3
Email: ontario@firstsolar.com
Telephone: 519-344-2187



NOTICE OF A PROPOSAL

By First Solar Development (Canada), Inc. to Engage in a Renewable Energy Project

Project Name: St. Clair - Sombra Solar Farm

Project Location: Township of St. Clair: south of Bentpath Line and east of Baseline Road

Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The distribution of this notice of a proposal to engage in this renewable energy project and the project itself are subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is considered to be a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of 20 MW. The project location is described in the map below.

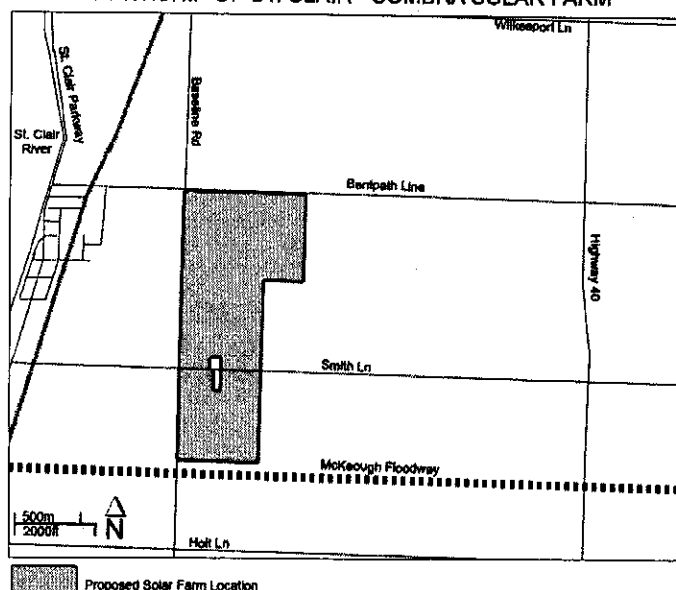
This project is being proposed in accordance with the requirements of the Act and Regulation. The Draft Project Description Report titled Twp. of St. Clair - Sombra Solar Farm Project Description Report describes the facility as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report is being made available for public inspection at <http://Canada.FirstSolar.com>.

Project Contacts and Information:

To learn more about the project proposal or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell Sideroad,
Samia ON N7T 7H3
Email: ontario@firstsolar.com
Telephone: 519-344-2187

PROPOSED SOLAR FARM SITE
TOWNSHIP OF ST. CLAIR - SOMBRA SOLAR FARM



NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a
Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Sombra Solar Farm

Project Location: Township of St. Clair: south of Bentpath Line and east of Baseline Road

Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:

DATE: January 14, 2010

TIME: 4:00 p.m. – 8:00 p.m.

PLACE: Royal Canadian Legion Leslie Sutherland Branch 447, Albert St. and Beckwith St., Township of St. Clair

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of 20 MW. The project location is described in the map below.

Documents for Public Inspection:

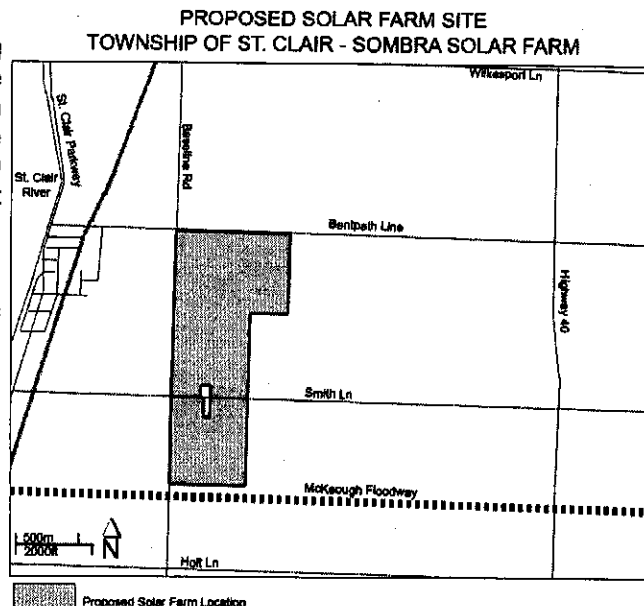
The Draft Project Description Report titled Twp. of St. Clair - Sombra Solar Farm Project Description Report describes the project as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report was made available for public inspection on December 2, 2009 at <http://Canada.FirstSolar.com>.

Further, the applicant will prepare supporting documents in order to comply with the requirements of the Act and Regulation. Written copies of the draft supporting documents will be made available for public inspection at least 60 days before the final public meeting at <http://Canada.FirstSolar.com>.

Project Contacts and Information:

To learn more about the project proposal, public meetings, or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell Sideroad,
Sarnia ON N7T 7H3
Email: ontario@firstsolar.com
Telephone: 519-344-2187



NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a
Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Sombra Solar Farm

Project Location: Township of St. Clair: south of Bentpath Line and east of Baseline Road

Dated at the City of Toronto this 25th day of February, 2010

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act (ACT)* Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:

DATE: April 22, 2010

TIME: 5:00 p.m. – 8:00 p.m.

PLACE: Mooretown Sports Complex – 1166 Emily St., Mooretown ON N0N 1M0

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 3 Solar Facility. If approved, this facility will have a total maximum name plate capacity of 20 MW. The project location is shown on the map below.

Documents for Public Inspection:

The Draft Project Description Report titled "Twp. of St. Clair - Sombra Solar Farm Project Description Report" describes the project as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report has been available for public inspection since December 2, 2009 at <http://Canada.FirstSolar.com>.

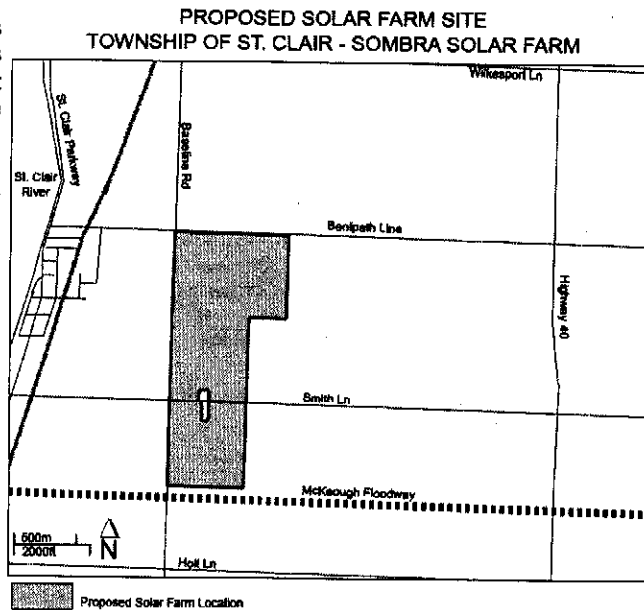
Further, the applicant has obtained or prepared, as the case may be, the following supporting documents in order to comply with the requirements of the Act and Regulation: Project Description Report; Noise Impact Assessment; Environmental Impact Study; Access & Traffic Operation Effect Assessment; Archaeology Reports; Protected Property Report & Heritage Assessment; Construction Plan Report; Reflection Study; Design & Operations Report; and, Decommissioning Report.

Written copies of the draft supporting documents have been made available for public inspection at the Lambton County Library – Corunna & Sombra branches and are available on <http://Canada.FirstSolar.com>.

Project Contacts and Information:

To learn more about the project proposal, public meetings, or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell Sideroad,
Sarnia ON N7T 7H3
Email: ontario@firstsolar.com
Telephone: 519-344-2187



2. Notification List for First Public Meeting

St. Clair Moore

	Name	Address	City, Postal Code	Attention:	Date Notice of Proposal Sent	Date Notice of First Public Meeting Sent
Landowners within 120 m of Subject Site	Praxair Canada Inc.	1 City Centre Dr. Suite 1200	Mississauga, ON L5B 1M2	Attention: Tax Department	14-Dec-09	14-Dec-09
	2059247 Ontario Inc.	535 Rokeby Line	Mooretown, ON N0N 1M0	C/O Suncor Energy Products	14-Dec-09	14-Dec-09
	Robert Alexander and Laurie Ann MacPherson	275 Moore Line RR 1	Mooretown, ON N0N 1M0		14-Dec-09	14-Dec-09
	Nova Chemicals (Canada) Ltd	P.O. Box 3060 Main	Sarnia, ON N7T 8C7		14-Dec-09	14-Dec-09
	St. Clair Township	1155 Emily Street	Mooretown, ON N0N 1M0		14-Dec-09	14-Dec-09
	David James and Angela Maria Dobson	13 Fort Street	Point Edward, ON N7V 1M1		14-Dec-09	14-Dec-09
	Bernard Kraayenbrink	RR 1	Port Lambton, ON N0P 2B0		14-Dec-09	14-Dec-09
	James Edward MacPherson	RR 1	Mooretown, ON N0N 1M0		14-Dec-09	14-Dec-09
	Canadian National Railway Company Business	1 Administration Rd, Floor 1	Concord, ON L4K 1B9		14-Dec-09	14-Dec-09
	St. Clair Township	1155 Emily Street	Mooretown, ON N0N 1M0	Attention: John DeMars	15-Dec-09	15-Dec-09
Government Agencies	County of Lambton	789 Broadway Street, P.O. Box 3000	Wyoming, ON N0N 1T0	Attention: Ronald G. Van Horne	15-Dec-09	15-Dec-09
	Sarnia District Office	1094 London Rd.	Sarnia, ON N7S 1P1	Attention: Michael Parker	15-Dec-09	15-Dec-09
	Environmental Assessment and Approvals Branch	2 St. Clair Ave West, Floor 12A	Toronto, ON M4V 1L5	Attention: Doris Dumais	15-Dec-09	15-Dec-09
					15-Dec-09	15-Dec-09

St. Clair Sombra							
Name	Address	City, Postal Code	Attention:	Date Notice of Proposal Was Sent	Notice of Proposal Method of Delivery	Date Notice of Public Meeting Was Sent	Notice of Public Meeting Method of Delivery
St Clair Region Conservation Authority	205 Mill Pond Cres.	Strathroy, ON N7G 3p9		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Floyd Marven Joseph Nantais	179 West Smith Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
James John and William Benjamin McKillican	173 West Smith Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Frederick Ian Kraayenbrink	57 West ward Line, RR 1	Port Lambton, ON N0P 2B0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Robert Wayne Pierson & Sarah Richardson	37 Smith Line	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Lorne W. Wright	127 Smith Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Alfred George Branton	P.O. Box 149	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Union Gas Limited	50 Keil Drive N, P.O. Box 2001	Chatham, ON N7M 5M1	Attention: Property Tax Department	14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Market Partners Canada	50 Keil Drive N, P.O. Box 2001	Chatham, ON N7M 5M1	Attention: Property Tax Department	15-Dec-09	Canada Post - Regular Mail	15-Dec-09	Canada Post - Regular Mail
Edward Allan & Betty Jean Johnston	RR 1	Port Lambton, ON N0P 2B0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Fred Lionel & Benjamin Unternahser	34 Smith Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Ila Marie Hay	118 Smith Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Dick F & Jeanne Vandendool	203 Smith Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Anne Marie Stratton	4036 St Clair Parkway, RR 1	Port Lambton, ON N0P 2B0	C/O Elaine Segart	14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Anne Marie & Hilton Anthony Stratton	3 W Bentpath Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
J. Rinks Farms Ltd.	116 Lambton Line, RR 1	Port Lambton, ON N0P 2B0	C/O Rob Kraayenbrink	14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Donald Gordon & Doris Ilene Fournie	145 Bentpath Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Owen Grant Watson	RR 1	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Alan Edward & Tameala Jane Huey	108 Bentpath Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
Karen Gormley	156 Bentpath Line, RR 3	Sombra, ON N0P 2H0		14-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
St. Clair Township	1155 Emily Street	Mooretown, ON N0N 1M0	Attention: John DeMars	15-Dec-09	Canada Post - Regular Mail	6-Dec-09	Canada Post - Regular Mail
County of Lambton	789 Broadway Street, P.O. Box	Wyoming, ON N0N 1T0	Attention: Ronald G. Van Horne	15-Dec-09	Canada Post - Regular Mail	15-Dec-09	Canada Post - Regular Mail
Sarnia District Office	1094 London Rd.	Sarnia, ON N7S 1P1	Attention: Michael Parker	15-Dec-09	Canada Post - Regular Mail	15-Dec-09	Canada Post - Regular Mail
Environmental Assessment and Approvals Branch	2 St. Clair Ave West, Floor 12A	Toronto, ON M4V 1L5	Attention: Doris Durnais	15-Dec-09	Canada Post - Regular Mail	15-Dec-09	Canada Post - Regular Mail

3. Notices for First Public Meeting in Newspaper

localnews

■ YOUR BUSINESS

World traveller brings her skills home

Gale Armstrong's 35-year career as an executive assistant has taken her as far away as Ethiopia and Hong Kong. Such a colourful and challenging career - including 10 years in the Foreign Service - has been great preparation to starting her own business, she says.

Indeed, Armstrong says her professional background has given her insight into the corporate needs of the future and provided her with valuable experience.

Born and raised in Petrolia, her early working life was spent in London with several larger businesses. By the time she was in her mid-20s, Armstrong's sense of adventure and a strong desire to travel led her to apply for work with the Department of Foreign Affairs.

Within a year, she was offered a post in Hong Kong and jumped at the opportunity. There she worked as the administrative assistant to the political officer.

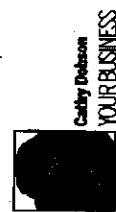
Sometimes she was recruited to assist the Canadian ambassador. Two years later, she was off to Jamaica, where she did similar work. When a job was posted for Ethiopia, Armstrong didn't hesitate to apply and go.

"It was during the famine of the 80s," she said. "We were in the capital, Addis Ababa, and didn't really see any of it there, but everyone wanted to do their part to help out."

Armstrong was promoted as the executive secretary and worked after the schedules of a number of dignitaries for three years.

After her final year, she adopted an Ethiopian orphan who was only a few weeks old at the time. Once the adoption was approved, she quit the Foreign Service and returned to Canada to raise her daughter.

She spent nearly 15 years working for Union Gas in Chatham, then at an engineering



Cathy Debow
YOUR BUSINESS

"Armlinks Solutions" offers administrative assistance of all types but she is particularly interested in promoting Virtual Assistant (VA) services.

"Most people in Sarnia don't know yet what a VA is, so I'm promoting myself," she said. "I'm a professional executive assistant who provides administrative assistance from my home. The employer doesn't even have to get me."

Hiring Armstrong means not paying benefits and not having to provide a desk or computer.

"This is the way of the future," she said. "This is the way a lot of companies are going to go because they can't afford full-time employees."

The fall was spent knocking on doors and selling her services. Armstrong now has several clients including a restaurant, a hotel and breakfast and Mary Kay Cosmetics.

She charges \$30 an hour for her services.

To contact Armlinks Solutions, call (519) 882-2812 or visit www.armlinksolutions.ca.

NEW COTTAGE WATCH BUSINESS

With the snow flying in parts of Lambton County, business ideas makes a lot of sense.

They operate Shoreline Property Care, a service that regularly checks cottages in the Lambton Shores and Grand Bend area to watch for break-ins, weather or animal damage, and snow load.

Some of our clients live in the United States and it is impos-

Basic cottage watch service consists of a visit every two weeks although Klassen will tailor service to suit individual needs.

Some clients find that their insurance company requires that someone be at their cottage every 24-72 hours, he said.

"Our main job is to meet our clients' needs and if that means more frequent visits or being an alarm contact, then that is what we do."

Shoreline Property Care also provides snow removal, spring and fall clean-up, cottage winterizing, lawn maintenance, general maintenance and repairs, general contracting, cottage cleaning and more.

To contact the Klassen's, call 519-466-7569 or 1-877-458-3305.

THREE SARMIANS PASS CA EXAM

Laura Faulds, Nadisha Taylor and Laura Timask have passed this year's Canada-wide Uniform Evaluation (UPE), recognized as one of the world's most challenging professional entry exams.

Once they complete a 30-month experience requirement, they will be full fledged chartered accountants.

The UPE is a national three-day evaluation. In total, Ontario had a record 1,983 successful UPE writers. Congratulations to Sarnia's CA's-to-be.

DOWNTOWN CONDOS SELLING

John Glavey of First Sarnia Place condominiums, says he's seeing signs of economic recovery based on the sales pace at his new development.

The next two buyers will either get a \$20,000 discount or have their condo fees and taxes waived for the first year.

First Sarnia Place is located at 1201 Front Street North.

Gale Armstrong has seen the Armlinks Solutions, offering administrative assistance of all types and specializing in virtual assistance including coordination of webinars and teleconferencing. Virtual assistance and VA's have become a hot topic for employees, personal learn, vacation and more.

"And in my 37 years in real estate, I've never seen mortgage rates as low as they are now."

First Sarnia Place opened the model suite about 26 months ago and began marketing its 35 suites.

Litch said that 29 owners have moved in now and only eight suites remain available. They range in price from \$279,000 to \$529,000.

The next two buyers will either get a \$20,000 discount or have their condo fees and taxes waived for the first year.

First Sarnia Place is located at 1201 Front Street North.

NOW SERVING TAI DINNERS

Selma Ip, owner of the South East Cafe on East Street has finished some renovations at the restaurant and introduced a dinner menu featuring Thai food.

South East Cafe continues to be open for breakfast and lunch.

Oil Springs Parks and Recreation is receiving \$36,800 to build a skateboard park in an unused portion of an existing park.

Watford Rotary Club, receiving \$8,000 from Liberty's Watford, is sponsoring the Watford Reader program which provides additional books and funding to students.

Hope African Church, receiving \$7,925 from the Watford branch of the Prince of Peace Church, is providing equipment for their youth summer camp.

detailed work," she said.
Starting her own business came from a desire to be her own boss and establish her own clientele, based on her belief that corporations increasingly want fewer full-time workers and more casual or contract people.
Armstrong's company,

vides the service to give them the confidence that their cottage is safe.
The couple began exploring the potential of such a service after some people they knew had a mishap with too much snow on their carport. It collapsed on a stored vehicle at their summer home.

is hosted by Landmark Village on Wednesday and co-sponsored by Dr. Murali Parodia of the Samia Bye and Esthetics Clinic.
Chef Michael Mansfield will prepare appetizers for the event, assisted by Lambton College culinary and tourism students. After 5 runs from 5 p.m. - 7

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Chef Michael Mansfield will prepare appetizers for the event, assisted by Lambton College culinary and tourism students. After 5 runs from 5 p.m. - 7

**LIBRO AWARDS
COMMUNITY BUILDERS**
Three support programs for youth in Samia-Lambton are receiving community builder grants from the Libro Financial Group this year.
They are:

libro.ca for the application and grant guidelines.
Your Business is a weekly feature about what's happening in the local business community. If you have an idea for a story, contact Cathy Dobson at 519-344-2112 ext. 2233 or cdobson@theobservers.ca.

NOTICE OF A PROPOSAL

By First Solar Development (Canada), Inc. to Engage in a Renewable Energy Project

Project Name: St. Clair - Moore Solar Farm
Project Location: Township of St. Clair, north of Robeys Line and west of Highway 40
Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The distribution of this notice of a proposal to engage in this renewable energy project and the project itself are subject to the provisions of the Environmental Protection Act (ACT) Part V.0.1 and Ontario Regulation 359/09 (Regulation). The notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

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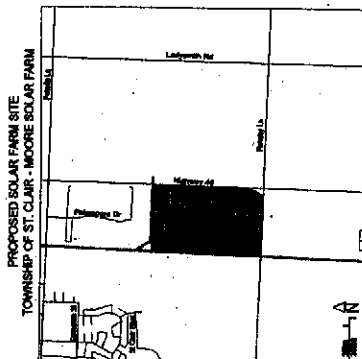
Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is considered to be a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of 20 MW. The project location is described in the map below.

This project is being proposed in accordance with the requirements of the Act and Regulation. The Draft Project Description Report titled "Twp. of St. Clair - Moore Solar Farm Project Description Report" describes the facility as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report is being made available for public inspection at <http://Canada.FirstSolar.com>.

Project Contacts and Information:

To learn more about the project proposal or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell St.
Samia ON N7T 7H3
Email: ontario@firstsolar.com
Telephone: 519-344-2187



061-0600

NOTICE OF A PROPOSAL

By First Solar Development (Canada), Inc. to Engage in a Renewable Energy Project

Project Name: St. Clair - Sombra Solar Farm
Project Location: Township of St. Clair, south of Benpath Line and east of Baseline Road
Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The distribution of this notice of a proposal to engage in this renewable energy project and the project itself are subject to the provisions of the Environmental Protection Act (ACT) Part V.0.1 and Ontario Regulation 359/09 (Regulation). The notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Project Description:

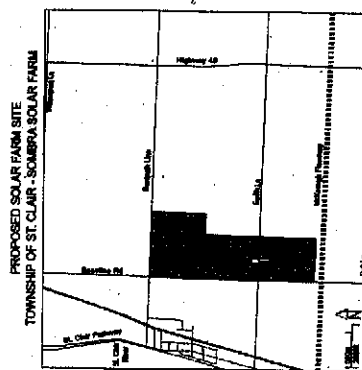
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5115 Blackwell St.
Samia ON N7T 7H3
Email: ontario@firstsolar.com
Telephone: 519-344-2187



P15-0600

nationalnews

■ TELECOMMUNICATIONS: Industry minister clears way for Globalive to operate in Canada

New player joins cell game

SHARON SINGLETON
QMI Agency

Canadians will get more choice in their cellphone providers after the government overturned a ruling yesterday by the broadcast regulator and allowed the market.

Industry Minister Tony Clement said Globalive, owned by Orascom, meets Canadian ownership regulations and can begin operations immediately. The Canadian Radio-television and Telecommunications Commission had earlier blocked Globalive's entrance, saying its foreign shareholder meant it didn't qualify.

"Our goal has always been greater competition in the telecommunications industry, which leads to lower prices, better service and more choice for consumers and business," Clement said.

For consumers, the move may mean lower prices. According to a recent OECD report, Canada has amongst the highest charges in the world for mobile phone services.

"We've had a lot of feedback from consumers, and one of the frustrations is the bolt-ons you see in Canada," Ken Campbell, chief executive of Wind Mobile said in an interview. "A lot of

these are pain points and a lot of consumers feel like their being nickle and diased."

Globalive provides voice, text and data services on a new generation wireless network through its WIND brand. The company is hoping to begin operating in time to get the first phones under Christmas trees this year.

WIND won't be charging fees for system access or 911 calls. Apple's iPhone won't be available, but the company plans to offer other popular models such as RIM's BlackBerry.

The entrance of Globalive intensifies competition in the already cutthroat telecom market.

The dominant players, Rogers Communications, Bell and Telus, control more than 90% of the market and had been seeking to block the new entrant.

They claimed that Canada with its population of 33.8 million couldn't sustain a fourth national player.

Bell and Telus expressed concern at the ruling. They said the fact Orascom owns most of Globalive, even though it claims not to control voting shares or the board, means it is foreign owned.

"The cabinet has made a decision that may have a major impact on some of Canada's

most important industries," said Telus Vice-President of Regulatory and Government Affairs Michael Housley. "This is a precedent not just for telecommunications, but potentially for education, airlines and banks."

A Bell spokesman said the company will be taking a closer look at the reasoning behind this decision.

Rogers, however, said it is ready for new competition.

"We believe competition is good for Canadian consumers," it said in a statement.

"We've always thrived in a competitive environment and we're ready to meet the competition head on."

The companies have been cutting costs and trimming staff in better compete.

Several smaller players are also set to enter the market next year, including DAVE wireless and Videotron, though Globalive was seen as the most serious threat to the incumbents.

Rogers recently cut 900 jobs, while Telus last week cut 125 positions.

The companies are also in a legal tussle over ad claims over which has the fastest and most reliable networks.

"This is good news for the consumer," said telecoms analyst Carmi Levy of AR

■ TELECOMMUNICATIONS

Move sets dangerous precedent: Telus exec

STEFANIA MORETTI
AND SHARON SINGLETON
QMI Agency

The federal government's decision to allow Egyptian-backed Globalive to enter Canada's fiercely competitive telecom

block Globalive from the wireless carrier business because of its foreign shareholder status. Globalive is largely owned by Egypt's Orascom.

"What the cabinet has done is to have subordinated one of the most important tests

Keep learning on your own Terms!
Lifetime access to the best time training you are looking for

Executive, Bookkeeping, Computer Networking, Specialist, Food Safety, Inspection, Medical Clerk, Medical Transcriptionist, Diabetes Educator, Adult Care, Award in Recognition in Cosmetology, Nail Care & Beauty, Hair Care, French Language, Spanish, Sign Language & more!

Courses start in January.

For the most current information

Anthony Levesque, chairman of Globalive and WIND Mobile, smiles with employees in Toronto yesterday following a government decision to overturn a CRTC ruling blocking the company from entering the Canadian cellphone market. WIND Mobile can start operating immediately.

"We are nowhere near over-subscribed in Canada," Levy said, referring to mobile phone penetration. "There's lots of room for growth for innovative players."

for telecom but also for broadband, satellite and even lighting, says Stuart Hennessy, Telus vice president of regulatory and government affairs.

Hennessy is setting to meet with the Minister of Industry to discuss the government's decision to allow the radio-frequency spectrum to be used for broadband.

"It's disappointing as we think Globalive quite clearly has a strong case for greater competition," he said.

Canadian because some of its voting shareholders and board of directors members are Canadian.

"When you control 82% of the money it's kind of silly to say that someone else controls the company," Hennessy said.

Beil echoed Telus' concerns.

"It's disappointing as we think Globalive quite clearly has a strong case for greater competition," he said.

saying it would result in changes to Canada's broadcast, airtime or bank industry requirements.

But it does signal broader changes in the Canadian wireline market, he said.

The government didn't even wait for Globalive to appeal the CRTC ruling and acted on the public's demand for greater competition, Gaisel said.

Lambton

Part-Time Studies Link
-or contact us directly-

NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Sonbra Solar Farm

Project Location: Township of St. Clair, south of Benpath Line and east of Baseline Road
Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act* (ACT) Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:

DATE: January 14, 2010

TIME: 4:00 p.m. - 8:00 p.m.

PLACE: Royal Canadian Legion Leslie Sutherland Branch 447, Albert St. and Beckwith St., Township of St. Clair

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of 20 MW. The project location is described in the map below.

Documents for Public Inspection:

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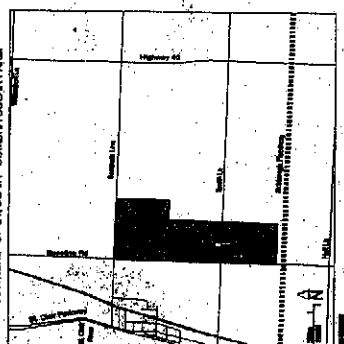
Further, the applicant will prepare supporting documents in order to comply with the requirements of the Act and Regulation. Written copies of the draft supporting documents will be made available for public inspection at least 80 days before the final public meeting at <http://Canada.FirstSolar.com>.

Project Contacts and Information:

To learn more about the project proposal, public meetings, or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell Sideroad,
Sarnia ON N7T 7H3
Email: info@firstsolar.com
Telephone: 519-344-2187

PROPOSED SOLAR FARM SITE
TOWNSHIP OF ST. CLAIR - SONBRA SOLAR FARM



NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Moore Solar Farm

Project Location: Township of St. Clair, north of Roseley Line and west of Highway 40
Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the *Environmental Protection Act* (ACT) Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

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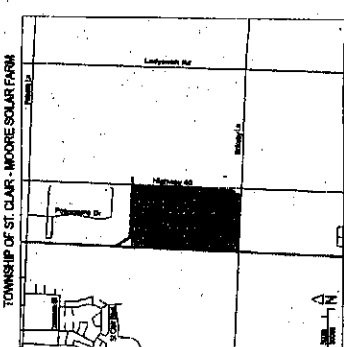
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PROPOSED SOLAR FARM SITE
TOWNSHIP OF ST. CLAIR - MOORE SOLAR FARM



nationalnews

■ **WEATHER:** Temperature of -46.1 C coldest in North America

Edmonton in deep chill

CLARA HO
QMI Agency

EDMONTON — Edmonton was the coldest place in North America yesterday morning and, according to The Weather Channel, at one point the frostiest in the world with the wind-chill.

The Edmonton International Airport saw a record low of -46.1 C with the mercury dropping to -58.4 C with the windchill, out-freezing even the Arctic.

"The cold high pressure has been moving down from the Arctic over the prairies," said Environment Canada meteorologist John McIntyre, adding British Columbia and Saskatchewan also experienced plummeting temperatures. "We are right now in the centre of the heaviest coldest air."

But the coldest day ever recorded in Edmonton remains unbeaten at -48.3 C with a wind-chill of 61 C on Jan. 26, 1972.

Yesterday's frigid temperatures broke the previous record for Dec. 13, which was -36.1 C set in 2008, as well as the record for the coldest day in December, a low of -44.5 C set on Dec. 5, 1977. Cold Lake, Grande Prairie and Whitecourt also had record low yesterday.

Only Drazhinda, Siberia, appeared to be colder, with a

weather station there recording temperatures of -48 C.

The extreme weather was enough to stall some planes at the Edmonton International Airport, said spokeswoman Traci Bednard.

A couple flights had to be diverted to Calgary (Saturday night) where it was warmer, Bednard said, adding there were a few cancellations and a few delays early yesterday morning. By 8 a.m., when the temperature improved to -40 C, most planes were able to start operating again, she added.

"We are still asking people to check our website, www.flyeia.com, before heading out to the airport," Bednard said, adding they can check up-to-date flight statuses on the site.

Meanwhile, within city limits, some Edmonton Transit buses experienced mechanical issues from the cold and had to be replaced. Others were running on average 10 to 15 minutes late, said transit spokeswoman Patricia Dickson.

The LRT system had weather-related problems with the track and had to run on a single track between the McKernan-Belgravia and South Campus stations for several hours. But otherwise, bus and train schedules remained unchanged, she said.



A frosty Charles LeFebvre logs along as Edmonton entered a deep freeze Saturday morning. Temperatures dropped to -46.1 C, but are expected to climb back up to the -1 C mark by the end of the week.

QMI Agency

NOTICE OF A PROPOSAL

By First Solar Development (Canada), Inc. to Engage in a Renewable Energy Project

Project Name: St. Clair - Sonoma Solar Farm

Project Location: Township of St. Clair, south of Benlith Line and east of Baseline Road

Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is situated at attention in a renewable energy project in respect of

NOTICE OF A PROPOSAL

By First Solar Development (Canada), Inc. to Engage in a Renewable Energy Project

Project Name: St. Clair - Moon Solar Farm

Project Location: Township of St. Clair, north of Rokeby Line and west of Highway 40

Dated at the City of Toronto this 2nd day of December, 2009

First Solar Development (Canada), Inc. is situated at attention in a renewable energy project in respect of

Project Description:

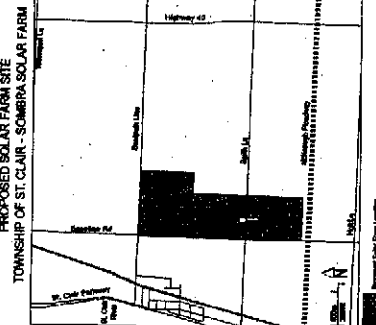
Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is considered to be a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of 20 MW. The project location is described in the map below.

This project is being proposed in accordance with the requirements of the Act and Regulation. The Draft Project Description Report titled "Twp. of St. Clair - Sombra Solar Farm Project Description Report" describes the facility as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report is being made available for public inspection at <http://Canada.FirstSolar.com>.

Project Contacts and Information:

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First Solar Development (Canada), Inc.
5115 Blackwell St. Road,
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Telephone: 519-344-2187



Project Description:

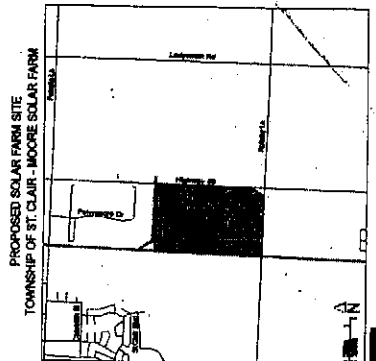
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Detainee probe set to resume

Dosanjh said Canadians need to know how many detainees were transferred between 2006 and 2007 and what happened to them.

who testified he started warming Ottawa in May 2006 that Afghan

On Monday, Mr. Khan went to meet from National Defence Minister Peter MacKay before Christmas about the Afghan detainees scandal. Mr. Khan's parliamentary secretary, Laurie Hawton, said yesterday folks need to "get real." "We are talking about an event that happened three and a half years ago in Afghanistan. It's time to have a bit of a reality check and put this into that perspective — it's absolutely ridiculous."

The battle lines aren't drawn. "The battalions are going," Tinsley of the Military Police, "but command and control isn't there." Commanders' Communications and

Museum strikers hold march to boost morale

OTTAWA — Striking workers took to the streets and marched from the Canadian Museum of Civilization and the Canadian War Museum to the Parliament Hill in Ottawa yesterday afternoon.

About half the 420 men and women on strike since Sept. 21 with benefits and pensions, but negotiations resume today.

— Doug Hempehead, QMI Agency

Accused makes first court appearance

OTTAWA — On the same day husband of two years — faces second-degree murder charges after his wife was found dead on Dec. 6.

There was no mention of a bail hearing and Hunt's lawyer John Hale says it's too soon to say if he'll

— Doug Hempehead, QMI Agency

NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Sombra Solar Farm
Project Location: Township of St. Clair, south of Benipath Line and east of Baseline Road
Dated at the City of Toronto this 2nd day of December, 2009

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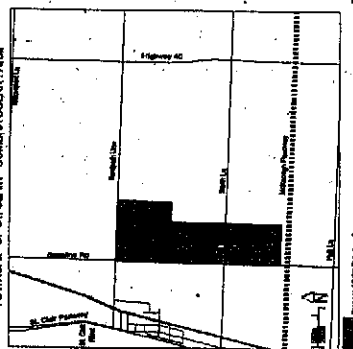
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Further, the applicant will prepare supporting documents in order to comply with the requirements of the Act and Regulation. Written copies of the draft supporting documents will be made available for public inspection at least 60 days before the final public meeting at <http://Canada.FirstSolar.com>.

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Telephone: 519-344-2187



NOTICE OF PUBLIC MEETING

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Project Name: St. Clair - Moore Solar Farm
Project Location: Township of St. Clair, north of Robeys Line and west of Highway 40
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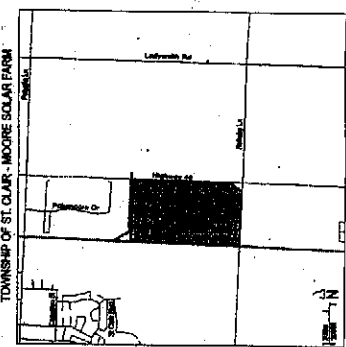
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4. Sarnia Observer December 15th, 2009 Article

Observer

TUESDAY, DECEMBER 15, 2009

■ ENERGY

Two more solar farms proposed

SHAWN JEFFORDS
The Observer

Sarnia-Lambton could soon be home to two more solar energy farms.

First Solar, which is already building an 80-megawatt project in southeast Sarnia, confirmed Monday it's planning two more solar farms in St. Clair Township.

With provincial approval, work on each of the 20-megawatt projects could begin in spring of 2011, said First Solar spokesperson Peter Carrie.

And why is Sarnia-Lambton rapidly becoming the solar capital of Canada?

"It's one of sunniest parts of Ontario," Carrie said. "It doesn't get as much lake-effect snow as other locations do (so) winter maintenance is simplified," he said.

Sarnia-Lambton also has flat land, good power infrastructure and co-operative electrical utilities, Carrie added.

"On the construction side it's positive as well. We have access to a great professional work force," he said.

One of the proposed sites is about Highway 40 at Rokeby line, north of the Suncoil ethanol plant on land already zoned for industrial use. The second, currently farmland,

between Bentpath Line and the McKeough Floodway.

Carrie said the projects would generate enough peak electricity to power 6,400 homes, and employ up to 600 workers at the height of construction.

A public consultation process will begin Jan. 14 with an open house at the Royal Canadian Legion in Corianna, from 4 p.m. to 8 p.m., Carrie said.

Both sites are in keeping with Ontario's recent Green Energy Act, he added.

"Solar farms are consistent with the zoning on both locations."

But St. Clair Township CAO John Rodey said the solar farm proposed for Bentpath Line is not currently classified for solar use.

The Ministry of Agriculture rates land according to soil quality to protect farmland. The rich, productive soils of Class One and Class Two agricultural lands can't be used for solar or wind projects. Class Three can be used in limited fashion, with Class Four and lower preferred under the Act.

Rodey said the Bentpath site is Class Two farmland, but added that First Solar may have already worked out an exemption with the province.

Because St. Clair has more Class Three and lower soil than other parts of the county it's a magnet for alternative energy projects, Rodey said.

"The difficulty our council has is that they don't really have input into the system now," he said.

"Because of the Green Energy Act, the province has taken responsibilities our council would have for zoning these types of facilities. It's no longer in our hands.

"Even if there is an outcry, there isn't much our municipal council can do."

sjeffords@theobserver.ca



\$1.00
(includes gst)

730 01760 13

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on Mall

re to home.

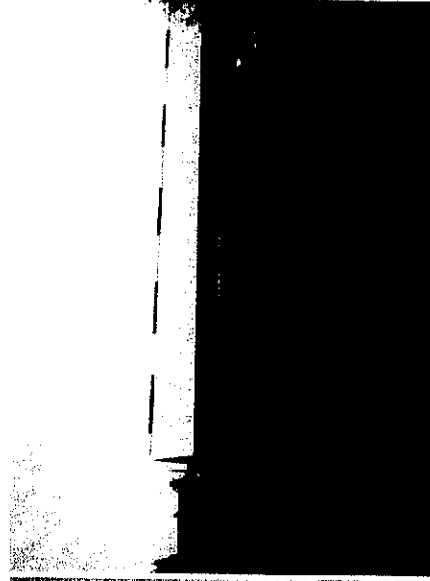
5. Presentation Boards from Public Meetings

ST. CLAIR MOORE & SOMBRA SOLAR FARM

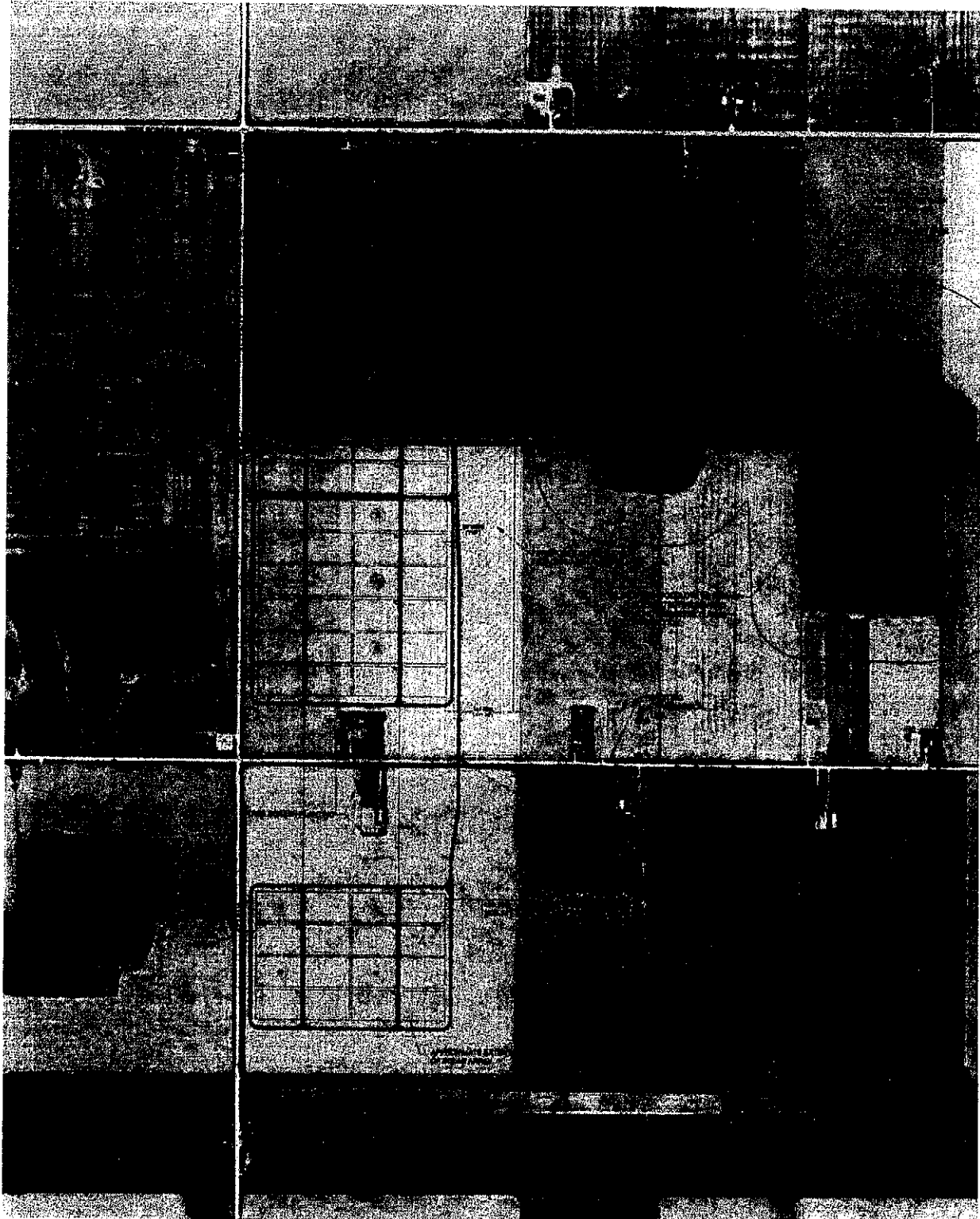
FIRST PUBLIC MEETING

PRESENTATION BOARDS

COMMON AGRICULTURAL STRUCTURES & ACTIVITIES



SOMBRA SOLAR FARM PRELIMINARY SITE DESIGN

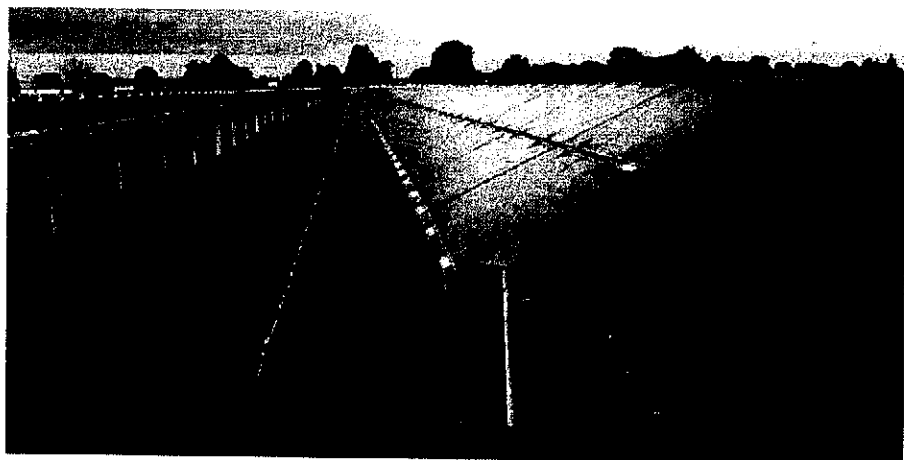


MOORE SOLAR FARM PRELIMINARY SITE DESIGN





GINSENG FARM



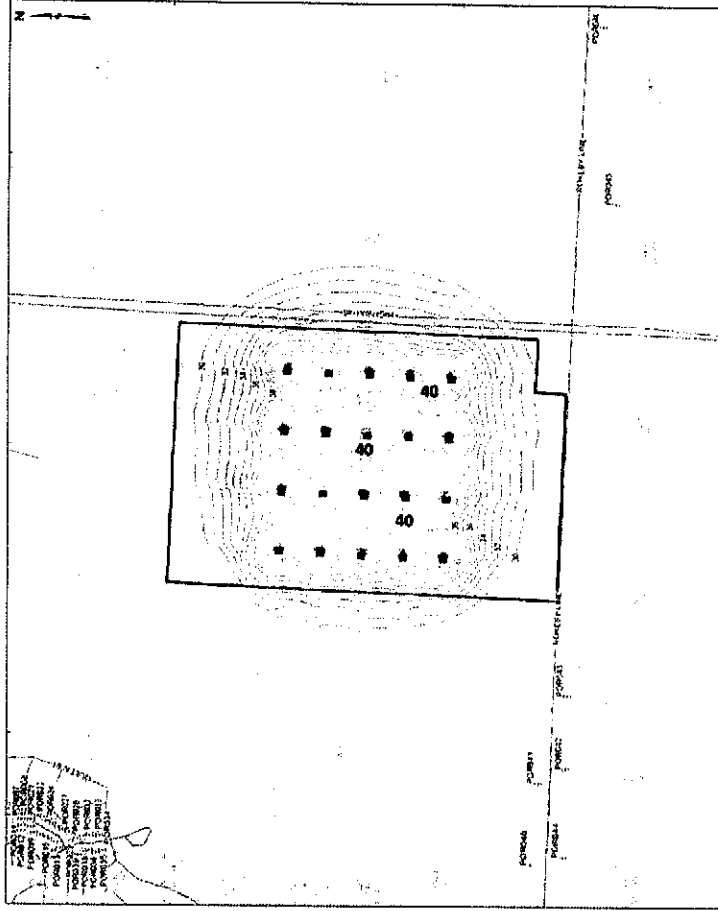
SOLAR ARRAY



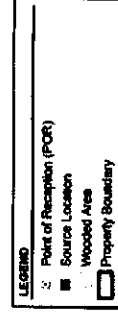
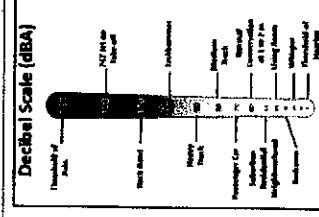
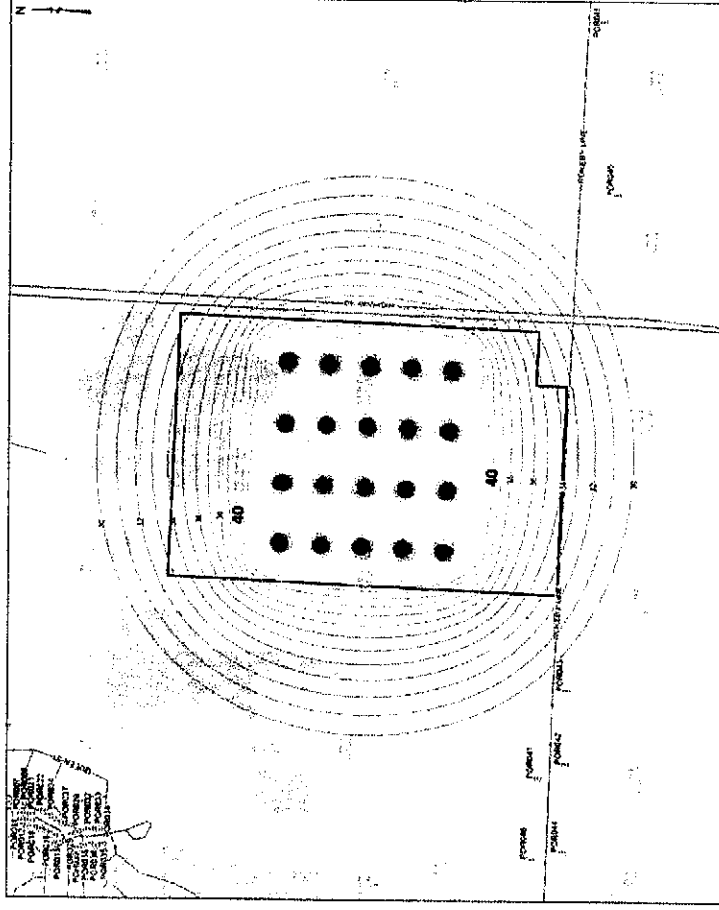
COMMERCIAL GREENHOUSE

DRAFT ACOUSTIC ASSESSMENT - MOORE

SCENARIO 1 (Xantrex Inverters)

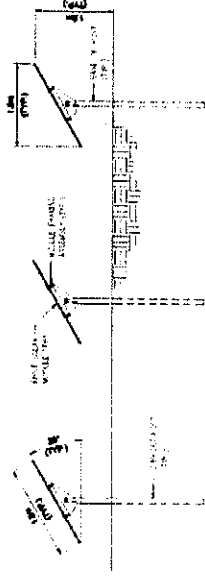


SCENARIO 2 (SMA Inverters)

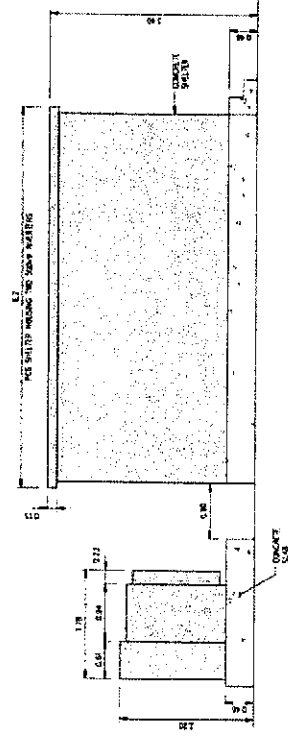


- Scenarios have been prepared based on two different electrical inverter types. The scenarios show the potential sound levels at nearby residential properties (Points of Reception).
- The Ministry of the Environment requires that sound levels be below 40 decibels at the closest Point of Reception.
- Sound levels at the closest Point of Reception will be as quiet as a Library.

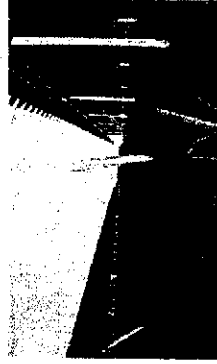
SOLAR ARRAY AND INVERTER SHELTER DETAILS



TYPICAL SIDE VIEW ELEVATION OF SOLAR ARRAY
 Note: Typical row spacing of 3.9m



TYPICAL POWER CONTROL STATION (PCS) ELEVATION



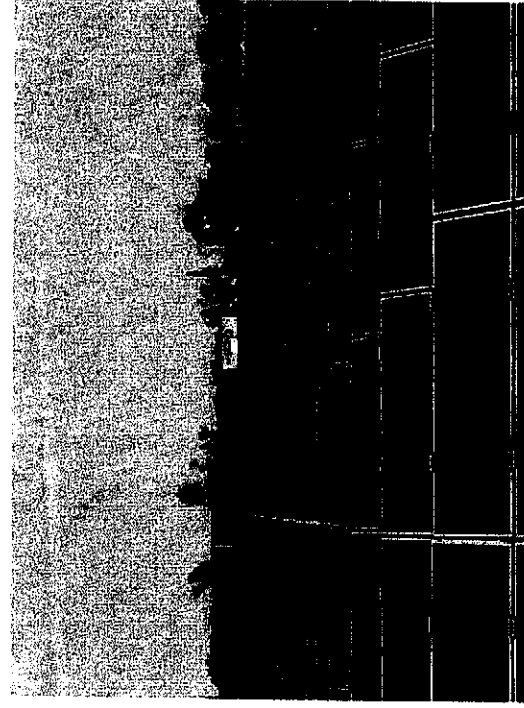
Dimbach, Germany



Sinzheim, Germany



Mainbernheim, Germany



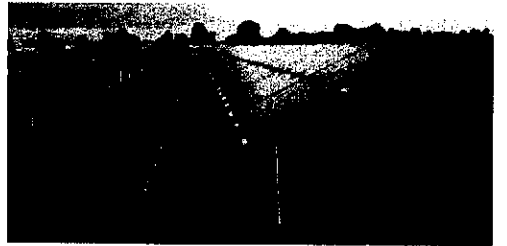
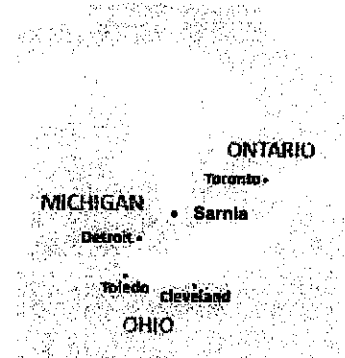
Sarnia Solar Farm, Sarnia, Ontario

Sarnia Solar Farm

Size: 80MW

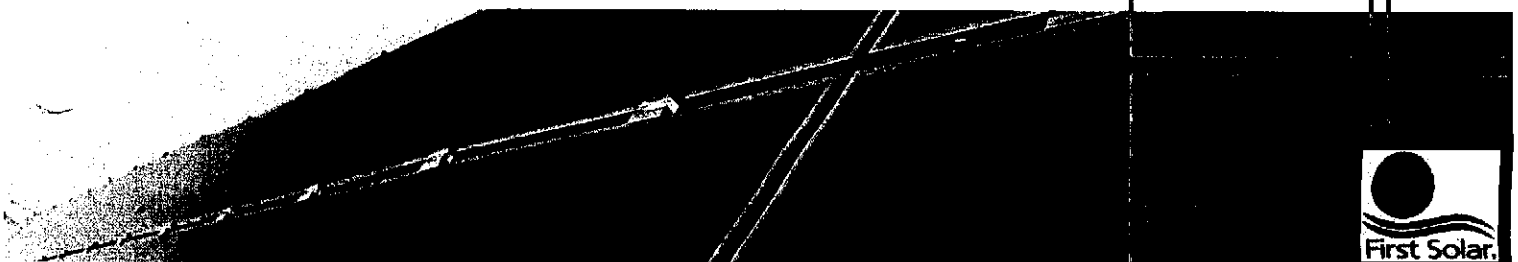
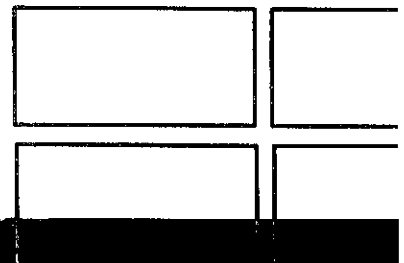
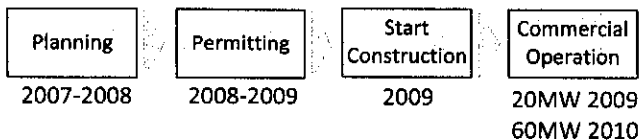
Location: Sarnia, Ontario, Canada

Power Purchaser: Ontario Power Authority



- Provides clean, affordable, sustainable energy for approximately 10,000 average area homes
- Offsets the need for additional electricity generated from fossil fuels which emit air pollutants
- Displaces over 20,000 metric tons of carbon dioxide (CO₂) greenhouse gas emissions per year—the equivalent of taking over 5,000 cars off the road
- Total Site Area: 1,150 acres (465.4 ha)
Array Area: 560 acres (224 ha)

Project Timeline

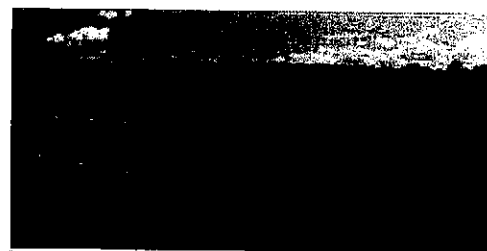


Sombra Solar Farm

Size: 20MW

Location: St. Clair Township, Ontario, Canada

Power Purchaser: Ontario Power Authority



- Provides clean, affordable, sustainable energy for approximately 3,200 average area homes
- Offsets the need for additional electricity generated from fossil fuels which emit air pollutants
- Displaces over 5,500 metric tons of carbon dioxide (CO₂) greenhouse gas emissions per year—the equivalent of taking over 1,375 cars off the road
- Requires no panel washing and no water use during operation

Project Timeline

Planning	Permitting	Start Construction	Commercial Operation
2008-2009	2009-2010	2011	20MW 2011

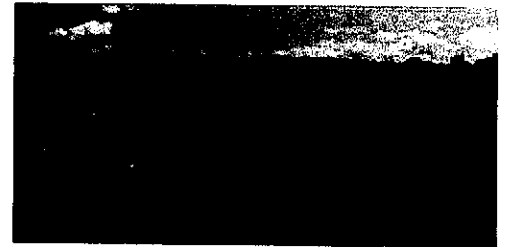
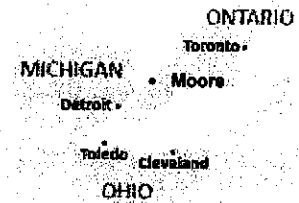


Moore Solar Farm

Size: 20MW

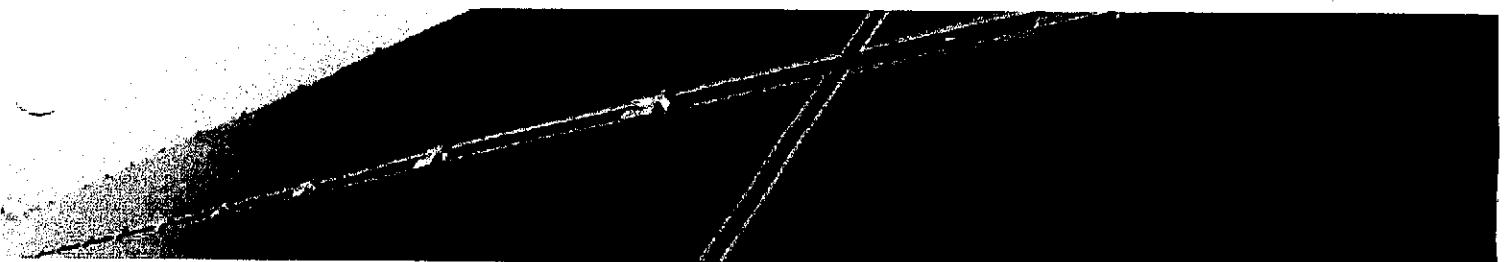
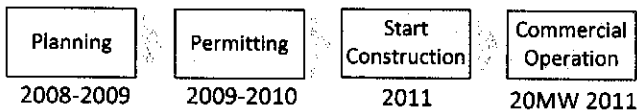
Location: St. Clair Township, Ontario, Canada

Power Purchaser: Ontario Power Authority



- Provides clean, affordable, sustainable energy for approximately 3,200 average area homes
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Project Timeline

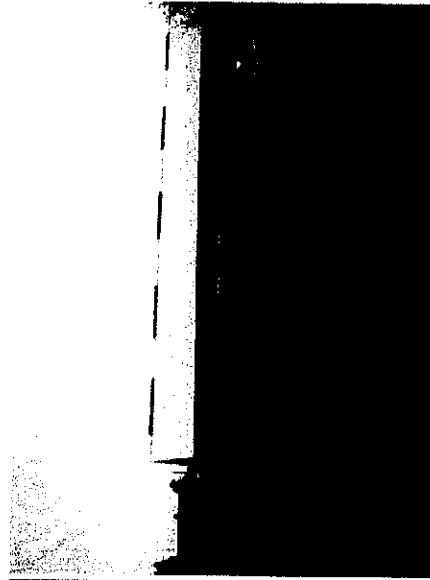


ST. CLAIR MOORE & SOMBRA SOLAR FARM

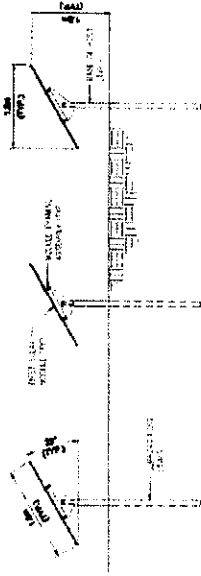
FINAL PUBLIC MEETING

PRESENTATION BOARDS

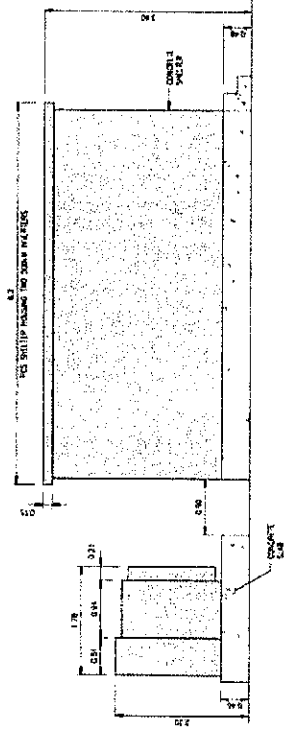
COMMON AGRICULTURAL STRUCTURES & ACTIVITIES



SOLAR ARRAY AND INVERTER SHELTER DETAILS



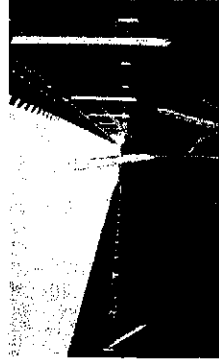
TYPICAL SIDE VIEW ELEVATION OF SOLAR ARRAY
Note: Typical row spacing of 3.9m



TYPICAL POWER CONTROL STATION (PCS) ELEVATION



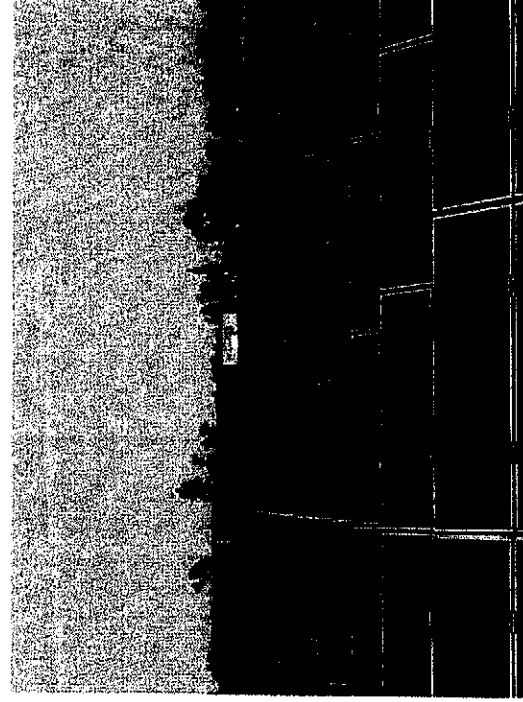
Sinzheim, Germany



Dimbach, Germany



Mainbernheim, Germany

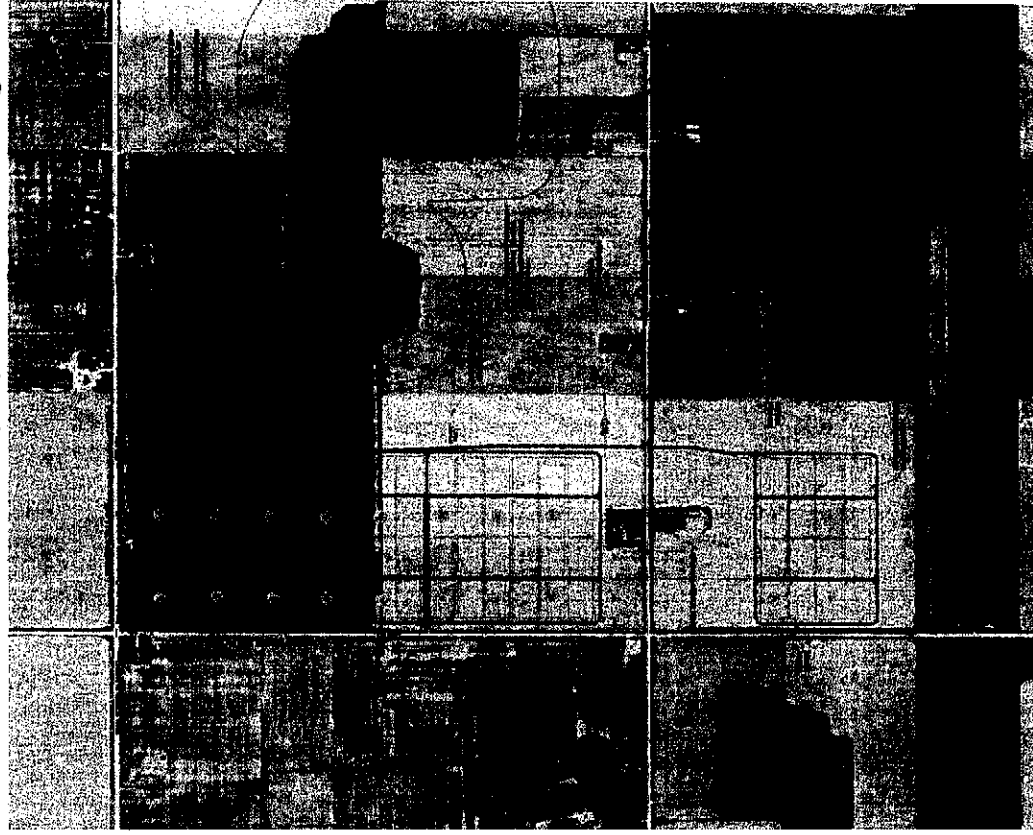


Sarnia Solar Farm, Sarnia, Ontario

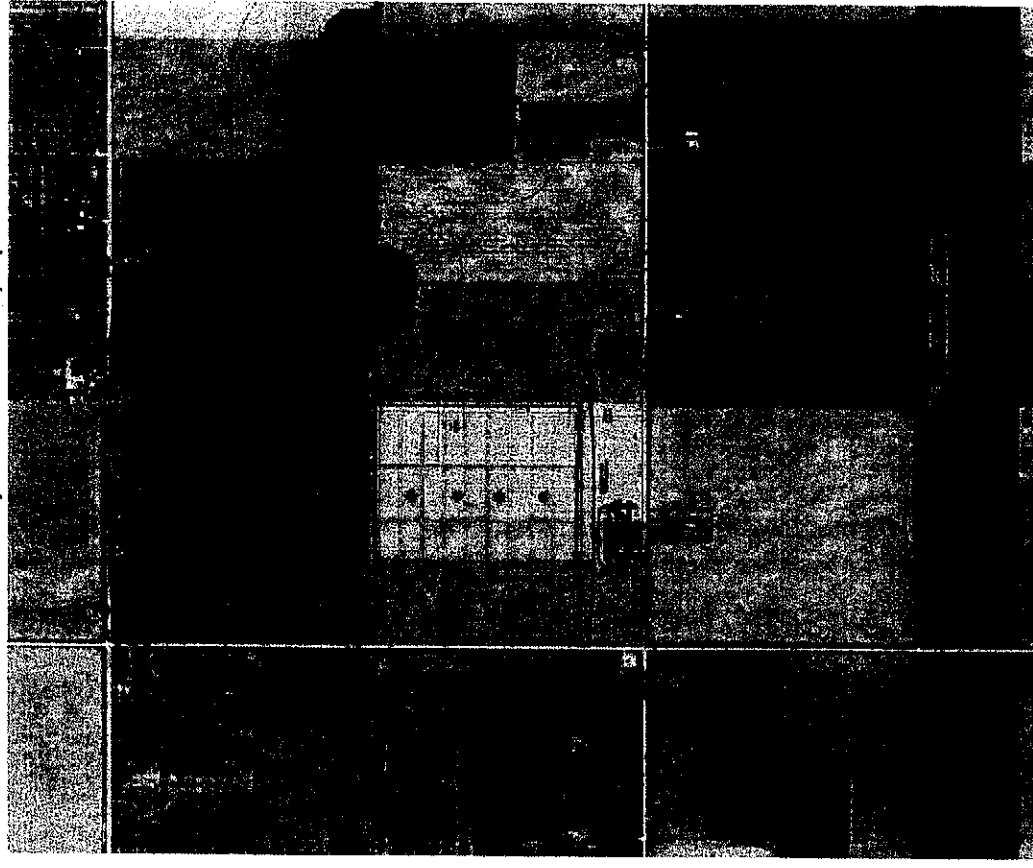
SOMBRA SOLAR FARM

SITE PLAN MODIFICATIONS RESULTING FROM PUBLIC INPUT

Site Plan Presented at January 14, 2010 Public Meeting #1



Current Proposed Site Plan, April 2010



Changes to Site Plan based on Public Comments:

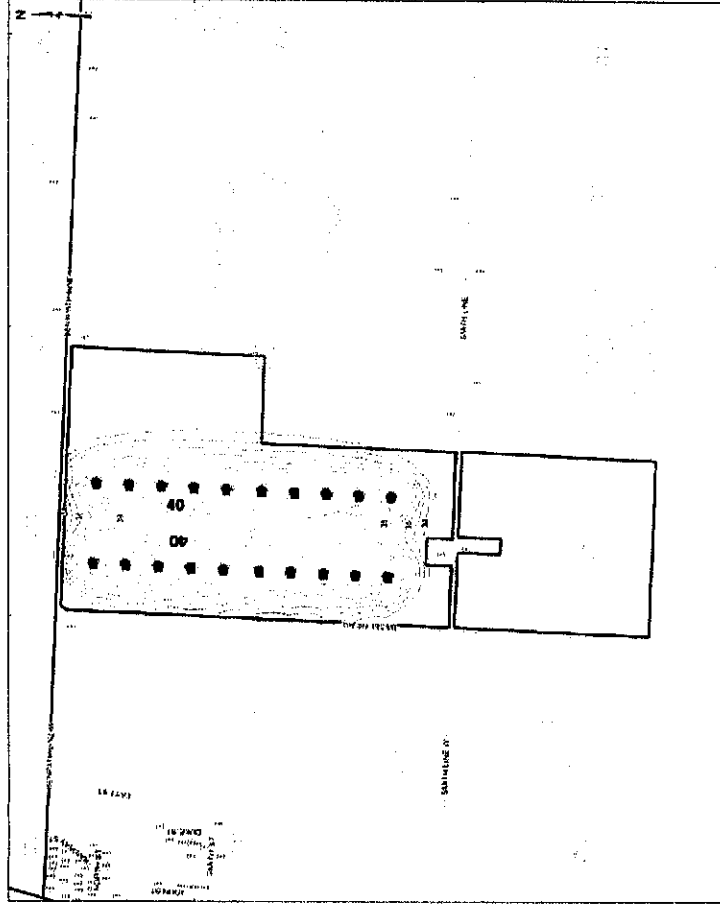
1. Construction & Site access driveway moved from Smith Line to Bentpath Line
2. More efficient site design proposed which reduces the required site area by approximately 30%
3. Berms to provide for visual screening and to stockpile native top soil for future decommissioning
4. Landscape plan revised based on discussions with neighbours of project

The image shows a document page with a large, bright white rectangular area in the center, which appears to be a grid or table. The grid contains numbers, possibly in a different script or language. The numbers are arranged in rows and columns, with some numbers appearing to be in a different script or language. The overall image is heavily degraded with noise and artifacts, suggesting it is a poor quality scan or a heavily processed image.

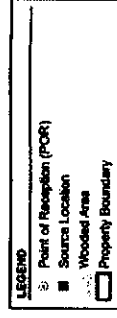
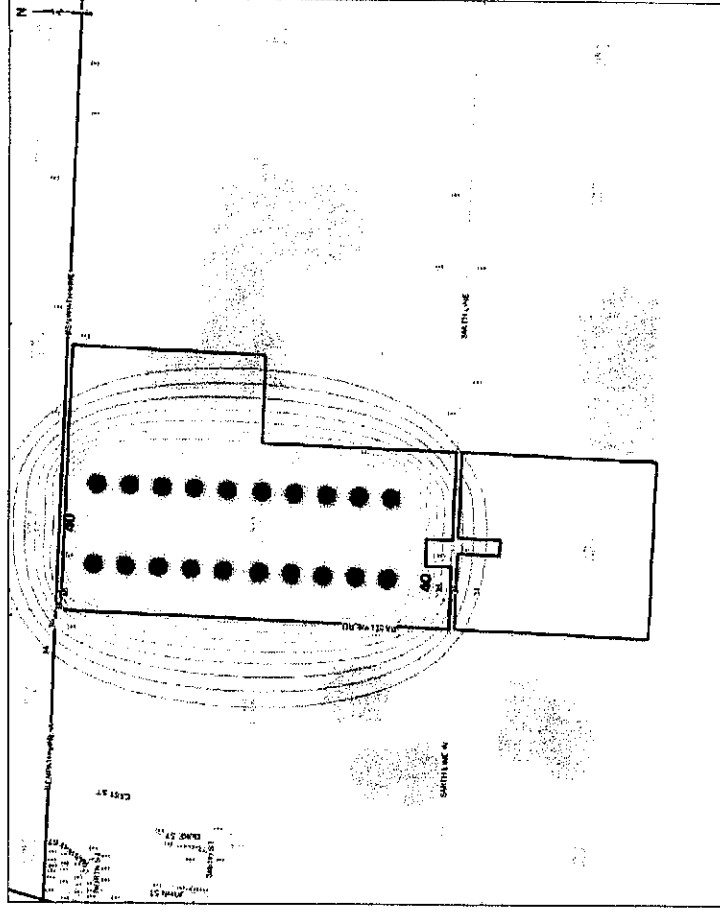
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27				

UPDATED ACOUSTIC ASSESSMENT - SOMBRA

SCENARIO 1 (Xantrex Inverters)



SCENARIO 2 (SMA Inverters)



- Scenarios have been prepared based on two different electrical inverter types. The scenarios show the potential for sound levels at nearby residential properties (Points of Reception).

- The Ministry of the Environment requires that sound levels be below 40 decibels at the closest Point of Reception.

- Sound levels at the closest Point of Reception will be as quiet as a Library.

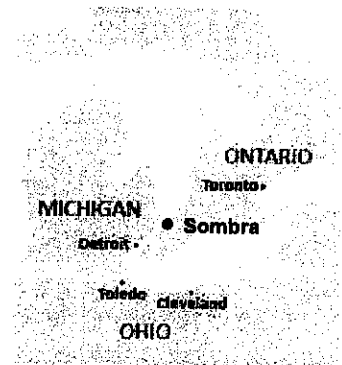


Sombra Solar Farm

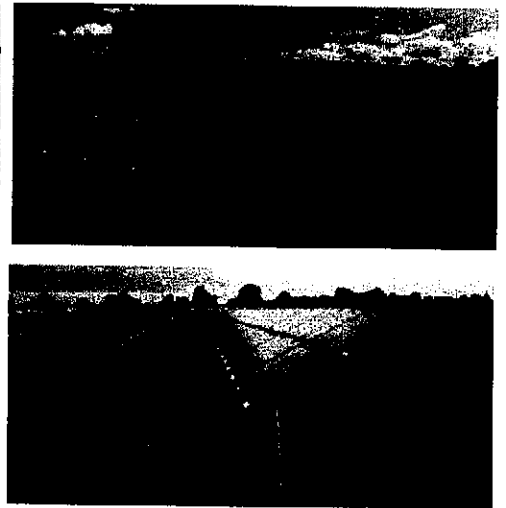
Size: 20MW

Location: St. Clair Township, Ontario, Canada

Power Purchaser: Ontario Power Authority



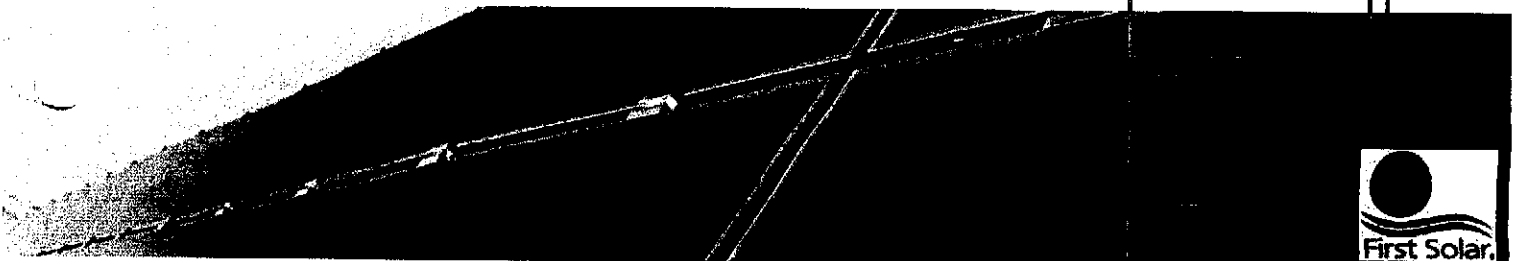
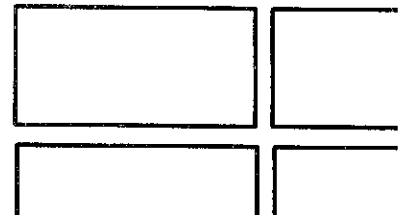
(Images of Sarnia Ontario Solar Farm)



- Provides clean, affordable, sustainable energy for approximately 2,800 average area homes
- Offsets the need for additional electricity generated from fossil fuels which emit air pollutants
- Displaces over 5,500 metric tons of carbon dioxide (CO₂) greenhouse gas emissions per year—the equivalent of taking over 1,375 cars off the road
- Total Site Area: 347 acres (140 ha)
Array Area: 140 acres (56 ha)
Net Area of Panels: 60 acres (24.4 ha)

Project Timeline

Planning	Permitting	Start Construction	Commercial Operation
2008-2009	2009-2010	2011	20MW 2011

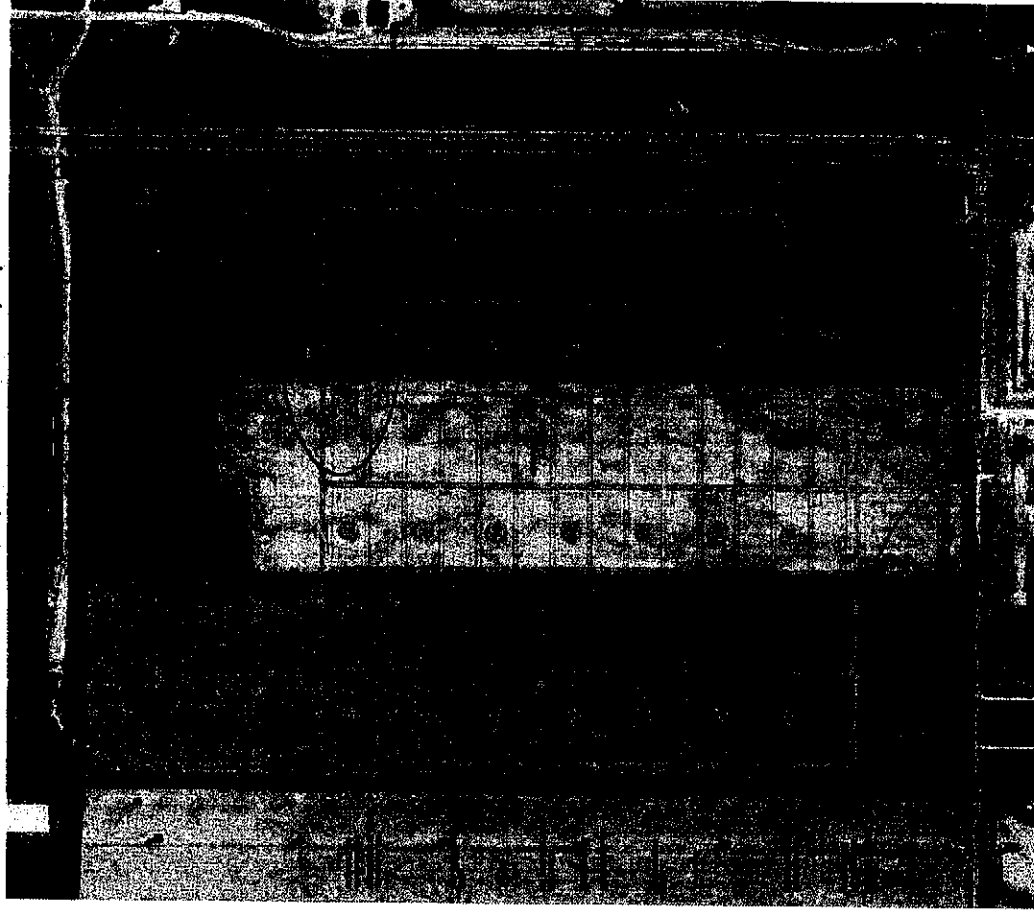
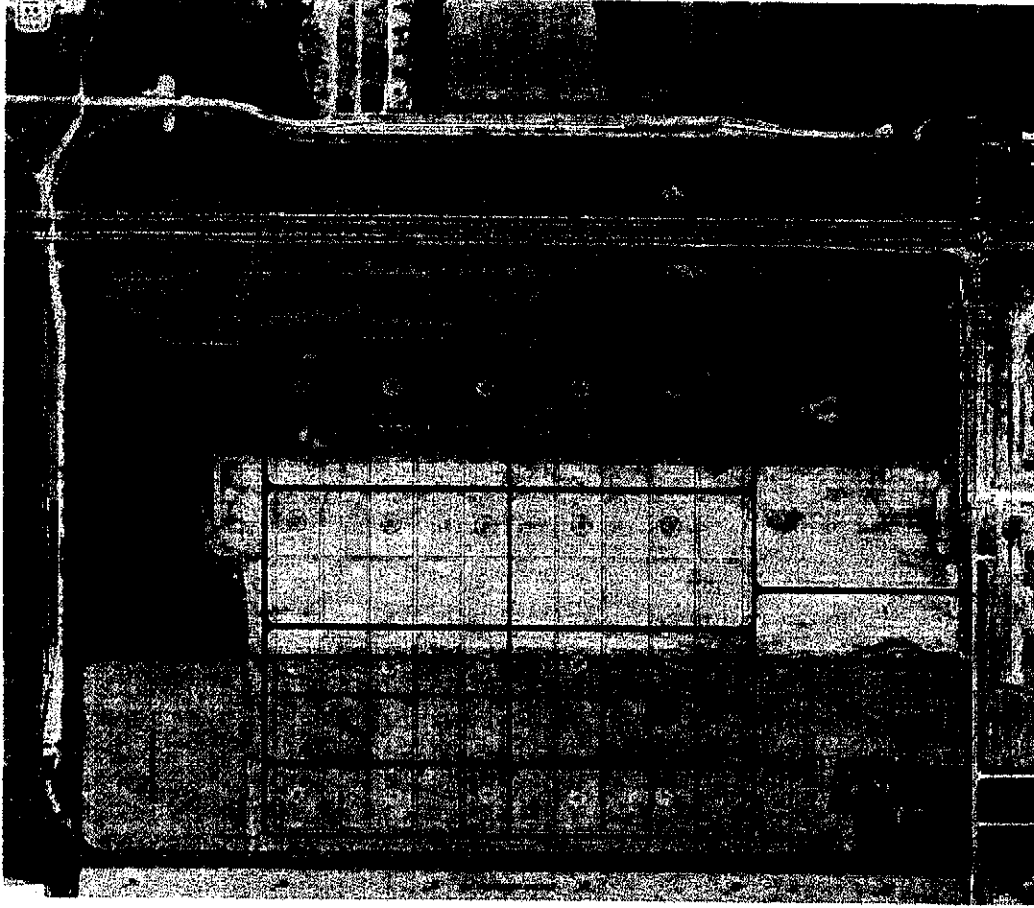


MOORE SOLAR FARM

SITE PLAN MODIFICATIONS RESULTING FROM PUBLIC INPUT

Site Plan Presented at January 14, 2010 Public Meeting #1

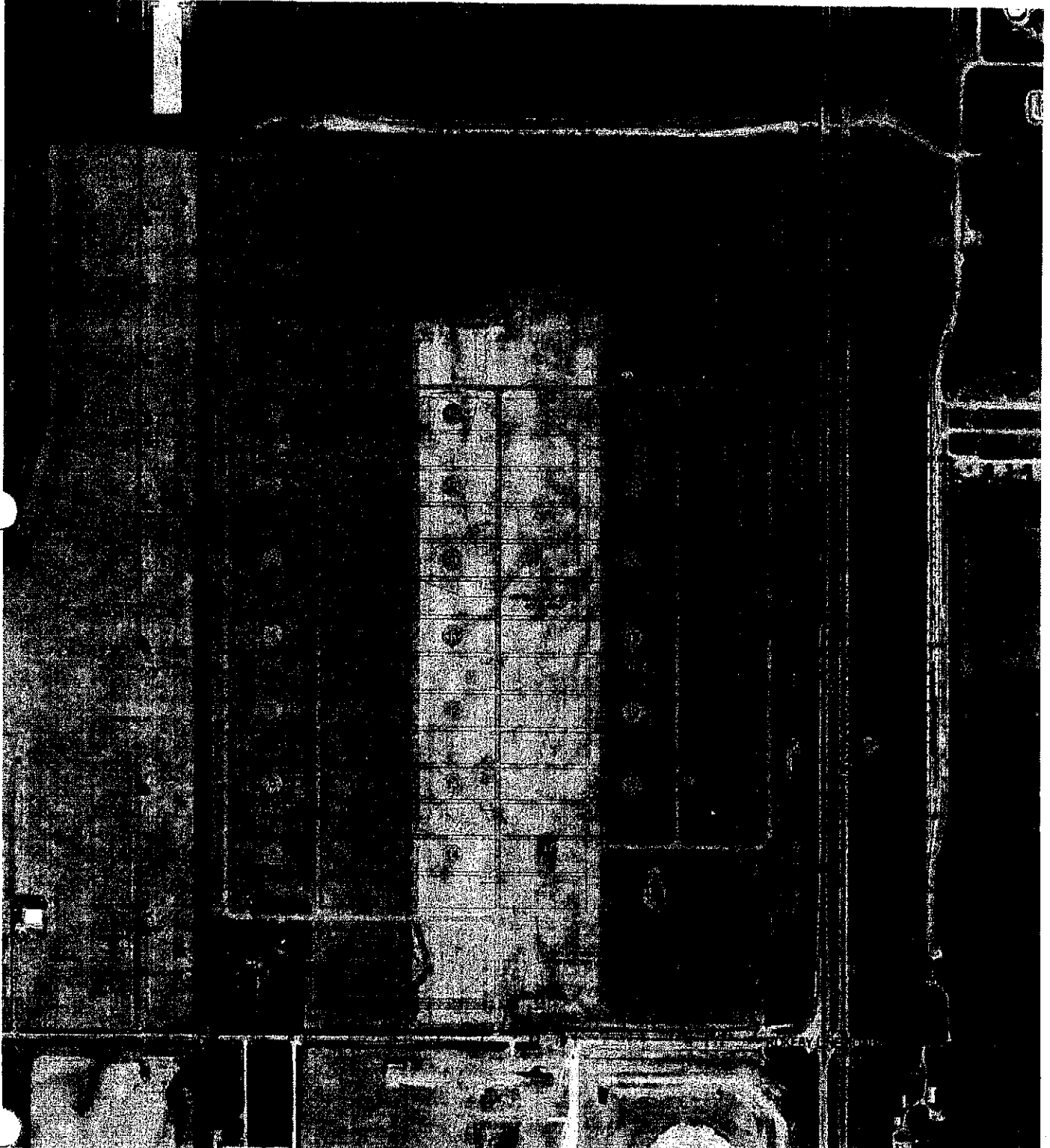
Current Proposed Site Plan, April 2010



Changes to Site Plan based on Public Comments:

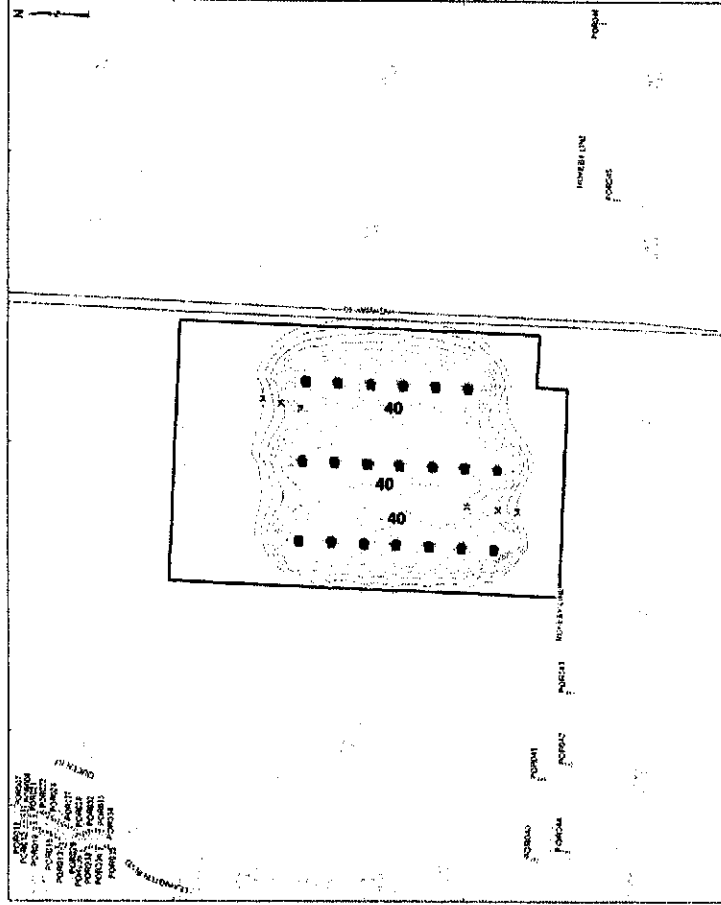
1. Array layout modified to avoid woodlot which no longer needs to be trimmed.
2. Berms to provide for visual screening and to stockpile native top soil for future decommissioning

MOORE SOLAR FARM REVISED SITE DESIGN

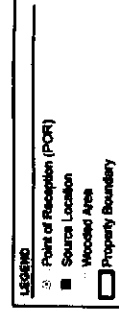
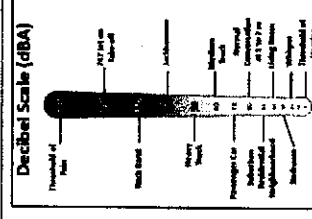
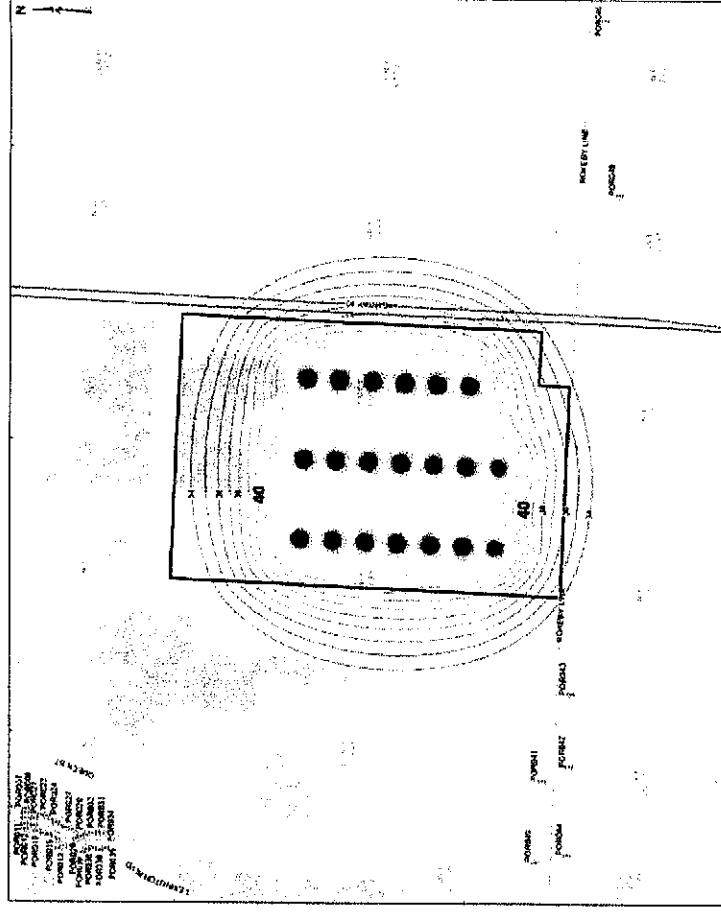


UPDATED ACOUSTIC ASSESSMENT - MOORE

SCENARIO 1 (Xantrex Inverters)



SCENARIO 2 (SMA Inverters)



- Scenarios have been prepared based on two different electrical inverter types. The scenarios show the potential sound levels at nearby residential properties (Points of Reception).
- The Ministry of the Environment requires that sound levels be below 40 decibels at the closest Point of Reception.
- Sound levels at the closest Point of Reception will be as quiet as a Library.

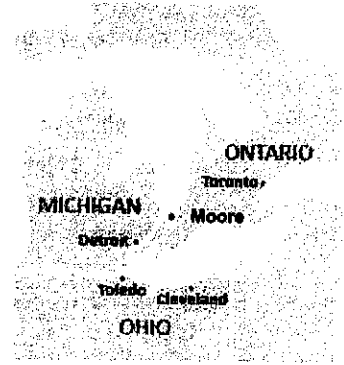


Moore Solar Farm

Size: 20MW

Location: St. Clair Township, Ontario, Canada

Power Purchaser: Ontario Power Authority



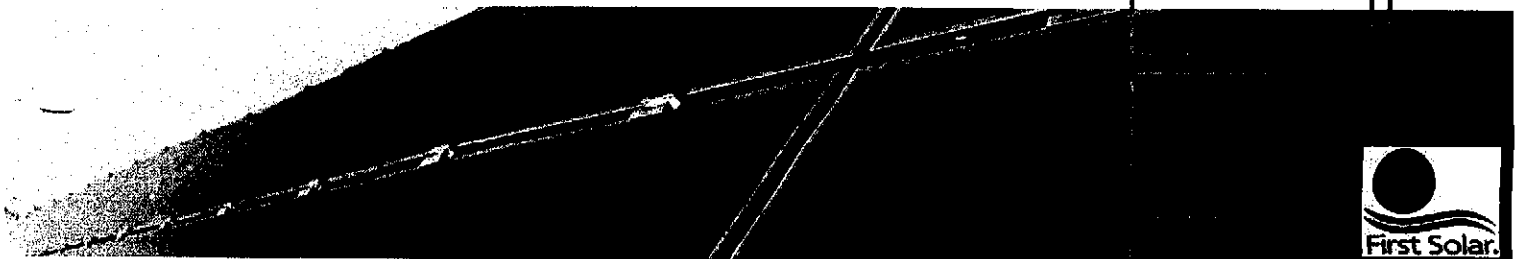
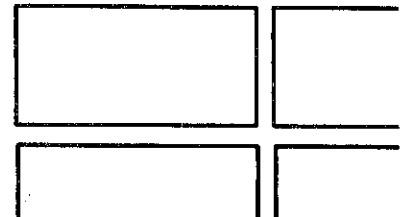
(Images of Sarnia Ontario Solar Farm)



- Provides clean, affordable, sustainable energy for approximately 2,800 average area homes
- Displaces over 5,500 metric tons of carbon dioxide (CO₂) greenhouse gas emissions per year—the equivalent of taking over 1,375 cars off the road
- Offsets the need for additional electricity generated from fossil fuels which emit air pollutants
- Total Site Area: 297 acres (120 ha)
Array Area: 140 acres (56 ha)
Net Area of Panels: 60 acres (24.4 ha)

Project Timeline

Planning	Permitting	Start Construction	Commercial Operation
2008-2009	2009-2010	2011	20MW 2011



FREQUENTLY ASKED QUESTIONS

Q: Why were these particular sites chosen for the solar farm projects?

A: Reasons for choosing the sites include available connection capacity to the local electricity grid; size of land available; topography of site (relatively flat); and limited natural heritage features (woodlots and streams). All factors must be present for a site to be selected.

Q: What is the life span of the project?

A: We expect that the project will be in operation for between 30 and 50 years.

Q: Is the project subject to the new rules regarding Classes 1-3 agriculture land?

A: No. An existing Renewable Energy Standard Offer Program (RESOP) contract was in place for this project prior to the new rules regarding agricultural land uses. The new rules apply to projects that are part of the Feed In Tariff (FIT) program not the RESOP program.

Q: What is stopping you for expanding the size of the project?

A: We have a Provincial contract for 20MW and that is all we can build. In addition, there are other limiting factors to consider such as constrained feeder capacity, woodlots and other site constraints. Lastly, the panel size dictates layout and project size. The proposed layout has been optimized for the contract we have with the Provincial government.

Q: Will there be stray voltage?

A: It is not physically possible to generate stray voltage from solar panels.

Q: Is any grading of the site proposed?

A: Minimal grading to control ponding of water is proposed. We try to minimize any site grading as it impacts development costs and engineering. We use a 'best practices' approach to grading to minimize long term impacts.

Q: Why is the local planning process not used to review this project?

A: The Province passed the Green Energy Act which now requires renewable energy projects to obtain a Provincial Renewable Energy Approval permit. This is now the process for all renewable energy projects.

Q: What air and noise emissions are generated?

A: The project will not generate any air emissions during operation. Noise emissions during operation of the solar farm were found to be below Ministry of Environment limits in the Acoustic Assessment Report.

6. Media Coverage of Public Meetings

Paul Barrette

From: Stephen Gardiner [sgardiner@lakeshoregroup.ca]
nt: April-23-10 9:10 AM
to: 'Paul Barrette'; 'Nima Kia'
Subject: RE:

Two solar farms moving forward in St. Clair Township

Posted 13 hours ago

PAUL MORDEN

The Observer

The company seeking to build two 20-megawatt solar energy projects in St. Clair Township is listening to its neighbours, says Mayor Steve Arnold.

At an open house First Solar held at the Moore Sports Complex on Earth Day Thursday, Arnold noted plans for one of the sites now include changes based on what the company heard at an open house in January.

The layout of the solar plans was adjusted to avoid having to cut part of a woodlot, and berms were added.

A construction entrance was also moved for one of the projects.

"They're listening to the input from the people and the township," Arnold said.

The company, which already operates a solar farm in Sarnia, wants to build another next to Highway 40 at Rokeby Line, north of Suncor Energy.

A third is planned for farmland east of Baseline Road, between Bethpath Line and the McKeough Floodway.

First Solar's Peter Carrie said Thursday's session is expected to be the final formal open house, but added the company will still accept comments from the public.

Carrie said the company has also been talking with the immediate neighbours of the two sites.

"We've laid out some tree screens and berms in some locations as visual shields."

First Solar plans to submit its application to the Environment Ministry within the next month, Carrie said.

The ministry's technical evaluation is expected to take about six months and the company hopes to begin construction in 2011 so it can bring the sites online that fall, he said.

p.morden@theobserver.ca

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[SEARCH](#)



Solar farm plans modified

ENERGY: Concerns of neighbours prompt changes

By QMI AGENCY

Last Updated: April 23, 2010 1:16am

SARNIA -- The company seeking to build two 20-megawatt solar energy projects in St. Clair Township is listening to its neighbours, says Mayor Steve Arnold.

At an open house First Solar held at the Moore Sports Complex on Earth Day Thursday, Arnold noted plans for one of the sites now include changes based on what the company heard at an open house in January.

The layout of the solar plans was adjusted to avoid having to cut part of a woodlot, and berms were added.

Sarnia Observer

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Paul Barrette

From: Stephen Gardiner [sgardiner@lakeshoregroup.ca]
Sent: January-15-10 9:44 AM
To: 'Rick Pennycooke'; 'Paul Barrette'; 'Nima Kia'
Subject: Mayor Arnold of St. Clair comments on First Solar proposal
Attachments: image001.jpg



LAKESHORE GROUP

250 Wellington St. W., Suite 130, Toronto ON M5V 3P6
Phone 416.364.5926 . Fax 416.364.8757 . www.lakeshoregroup.ca

Solar sites prompt concern

SARNIA

By PAUL MORDEN, QMI Agency

Last Updated: 14th January 2010, 9:23pm

SARNIA — Mayor Steve Arnold said he believes solar energy is good for St. Clair Township, although he wishes First Solar had selected different locations for the two 20-megawatt projects it plans to build.

The company, which has a solar farm operating in Sarnia, wants to build a second one next to Hwy. 40 at Rokeby Line, north of Suncor. That's land zoned for heavy industry, Arnold said.

"We were trying to steer them away from that," Arnold said, during a stop at an open house the company held yesterday in Corunna.

It's difficult for the township to have land zoned for heavy industry and the solar project means land will be taken out of the municipality's inventory of land available for new industrial investment, Arnold said.

Sarnia Observer

Stephen Gardiner MCIP, RPP
Manager
The Lakeshore Group
416.364.5926x28

The Observer

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Solar project on prime industrial site

Posted 5 hours ago

Mayor Steve Arnold said he believes solar energy is good for St. Clair Township, although he wishes First Solar had selected different locations for the two 20- megawatt projects it plans to build.

The company, which already has a solar farm operating in Sarnia, wants to build a second one next to Highway 40 at Rokeby Line, north of Suncor. That's land zoned for heavy industry, Arnold said.

"We were trying to steer them away from that," Arnold said, during a stop at an open house the company held Thursday at the Royal Canadian Legion hall in Corunna.

It's difficult for the township to have land zoned for heavy industry and the solar project means a plot of land will be taken out of the municipality's inventory of land available for new industrial investment, Arnold said.

"If you have another developer come in who wants to do heavy industrial, they might have fit on this site," he said. "Now, you have to look at another site for them that the neighbours might not want."

First Solar plans to build a third complex of solar panels on farmland east of Baseline Road, between Bentpath Line and the McKeough Floodway.

Arnold said the township had hoped to steer the company toward "brownfield" sites, instead of farmland. "That's a win-win for everybody."

While the solar facilities aren't proposed for the types of sites the township preferred, Arnold said, "whenever you have green energy, it's an excellent thing."

Peter Carrie, a vice-president with First Solar, said Thursday's open house was the first of at least two the company will hold as it seeks provincial approval for the St. Clair projects.

If approval came this year construction could begin in late 2010 or in 2011.

"We're talking with people about what we're planning, what concerns they might have," Carrie said.

About half of the residents he spoke with Thursday had positive comments about the projects, he said.

"We've also talked to some direct neighbours of the project who have given us some great advice about thoughts on traffic flow during construction."

Neighbours expressed concerns about tree screens on the property and noise levels, "which will be very, very minimal," Carrie said.

The facilities "should be a very good long-term neighbour," he said.

Information gathered at the open house will be used in the final project design the company plans to submit to the province in the next few months, he said.

Arnold said the township wants to make sure tree cover isn't lost and that township roads aren't compromised during construction.

"They've addressed those things for us," he added.

Arnold said township officials talked to the solar energy company about the possibility of investing in a manufacturing facility in St. Clair.

"We'd love to have manufacturing jobs as well as the installation jobs, but that doesn't look like that's going to happen."

But he said he welcomes the fact the projects will create construction jobs.

First Solar officials have said the projects could employ up to 600 at the height of construction.

pmorden@theobserver.ca

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Paul Barrette

m: Paul Barrette [pbarrette@lakeshoregroup.ca]
t: December-16-09 9:16 AM
To: 'Rick Pennycooke'; 'Stephen Gardiner'; 'Nima Kia'
Subject: FYI - (First Solar St. Clair) Solar "farms" anything but, farmers say
Attachments: image001.jpg



LAKESHORE GROUP

Phone 416.364.5926 . Fax 416.364.8757 . www.lakeshoregroup.ca

Solar "farms" anything but, farmers say

TARA HAGAN

The Observer

Solar energy farms like the two announced this week for St. Clair Township risk taking valuable and limited agricultural land out of production, says vice-president of the Ontario Federation of Agriculture (OFA).

"There's rooftops everywhere, yet they continue to expand on farmland," said Don McCabe, an Inwood-area farmer. "It's a very strong concern."

McCabe has been an outspoken opponent of building solar farms on croplands, suggesting commercial buildings, houses, schools and hospitals are a better place to install them.

This week, First Solar, the company installing an 80-megawatt project in southeast Sarnia, confirmed it's planning two more solar farms in St. Clair Township.

One of the proposed sites is on farmland east of Baseline Road, between Bentpath Line and the McKeough Floodway.

According to the township, that area is currently not classified for alternative energy use.

"The proposals will have to go through the appropriate rules that the government has put in place," said McCabe, referring to the province's new Green Energy regulations, which include restrictions on solar panels located on the top classes of farmland.

In September, the province announced that no new ground-mounted solar projects above 100 kilowatts will be allowed on class one, two or specialty crop areas. Some projects, up to 500 megawatts, will be allowed on class three lands.

The Bentpath farmland is designated as class two.

But, McCabe noted, the company may have worked its way around that.

"If this is an old agreement — filed before the regulations came into place — there's not much that can be done about that," he said.

The second location is adjacent Hwy. 40 at Rokeby Line, north of the Suncor Ethanol plant, on land already zoned for industrial use.

With provincial approval, work on each of the 20-megawatt projects could begin in spring 2011, a company spokesperson said.

"It's a better spot than the prime dirt they're on now," said Ken Dunlop, former president of the Lambton Federation of Agriculture, referring to the current solar project, bordered by Churchill Line, Highway 40, Confederation Street and Blackwell Sideroad.

That site contains some of the best soil in Lambton County, he said.

"That's A-1 land. Really nice dirt. And once they turn it into a solar project — all those little footprints — you can't farm that land. You'll never be able to reclaim it."

Because St. Clair has more class three soil — it's harder, with more clay — than other parts of the county, Dunlop said it's a step in the right direction.

"But it's still not the answer," he said, suggesting they should be called 'solar complexes' — not farms.

He agrees with McCabe that solar panels belong on rooftops.

"If every roof had solar panels, we wouldn't even need these solar complexes," he said.

Paul Barrette, MCIP, RPP
Planner
The Lakeshore Group
416.364.5926x25

7. Sign in Sheets from First Public Meeting

PLEASE PRINT

Contact Information				Project Interested In		
Name(s)	Address	Telephone Number	Email Address	Are you representing an organization or person other than yourself? (if so please provide name and address)	Sombra Solar Farm	Moore Solar Farm
Barney Brandon	635 Scott Rd Sarna	383 88015		no	✓	✓
ARCH RANKIN	980 ST. CLAIR PKWY MOORETOWN	519-862-4490				
SARATON	RR #3 Sombra			—	—	
Shawn Lucier	RR #3 Wahackburg	519-677-2022	shawn@wahackburg.ca		✓	
D Jones	5 Eagle Nest Ct.	916-710-2437	djones@solartechinc.com			
STINE STRAUB	3632 ST. CLAIR PKWY NOR 2ND	519 892-3855		no.	✓	
Larry - 10 Parsnall	2417 Courtwright					
ALAN HIVEY	108 BENTPATH LANE	519-892-3679			✓	
Adam Harris	1835 Bentpath Line	519 331-4582		no	✓	

PLEASE PRINT

Contact Information			Project Interested in		
Name(s)	Address	Telephone Number	Email Address	Are you representing an organization or person other than yourself? (if so please provide name and address)	Sombra Solar Farm Moore Solar Farm
ILA HAY	118 SMITH LINE W. SOMBRA	892-3341			✓
Cal Cook.					
Mr. Billington	524 Parkside Corona	519 503 6551	ccook@aecon.com	Aecon Utilites.	✓
FRED UNDERHILL	34 SMITH LINE SOMBRA	862 3534		St. Paul Twp.	✓
Patty Salisbury	34 Smith line Sombra	892-3030			✓
Don Longo	1849 Lakeshore RD Salem, IA	892-3032			✓
Steve Kasper	1886 St. Clair Hwy	839-6782		OPS.	✓
Jeff Deardorff	1312 Haywood Sombra	436-1860 431-1791		St. Clair Twp.	✓
WAVE BRANDON	388 JULIE CRT CORONA, ONT	867-2021			✓

PLEASE PRINT

Contact Information			Are you representing an organization or person other than yourself? (If so please provide name and address)		Project Interested In	
Name(s)	Address	Telephone Number	Email Address		Sombra Solar Farm ✓	Moore Solar Farm ✓
Kathy Ottara Wilson	3068 Tilleyard Rd PR #3 Oil Springs	519-882-1057	Kohara.wilson@lotmail.com	LFA	✓	✓
Hatter Wright	Box 452 Petrolia	832-1862	hatterk@lotmail.com	CBC Radio.		
Jacques Hewesque	32 ALFRED ST PT. EDWARD	519-344-2822	woodduck@rivernet.net	FIT - MICRO FIT ESPD.	✓	✓
MARK HAY	3481 JOHN ST. SOMBRA-ON.	519-692-3832	mark.hay@xeelco.on.ca	✓	✓	

PLEASE PRINT

Contact Information			Telephone Number	Email Address	Are you representing an organization or person other than yourself? (If so please provide name and address)	Project Interested In	
Name(s)	Address					Sombra Solar Farm	Moore Solar Farm
JAMES GLOWA	237 FANEST CORUNA		519 862-3687	KING@ EBTECH.NET	✓	✓	✓
Dave Agnew	408 Murray St work 278 Rokeby		862-3061	dagnew@excelsior.ca	Williams Landscaping	✓	✓
Rob Person	37 Smith Line Sombra		519 842-3613			✓	
Paul & Jan Hager	613 Del. Springs Lane Lewistown Pa 17034		519-867-3381	paulem154@ bell.net			
STEVE ARNOLD	1500 ST CLAIR PKWY COURT APT 1614		519-381-7440		MAYOR ST CLAIR.	✓	✓
Pat Connolly Alexandra	2437 JANEST BRIDGE RD N100		519 8644006		St Clair Twp Council	✓	✓
Ken Thompson	823 Danbury Cres Sarnia		519-330-1541	Kennethmario@ gmail.com		✓	✓
John Rodenburg	1142 1940 Balla St Sarnia		519 383.0477				
Bob Vandenberg	1181 PONTIAC RD.		519 383 0887				

PLEASE PRINT

Contact Information			Project Interested in		
Name(s)	Address	Telephone Number	Email Address	Are you representing an organization or person other than yourself? (if so please provide name and address)	Sombra Solar Farm Moore Solar Farm
David Dobson	17 Forest St P.O. Edward	519 389-8857	addressnotgiven @ed.ca		✓
D. W. DUBOIS	203 Smith Line Sombra				✓
Sarah Richardson	37 Smith Line Sombra	519-892-3413	Sarah.Richardson@ed.ca		✓
Scott Wilson	41 Holt Line	519-892-3493			✓
Kevin Thomas	457 Smith Line Sombra	519-892-3088			✓
Doug Whitham	705 Victoria Line	519-862-2911 x2456	mathandee nouveau.com	NOVA Chemicals	✓
Brian Whitham	1155 Emily St. Mountair	519 867 2021			✓
Charles Mink	1334 St. Clair Pkwy Countryside	519-867-0797			
Paul Mober	140 Front St. S. Sarnia, ON	519-332-3550		The Observer	

PLEASE PRINT

Contact Information			Project Interested In		
Name(s)	Address	Telephone Number	Email Address	Are you representing an organization or person other than yourself? (if so please provide name and address)	Sombra Solar Farm Moore Solar Farm
KITCHEN	4036 St. Clair Hwy	677-1522		NO	✓
DAVID BROWN	1103 Lakeshore Rd Unit 137 Sarnia NTS 4B	542-3027		NO	✓
Linda Verbeek	4297 Lakeshore Dr Forest	899-2409		NO	✓
Pamela Wright	127 Smith Line, Sombra	892.3352	ahimsanow@yahoo.com	horne Wright (same address + contacts)	✓
Dennis Van Decker	201 Ross Ave. SARNIA, ONT. N77-1K1	466-3341	denise@sarnia-lambton-on.ca	SARNIA-LAMBTON ECONOMIC PARTNERSHIP	✓
Lauren Van Empe	3028 Kimball Rd. Courtwright, ON N0N1H0	519-864-4470	info@cedarnewfarms.org	yes, Cedar Lambton Federation of Agriculture.	-
Carol Chudy	498 Bendmead Dr.	519-862 9217	gchudy@sympatico.ca	CAT Alliance	✓
Greg Chudy	"	"	"	Myself	✓
Mariannette Hay	3481 Johnst Sombra	519-892-3822		NO	✓
Robert & Sherry MacPherson	275 Pace Lane, Port Huron	519-867-2673		NO	✓

8. Notification List for Final Public Meeting

St. Clair Moore

Name	Address / Email	City, Postal Code	Attention:	Date Notice of Public Meeting Was Sent
Praxair Canada Inc.	1 City Centre Dr. Suite 1200	Mississauga, ON L5B 1M2	Attention: Tax Department	15-Mar-10
2059247 Ontario Inc.	535 Rokeby Line	Mooretown, ON N0N 1M0	C/O Suncor Energy Products	15-Mar-10
Robert Alexander and Laurie Ann MacPherson	275 Moore Line RR 1	Mooretown, ON N0N 1M0		15-Mar-10
Nova Chemicals (Canada) Ltd	P.O. Box 3060 Main	Sarnia, ON N7T 8C7		15-Mar-10
St. Clair Township	1155 Emily Street	Mooretown, ON N0N 1M0		15-Mar-10
David James and Angela Maria Dobson	13 Fort Street	Point Edward, ON N7V 1M1		15-Mar-10
Bernard Kraayenbrink	RR 1	Port Lambton, ON N0P 2B0		15-Mar-10
James Edward MacPherson	RR 1	Mooretown, ON N0N 1M0		15-Mar-10
Canadian National Railway Company Business Development	1 Administration Rd, Floor 1	Concord, ON L4K 1B9		15-Mar-10
St. Clair Township	1155 Emily Street	Mooretown, ON N0N 1M0	Attention: John DeMars	15-Mar-10
County of Lambton	789 Broadway Street, P.O. Box 3000	Wyoming, ON N0N 1T0	Attention: Ronald G. Van Horne	15-Mar-10
Sarnia District Office	1094 London Rd.	Sarnia, ON N7S 1P1	Attention: Michael Parker	15-Mar-10
Environmental Assessment and Approvals Branch	2 St. Clair Ave West, Floor 12A	Toronto, ON M4V 1L5	Attention: Doris Dumais	15-Mar-10
Nancy Brandon	635 Scott Rd.	Sarnia, ON N7T 8G3		15-Mar-10
Pete Gilliland	524 Parkdale Cres.	Corunna, ON N0N 1G0		15-Mar-10
Steve Repergel	1886 St. Clair Parkway	Sarnia, ON N7T 7H5		15-Mar-10
Jeremy Weerdenburg	1312 Maynard Rd.	Sarnia, ON N7S 4V8		15-Mar-10
Wayne Brandon	388 Julie Court	Corunna, ON N0N 1G0		15-Mar-10
Steve Arnold	1590 St. Clair Parkway	Courtright, ON N0N 1H0		15-Mar-10
David Dobson	13 Fort Street	Point Edward, ON N7V 1M1		15-Mar-10
Barry Uitvlugt	1155 Emily Street	Mooretown, ON N0N 1M0		15-Mar-10
Andy Kitchen	4036 St. Clair Parkway	Port Lambton, ON N0P 2B0		15-Mar-10
David Brown	1103 Lakeshore Road	Sarnia, ON N7S 4J8		15-Mar-10
Linda Verberk	4297 Lakeshore Road	Forest, ON N0N 1J0		15-Mar-10
Marianne Hay	3481 John Street	Sombra, ON N0P 2H0		15-Mar-10
Cal Cook	ccook@aecon.com			15-Mar-10
Kathy O'Hara Wilson	koharawilson@hotmail.com			15-Mar-10
Jacques Levesque	woodduck@rivernet.net			15-Mar-10
James Glowa	king@ebtech.net			15-Mar-10
Dave Agnew	dagnew@xcelco.on.ca			15-Mar-10
Ken Thompson	kennethmania@gmail.com			15-Mar-10
Doug Mathany (Nova Chemicals)	mathnads@novachem.com			15-Mar-10
Denis Van Decker	denis@sarnialambton.on.ca			15-Mar-10
Lauren Van Ewyk	info@cedarviewfarms.org			15-Mar-10
Carol Chudy	gchudy@sympatica.ca			15-Mar-10
Greg Chudy	gchudy@sympatica.ca			15-Mar-10

St. Clair Sombra

Name	Address/email	City, Postal Code	Attention:	Date Notice of 2nd Public Meeting Was Sent
St. Clair Region Conservation Authority	205 Mill Pond Cres.	Strathroy, ON N7G 3P9		15-Mar-10
Floyd Marven Joseph Nantais	179 West Smith Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
James John and William Benjamin McKillican	173 West Smith Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
Frederick Jan Kraayenbrink	57 West ward Line, RR 1	Port Lambton, ON N0P 2B0		15-Mar-10
Robert Wayne Pierson & Sarah Richardson	37 Smith Line	Sombra, ON N0P 2H0		15-Mar-10
Lorne W. Wright	127 Smith Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
Alfred George Branton	P.O. Box 149	Sombra, ON N0P 2H0		15-Mar-10
Union Gas Limited	50 Kell Drive N, P.O. Box 2001	Chatham, ON N7M 5M1	Attention: Property Tax Department	15-Mar-10
Market Partners Canada	50 Kell Drive N, P.O. Box 2001	Chatham, ON N7M 5M1	Attention: Property Tax Department	15-Mar-10
Edward Allan & Betty Jean Johnston	RR 1	Port Lambton, ON N0P 2B0		15-Mar-10
Fred Lionel & Benjamin Unternahrer	34 Smith Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
Ila Marie Hay	118 Smith Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
Dick F & Jeanne Vandendool	203 Smith Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
Anne Marie Stratton	4036 St Clair Parkway, RR 1	Port Lambton, ON N0P 2B0	C/O Elaine Segart	15-Mar-10
Anne Marie & Hilton Anthony Stratton	3 W Bentpath Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
J. Rinks Farms Ltd.	116 Lambton Line, RR 1	Port Lambton, ON N0P 2B0	C/O Rob Kraayenbrink	15-Mar-10
Donald Gordon & Doris Ilene Fournie	145 Bentpath Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
Owen Grant Watson	RR 1	Sombra, ON N0P 2H0		15-Mar-10
Alan Edward & Tamela Jane Huey	108 Bentpath Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
Karen Gormley	156 Bentpath Line, RR 3	Sombra, ON N0P 2H0		15-Mar-10
St. Clair Township	1155 Emily Street	Mooretown, ON N0N 1M0	Attention: John DeMars	15-Mar-10
County of Lambton	789 Broadway Street, P.O. Box 3000	Wyoming, ON N0N 1T0	Attention: Ronald G. Van Horne	15-Mar-10
Sarnia District Office	1094 London Rd.	Sarnia, ON N7S 1P1	Attention: Michael Parker	15-Mar-10
Environmental Assessment and Approvals Branch	2 St. Clair Ave West, Floor 12A	Toronto, ON M4V 1L5	Attention: Doris Dumais	15-Mar-10
Nancy Brandon	635 Scott Rd	Sarnia, ON N7T 8G3		15-Mar-10
Pete Gilliland	524 Parkdale Cres.	Corunna, ON N0N 1G0		15-Mar-10
Steve Repergel	1886 St. Clair Parkway	Sarnia, ON N7T 7H5		15-Mar-10
Jerry Weerdenburg	1312 Maynard Rd.	Sarnia, ON N7S 4V8		15-Mar-10
Wayne Brandon	388 Julie Court	Corunna, ON N0N 1G0		15-Mar-10
Steve Arnold	1590 St. Clair Parkway	Courtright, ON N0N 1H0		15-Mar-10
David Dobson	13 Fort St.	Point Edward, ON N7V 1M1		15-Mar-10
Barry Uitvlugt	1155 Emily St.	Mooretown, ON N0N 1M0		15-Mar-10
Andy Kitchen	4036 St. Clair Parkway	Port Lambton, ON N0P 2B0		15-Mar-10
David Brown	1103 Lakeshore Rd., Unit 137	Sarnia, ON N7S 4J8		15-Mar-10
Linda Verberk	4297 Lakeshore Rd.	Forest, ON N0N 1J0		15-Mar-10
Marianne Hay	3481 John St.	Sombra, ON N0P 2H0		15-Mar-10
Robert & Laurie MacPherson	275 Moore Line	Courtright, ON N0N 1M0		15-Mar-10

Steve Straub	3632 St. Clair Parkway	Sombra, ON NOP 2H0		15-Mar-10
Adam Harris	1835 Bentpath Line	Sombra, ON NOP 2H0		15-Mar-10
Patty Salisbury	34 Smith Line, RR 3	Sombra, ON NOP 2H0		15-Mar-10
Mark Hay	3481 John St.	Sombra, ON NOP 2H0		15-Mar-10
Scott Jillson	RR # 3	Sombra, ON NOP 2H0		15-Mar-10
Kevin Thomas	457 Smith Line	Sombra, ON NOP 2H0		15-Mar-10
Pamela Wright	127 Smith Line	Sombra, ON NOP 2H0		15-Mar-10
Kris Lee	2999 St. Clair Parkway	Sombra, ON NOP 2H0		15-Mar-10
Cal Cook	ccook@aecon.com			15-Mar-10
Kathy O'Hara Wilson	koharawilson@hotmail.com			15-Mar-10
Jacques Levesque	woodduck@rivernet.net			15-Mar-10
James Glowa	king@ebtech.net			15-Mar-10
Dave Agnew	dagnew@xcelco.on.ca			15-Mar-10
Ken Thompson	kennethmanja@gmail.com			15-Mar-10
Doug Methany	mathands@novachem.com			15-Mar-10
Denis Van Decker	denis@sarnialambton.on.ca			15-Mar-10
Lauren Van Ewyk	info@cedarviewfarms.org			15-Mar-10
Carol Chudy	gchudy@sympatico.ca			15-Mar-10
Greg Chudy	gchudy@sympatico.ca			15-Mar-10
Shawn Lucier	shawn@huronenergy.com			15-Mar-10
Sarah Richardson	sarahrichardson5@hotmail.com			15-Mar-10
Kristina Lee	lee@kent.net			15-Mar-10

9. Notices for Final Public Meeting in Newspaper

nationalnews

■ LONDON

Company enters wind farm business

HANK DANISZEWSKI
QMI Agency

LONDON — A London company is breaking into the growing market of supplying and maintaining wind farms.

Fluid Power House has been in the hydraulics business since 1997, servicing and supplying industrial, military and mining companies.

President Barry Gilmour said the company recognized potential markets in wind turbine projects sprouting up all over Ontario.

Several years ago, the company faced a challenge because many of its industrial customers were in the auto industry, which was facing a major downturn.

Gilmour was musing about the problem while riding his motorcycle on Hwy. 21, where several wind farms are located. "I was feeling a little forlorn about the state of the auto

industry. Then I spotted all these turbines and I'm thinking, 'Surely there must be something there for us'."

He asked Patrick Kucharski, the company's technical account/project manager, to work up a business plan for servicing wind industry.

Fluid Power House started by selling parts to the wind power industry but has expanded into turbine maintenance.

Most wind turbines contain a hydraulic gearbox mechanism that controls the angle of the blades in the wind for maximum power output.

The mechanism also shuts down the turbines if maximum wind speeds are exceeded.

"Every three to five years the oil in the gearboxes has to be changed. We started doing oil changes 300 feet in the air," Kucharski said.

In 2007, company set up a subsidiary, Wind Power House,

to sell products and services to the wind power industry.

Kucharski said the company is well positioned in the market with experience in hydraulics and a location in London that is central to many wind farm projects.

Fluid Power House has worked on the 126-turbine Prince wind farm near Sault Ste. Marie and will work on the Raleigh wind farm under construction in Chatham-Kent.

The company has recently started doing inspections on the turbines.

About four of the company's 45 employees now work in wind farm operations and Kucharski said there's great potential for expansion as more wind farms are built in the region.

"We are right in the middle of things. We are a phone call away," he said.

hank.danisze@summedia.ca

■ GETTING IN THE SWING OF SPRING



ELLIOT FERGUSON/QMI Agency
Kyle Rodak, 4, gets a push on the swing from his grandmother Sue Shaw at Vanter Park in Woodstock, Ont. Wednesday afternoon.

■ WEATHER: Officials urge residents to use caution when lighting fires

Warm weather keeps firefighters busy with grass fires

JOE BELANGER
QMI Agency

LONDON — The balmy weather may be delivering fun for most Londoners, but it's creating headaches for firefighters chasing grass fires.

The dry, sunny weather is drying out open areas, especially near woodlands. Fire officials are urging residents to use caution when lighting fires and parents to keep an eye on children.

The warning came after two major grass fires Wednesday, including one around 2 p.m. in a meadow just off Pond Mills Rd. south of Cambridge Rd. that spread quickly, threatening a woodland and nearby homes. A second grass fire was reported minutes later in a field off

Dingman Dr. "Typically, it's a summer problem when the grass dries during a drought period, so it's a little early," said Rick Jefferson, spokesperson for the London Fire Department.

"The grass is dead and drying out quickly and there are kids playing in the wooded areas near residential areas, playing with matches (and) lighting camp fires. If that wind shifts, the fire can grow very quickly and it can change direction quickly. The potential is there for fairly serious fires."

At the Pond Mills fire, the fire spread rapidly within two minutes.

Two teenagers happened upon the fire and tried to put it out.

"We came over the hill and it

was about 10 feet in diameter and we tried to put it out but it spread," said one of the unidentified boys, sitting at a nearby convenience store.

"So we ran up here and called 911."

Fire Capt. Gord Gillies said he doesn't know how the fire started, but was forced to call for a second pumper when the fire spread to at least an acre within two minutes, inching closer to a wooded area and nearby homes.

"When it's windy and dry like this, it can just take off," Gillies said.

"It could be kids or adults walking with cigarettes and dropping them, kids playing with matches, you never know, but these fires burn fast. With the snow gone and the sun out this

grass dries out in a couple of days," Jefferson said the grass fires are dangerous, especially for children, who often try to put them out.

"I've met a lot of kids who have been burned because they try and

stamp them out with their shoes and their clothes catch fire," said Jefferson, who urged parents to keep a close eye on their children during March break when they're out of school.

"Parents should be aware of who their kids are playing with, where they are and what they're doing."

joe.belanger@summedia.ca

TRANSIT USERS NOT TO BE TOLD FATE OF DRIVER WHO BLEW OVER LEGAL LIMIT

TAMARA CHERRY
QMI Agency

TORONTO — Public transit users will not be told whether a bus driver suspended for blowing over the legal alcohol limit will be pulled off the roads, the TTC said Wednesday. Though Toronto Transit Commission chair Adam Giambrone was quoted in one media report as saying the fate of the 21-year transit veteran would be decided Wednesday, and that she would

be fired unless there was outstanding information, TTC spokesman Danny Nicholson said it is policy not to make that information public.

"Because it's a personnel matter, it's something we don't discuss in public," Nicholson said Wednesday afternoon after several requests to Giambrone's office for comment went unanswered. "The TTC policy is not to publicly discuss internal personnel matters."

The employee has been driving city buses since January 1989.

Nicholson said. She was pulled over on Daves Rd. on Friday after a passenger called police about her erratic driving. A breathalyzer test showed she had a blood-alcohol concentration somewhere between .05 and .08 — known as the "warn range" under provincial legislation that took effect last year.

As a result, her driver's licence was revoked for three days and she was suspended from her job without pay pending the outcome of an internal investigation.

NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a
Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Moore Solar Farm
Project Location: Township of St. Clair north of Highway 40 and west of Highway 40
Dated at the City of Toronto this 26th day of February, 2010

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the related fee is subject to the provisions of the Environmental Protection Act (EPA) Part 4.0, and Ontario Regulation 38/08 (Regulation). This notice must be distributed in accordance with Section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:

DATE: April 22, 2010

TIME: 5:00 p.m. - 8:00 p.m.

PLACE: Mooretown Sports Complex, 1166 Emily Street, Mooretown ON N0N 1M0

Project Description:

Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 3 Solar Facility. If approved, the facility will have a total maximum name plate capacity of 20 MW. The project location is shown on the map below.

Documents for Public Inspection:

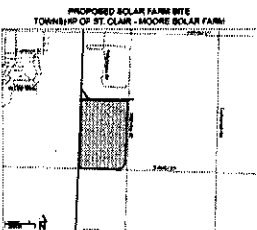
The Draft Project Description Report titled "Two of St. Clair - Moore Solar Farm Project Description Report" describes the project as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report has been available for public inspection since December 2, 2009 at <http://info.canadafirstsolar.com>.

Further, the applicant has obtained or prepared, as the case may be, the following supporting documents in order to comply with the requirements of the Act and Regulation: Project Description Report, Noise Impact Assessment, Environmental Impact Study, Access & Traffic Operation Effect Assessment, Archaeology Report, Protected Species Report & Heritage Assessment, Construction Plan, Reflection Study, Design & Operations Report, and Decommissioning Report.

Written copies of the draft supporting documents have been made available for public inspection at the Lambton County Library - Cananda & Bamba branches and are available on <http://info.canadafirstsolar.com>.

Project Contacts and Information:
To learn more about the project proposal, public meetings, or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell Sideroad,
Sarnia ON N7T 7H3
Email: info@firstsolar.com
Telephone: 519-344-2187



SPRING CLEARANCE Sale!!

HOME THEATRE RECEIVERS		IN CAR MULTIMEDIA	
YAMAHA RX635	\$299	ALPINE INE500 5" Screen	\$299
DENON AVR1910	\$449	ALPINE INE600	\$499
YAMAHA RX635	\$499	ALPINE INE600	\$499
YAMAHA RX635	\$699	ALPINE INE600	\$699
DENON AVR1910	\$699	ALPINE INE600	\$699
YAMAHA RX635	\$799	ALPINE INE600	\$799
DENON AVR1910	\$899	ALPINE INE600	\$899
YAMAHA RX635	\$1499	ALPINE INE600	\$1499

HD TELEVISIONS	
Panasonic 42" Plasma 5 Series	\$799
Sharp 40" LCD LC40S7	\$699
Sharp 40" LCD LC40S7	\$999
Sony 46" LCD W460100	\$999
Sony 46" LCD W460100	\$1,099
Sharp 52" LCD LC5277	\$1,699
Panasonic 50" Plasma 30310	\$1,799
Panasonic 54" Plasma 543	\$1,899
Panasonic 54" Plasma 543	\$1,999
Panasonic 58" Plasma 581	\$2,499
Panasonic 54" Plasma 543	\$3,999
Panasonic 65" Plasma 651	\$3,999

SHARP SONY PANASONIC

IPOD READY MICRO SYSTEMS	
Kicker KT150 Dual Sub	\$199
Kicker KSC55 100W	\$289
Yamaha TSX120 120W	\$299
Yamaha TSX130 130W	\$349
Yamaha MCX230 230W	\$349
Demon 332 332W	\$349

AM/FM CD PLAYER	
SONY DCR7240	\$99
SONY DCR7140	\$129
ALPINE CDE102	\$149
ALPINE CDE103	\$199
ALPINE CDE108	\$249

Paradigm

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TUES WED THUR FRI SAT SUN MON

money

DOLLAR	BRITISH	EURO	S&P/TSX	NASDAQ	DOW	NIKKEI	GOLD	OIL	AECO	PRIME
 UP 0.36 98.98 US	 UP 0.24 \$1.5486 Cdn	 DOWN 0.76 \$1.3888 Cdn	 UP 11.26 12,300.06	 DOWN 11.08 2,398.09	 UP 42.69 10,733.67	 UP 125.27 10,846.88	 UP \$1.80 \$1,124 US	 UP \$1.23 \$82.93 US	 DOWN \$0.15 \$3.75	 2.25% UNCHANGED

CURRENCIES

	Wednesday	Thursday
US DOLLAR	\$1.0000	\$1.0040
EUR	\$0.0125	\$0.0123
GBP	\$1.3444	\$1.3769

STOCKS

Index	Value
1. S&P 500	\$1,124.80
2. NASDAQ	2,398.09
3. DOW JONES	10,733.67

DOWS

Index	Value
1. S&P 500	\$1,124.80
2. NASDAQ	2,398.09
3. DOW JONES	10,733.67

GO FIGURE

\$13.8B

REVENUE LOST

Illegal downloading cost European 10 billion euros (roughly \$13.8 billion) in lost revenue in 2008, a report by TERA Consultants for the International Chamber of Commerce says.

\$75M US

ART ESTIMATE

The high-end of the estimated price set by Christie's for Picasso's 'Portrait of Angel Fernandez de Soto,' is the highest pre-auction estimate for any work of art offered in Europe.

CURRENCY: Loonie hits 99 cents US in trading as climb toward parity continues

Canadian dollar closes in

STEFANIA MORETTI
QMI Agency

The loonie continued its flight toward parity Wednesday, hitting 99 cents US at one point — pushed forward by solid commodity prices, a renewed low rate pledge south of the border and better-than-expected Canadian wholesale trade numbers.

The tipping point could come as early as Friday when the next round of consumer prices are slated for release, National Bank's director of foreign exchange Jack Spitz told QMI Agency.

"There's little in the way of market events that can stop it," Spitz said, adding only a major global economic shockup could derail the commodity-reliant dollar.

The currency's third 20-month high in as many days had Industry Minister Tony Clement calming fears the lofty loonie would hurt Canadian competitiveness.

Clement said domestic firms are adjusting "very well" to the higher dollar thanks to lower taxes and improving productivity.

"All of these things have a cumulative effect that we expect will more than overcome the fact of the high dollar," he told reporters Wednesday.

Canadian manufacturers traditionally struggle with a high dollar because it makes their export goods more expensive for buyers in the U.S.

"In the past, it's been a challenge for companies in Canada because of the fact that they relied heavily on the lower dollar to



ANDRE FORGET QMI Agency



Source: Google Finance QMI Agency

be their productivity and competitiveness edge," Clement said.

Clement also said a report released by the Conference Board of Canada earlier this

week that said manufacturers in this country are increasingly flexible when it comes to currency fluctuations because there are more international hedging options available to them than ever before.

Canada's service industry, which has not internationalized to the same extent, is most vulnerable, he thinks.

"For many industry watchers, the recession highlighted the need for diversified firms with higher productivity rates and access to cutting-edge technology."

The new normal is that you don't just rely on a low Canadian dollar as your productivity edge and I think most businesses have

gotten that point now," Clement said.

Improved economic figures gave the Canadian dollar another boost Wednesday.

January saw the biggest jump in sales at the Canadian wholesale level in three years, Statistics Canada said. Sales were up across all sectors and by an average of 3% to \$44.4 billion during the month.

Canadian bond prices fell Wednesday as investors see a strengthened economic recovery spurring interest rate hikes in the near future. Two-year government bond prices fell 6 cents while 10-year issues dropped 19 cents.

stefania.moretti@canoe.ca
QMI Agency wire services

businessbriefs

TRANSCONTINENTAL BACK TO PROFIT

Transcontinental Inc., Canada's largest commercial printer, said Wednesday it returned to profit in its first quarter, benefiting from efforts made last year to cut costs, reorganize and divest certain operations.

The company also said it is increasing its quarterly dividend by 12.5 percent from the previous quarter to 5 Canadian cents a share.

Last February, the company said it would chop close to 1,500 jobs, or 10 percent of its staff, as customers scaled back spending in a rapidly deteriorating economy. It also reduced capital spending and introduced a hiring freeze, unpaid leaves and reduced work weeks. All told, the measures were seen reducing costs by about \$75 million annually.

In its first quarter, operating costs were 15 percent lower, while sales, general and administrative costs were down 19 percent.

The company reported net income of \$25.2 million, or 32 cents a share, in the three months to Jan. 31, compared with a loss of \$6.4 million, or 8 cents a share, a year earlier.

FIRMS FACING \$75B IN DEBT

Canadian non-financial firms have nearly \$75 billion in debt coming due over the next five years, but refunding risks are lower than in the United States, Moody's Investors Service said on Wednesday.

The ratings agency said it expects \$57 billion of bonds and \$18 billion in bank credit facilities to come due for Canadian companies over the next half decade.

It sees low near-term refunding risk for Canadian rated corporate issuers because liquidity is improving, the economy is heating and there is a decrease in the rate of expected defaults.

QMI Agency wire services

COMMERCE: Companies catering to handheld crowd with custom apps

Mobile money-moving mastered through smartphone technology

STEFANIA MORETTI
QMI Agency

Canadians are increasingly using their smartphones for mobile commerce — shopping online, transferring money to a friend instead of using cash and checking their account balances — all using downloadable applications.

Consumers worldwide are expected to spend \$119 billion by 2015 through mobile phones, ABI Research found.

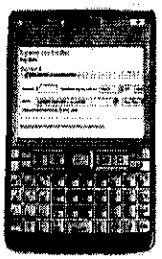
Approximately 9% of Canadians already have mobile banking accounts and other 20% plan to start paying their bills from their devices in the next year, according to Boston-based Mercatus LLC.

And internet payment company PayPal expects the number of Canadians who have a mobile banking account to double in the next year.

The Canadian Imperial Bank of Commerce was the first of Canada's big six banks to truly embrace the technology with the launch of their free mobile banking application for the iPhone last month.

The CIBC app allows users to check account balances, transfer funds, pay bills and send instant e-mail money transfers.

The competition isn't far behind either, with Royal Bank of Canada, Scotiabank and TD Canada Trust already offering text alerts and apps to find the nearest branch.



ALEX TAYLOR QMI Agency illustration

This month, PayPal will push the limits of e-commerce further still with the launch of its Send Money iPhone app.

The program will allow two iPhones to be "bumped" together to transfer money from one user to another.

But is this next generation of mobile commerce safe?

PayPal says so. After all, it's not a huge leap from other types of online shopping or banking.

A PayPal account is used every 1.2 seconds to make a purchase and 1,000 times every 22 minutes, a Canadian receives a payment through the system, the company says.

With PayPal's "bump" app, personal and financial information is never stored on the device so it can't be easily stolen like cash or a card.

Rob Burbach says banks today guarantee their mobile apps the same way they do their online accounts, but it could become more challenging as technology progresses.

"It's been a constant cat-and-mouse game between engineers and hackers when it comes to cyber security," he said. But for the time being, banks seem to be winning.

"Canadians continue to use online banking in spite of viruses and threats of cyber attacks," Burbach said.

March is fraud prevention month and many banks have been promoting ways to better protect financial information, like changing PIN codes every few months.

The digital wallets of the future — which will effortlessly connect Canadians with retailers, payment processors and numerous financial institutions simultaneously — are at least three to five years down the line, Burbach estimates.

That's because completely integrated payment systems change the security equation. "Everyone has to be working together to ensure Canadians are protected," he said.

stefania.moretti@canoe.ca

JUSTICE: Country under pressure to relax prized bank secrecy

Swiss to share information on tax evasion

ZURICH — The Swiss parliament's upper house on Wednesday approved deals with the United States and four other countries to share data on potential tax dodgers, bringing the Alpine state closer in line with international standards.

Under the deals Switzerland will have banking data shar-

ing arrangements with France, Britain, the U.S., Denmark and Mexico in cases of tax fraud and tax evasion, in accordance with OECD standards, except when those requests are based on stolen data.

Under pressure from the G20, Switzerland, the world's biggest offshore banking centre, agreed

a year ago to relax its prized bank secrecy.

Swiss relations with both France and Germany have been strained in recent months after both countries obtained stolen information on possible tax dodgers with Swiss bank accounts.

Reuters

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NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Sombra Solar Farm
Project Location: Township of St. Clair, south of Bantock Line and east of Baseline Road
Date: at the City of Toronto this 29th day of February, 2010

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the Environmental Protection Act (EPA) Part V0.1 and Ontario Regulation 36/06 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:
DATE: April 22, 2010
TIME: 8:00 p.m. - 8:00 p.m.
PLACE: Macrae/Donat Sports Complex - 1186 Emily St., Moonstown ON N0N 1M0

Project Description:
Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 3 Solar Facility. The facility will have a total maximum name plate capacity of 20 MW. The project location is shown on the map below.

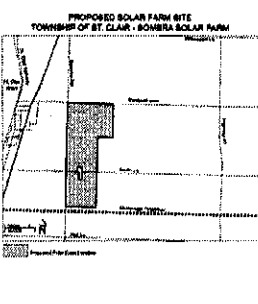
Documents for Public Inspection:
The Draft Project Description Report titled "Two of St. Clair - Sombra Solar Farm Project Description Report" describes the project as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic technology. The project is subject to the provisions of the Environmental Protection Act (EPA) Part V0.1 and Ontario Regulation 36/06 (Regulation). A written copy of the Draft Project Description Report has been available for public inspection since December 2, 2009 at <http://Canada.FirstSolar.com>.

Further, the applicant has obtained or prepared, as the case may be, the following supporting documents in order to comply with the requirements of the Act and Regulation: Project Description Report, Noise Impact Assessment, Environmental Impact Study, Access & Traffic Operation Effect Assessment, Archaeology Reports, Protected Property Report & Heritage Assessment, Construction Plan Report, Refinement Study, Design & Operations Report, and Decommissioning Report.

Written copies of the draft supporting documents have been made available for public inspection at the Lambton County Library - Corunna & Sombra branches and are available on <http://Canada.FirstSolar.com>.

Project Contacts and Information:
To learn more about the project, proposal, public meetings, or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5116 Beckett Blvd.
Suite 201 N7T 7J5
Email: ontario@firstsolar.com
Telephone: 519-344-2157



AUTO INDUSTRY: Initial public offering could also happen this year, CFO says

General Motors says profitable 2010 a possibility

General Motors, which emerged from bankruptcy last year, has a "reasonable chance" to show a profit in 2010 and could possibly make an initial public offering, the automaker's chief financial officer said Wednesday.

CFO Chris Liddell said the automaker will not rush into an IPO. "We'll do it when we're ready," said Liddell, who has been on the job at GM for about two months. He was previously with Microsoft. GM had been planning for an

IPO within about a year after its emergence from a bankruptcy reorganization supported by the U.S. government, which now holds a more than 60 percent stake.

Reuters



localnews

■ BUSINESS: Forest family's maple syrup business going strong

How sweet it is . . .

PAUL MORDEN
The Observer

FOREST — Mary Vandenberg wasn't sure what to think when her then future husband said he had a maple syrup business.

"I grew up on Aunt Jemima," said the self-described "city girl" from Ottawa.

Ryan Vandenberg, on the other hand, has been making maple syrup every year since he was in Grade 5, building the Forest area business known as Ryan's Sweet Maple.

That first meeting was about eight years ago, a time when Vandenberg had just bought the stainless steel evaporator operating now in the sugar shack on this parent's farm on Rawlings Road.

It was just another upgrade of the business he officially launched while in Grade 7, four years after tapping his first tree.

A school trip to the sugar bush at the A. W. Campbell Conservation Area, was his epiphany for syrup making.

The first year, he tapped a couple of trees on the family farm, collected sap in ice cream pails and boiled it down on the kitchen stove.

"I've been going ever since," Vandenberg said.

This year, the family business set 2,500 taps beginning Feb. 28. The sap they collect flows directly from the trees through a

pipeline system, ending up at the sugar shack, which unlike its name suggests, is actually a clean modern facility where the sap is processed into syrup.

"When I came here," Mary said, "I was just amazed."

The shack also serves as a store where they sell syrup, and have a small museum displaying antique syrup-making tools and artifacts collected over the years.

"My mom is a big collector," Vandenberg said. "She goes on eBay."



It's a busy time of year for Mary and Ryan Vandenberg of Ryan's Sweet Maple, a family maple syrup business near Forest.

PAUL MORDEN pmorden@theobserver.ca

But, and he and Mary also found a couple of the pieces when they honeymooned in Vermont several years ago.

"Everywhere we go, we find something syrupy," he said.

Vandenberg ran his business all through school, including university.

These days, he teaches math at North Lambton Secondary School. Mary is an elementary school teacher, currently an

assistant principal.

Their son is now 10 months old, "and he loves maple syrup," Vandenberg said.

The couple's teaching jobs leave only evenings, weekends and school holidays for the maple syrup business each late winter and spring.

Vandenberg gives a lot of credit to his parents who fill in during the days to help keep things going during the syrup-making season.

He calls the business "a pas-

sion" that allows him to work with this family, making a product that he loves.

This year, quality of the syrup coming out of evaporators has been high but the mild weather has slowed the sap in recent days. It flows when the days are warm but the nights dip below freezing.

But, Vandenberg said they've already bottled about 30% of their annual production and he's hopeful cooler nights, and the

flow of sap, will return before the season ends.

"As they say in farming," he added, "you can't change the weather so there's no need to stress about it."

As well as selling syrup at the farm, it's available at the grocery store in nearby Forest, and in Sarnia at the farmer's market, S. S. Greenhouses and Degroot's Nurseries.

pmorden@theobserver.ca

■ FUNDRAISER

Box Lunch Social returns

TYLER KULA
The Observer

Keep a spot open on April 15th for lunch.

St. Clair Child and Youth Services is once again taking orders for its 19th annual Box Lunch Social.

About 2,000 lunches are made every year, complete with either a ham and cheese or egg salad sandwich on a kaiser, a drink, fruit, cookies, a small prize and the famous Lunch Box Pickle.

Deliveries are made across the county, said Cheryl Casin, a community relations coordinator.

Lunches cost \$8 each and deliveries are made with orders of five or more. Offices or homes with less than five people can team up with neighbours.

About 200 volunteers are needed to assemble the lunches, Casin said. They include individuals, and groups like the 23rd Sarnia Scouts group from St. Bartholomew church.

The fundraiser is still going after 19 years, Casin said.

"I think (people) like the fact that it's a reasonable price and the bulk of the orders actually get delivered to the businesses."

St. Clair supports children's mental health in local communities and the social is a major fundraiser for the organization.

Orders are accepted until April 6. They can be placed to 519-337-7750 or by calling 519-337-3701 ext. 243. Volunteers can call or e-mail boxlunch@stclairchild.ca.

tkula@theobserver.ca

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When: Sunday, March 21, 2010
Where: Point Edward Memorial Arena
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Time: 1:15pm - 1:45pm Official Program and Ribbon Cutting
1:45pm - 3:00pm Refreshments and Public Skating

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NOTICE OF PUBLIC MEETING

To be held by First Solar Development (Canada), Inc. regarding a Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Sarnia Solar Farm
Project Location: Township of St. Clair, south of Bantock Line and east of Baseline Road
Dated at the City of Toronto this 26th day of February, 2010

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the Environmental Protection Act (ECA) Part V.2.1 and Ontario Regulation 690/09 (Regulation). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:
DATE: April 22, 2010
TIME: 9:00 a.m. - 3:00 p.m.
PLACE: Moonstown Sports Complex - 1166 Emily St., Moonstown ON N0N 1M0

Project Description:
Pursuant to the Act and Regulation, the facility, in respect of which the project is to be engaged in, is a Class 3 Solar Facility. If approved, this facility will have a total maximum name plate capacity of 20 MW. The project location is shown on the map below.

Documents for Public Inspection:
The Draft Project Description Report titled "Two of St. Clair - Sarnia Solar Farm Project Description Report" describes the project as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report has been available for public inspection since December 2, 2009 at <http://Canada.FirstSolar.com>.

Further, the applicant has obtained or prepared, as the case may be, the following supporting documents in order to comply with the requirements of the Act and Regulation: Project Description Report, Noise Impact Assessment, Environmental Impact Study, Access & Traffic Operation Effect Assessment, Archeology Reports, Protected Property Report, & Heritage Assessment, Construction Plan Report, Reflection Study, Design & Operations Report, and Decommissioning Report.

Written copies of the draft supporting documents have been made available for public inspection at the Lambton County Library - Corunna & Sarnia branches and are available on <http://Canada.FirstSolar.com>.

Project Contacts and Information:
To learn more about the project, propose, public meetings, or to communicate concerns please contact:

First Solar Development (Canada), Inc.
5115 Blackwell Sideroad,
Sarnia ON N7T 7H2
Email: info@firstsolar.com
Telephone: 519-344-2187

PROPOSED SOLAR FARM SITE
TOWNSHIP OF ST. CLAIR - SARNIA SOLAR FARM



localnews

www.theobserver.ca



Document shredding

To help combat identity theft the Coruna Community Police Committee will hold a document shredding day May 8, from 10 a.m. to 2 p.m. Bring your documents to the mobile shredding truck in the St. Clair Township OPP office at Lyndoch and Hill streets to dispose of them at no cost. Identity theft is the fastest growing form of consumer fraud in North America.

Daffodil Month Breakfast

The Canadian Cancer Society will host a "Daffodil Month Breakfast" on March 31 beginning at 7:30 a.m. The event will provide information on cancer research breakthroughs, services and support, and will feature Rosemarie Mueller, one of the society's information specialists. Tickets are \$20 each, \$140 for a table of eight. For more information call 519-337-0042.

Vehicle vandalized

A truck parked outside Finn's Pizza in the Northgate Plaza had its windows and lights smashed out Tuesday. Sarnia police said the damage occurred while the truck's male owner was inside the restaurant, between 11 p.m. and midnight. Diesel fuel was also poured in the vehicle's interior. Anyone who may have noticed suspicious activity is asked to call police at 519-344-8861, ext. 6077.

Bellydance workshop

Local dance instructor Isis will host the 10th annual Bellydance Workshop and Gala in Sarnia on March 27 and 28. The two-day workshop will feature award winning teacher Kimant of Chicago, followed by the gala performance at the Sarnia Library Auditorium. For more information call 519-337-0419 or e-mail goddess47@hotmail.com.

ARTS: Papermaking on tap at gallery

March break art

TYLER KULA
The Observer

Armed with paint, brushes and paper, local youngsters have been discovering complementary colours during a March Break workshop series at Gallery Lambton.

"We get to paint with water colours and we make paper yesterday," said Ryann Baskette, a Grade 1 student at High Park school. "It was very fun."



The workshops provide students with a better understanding of colour theory, but also give them an opportunity to explore their own creativity, said Shelly White, workshop instructor.

"We guide them in the colours but they can really make their own choices in that, and it seems to bring out their creativity," she said. "Some of the pieces they've come up with are pretty remarkable."

Children paint with water colours each day and that leads into different activities later in the workshop.

"Today we're doing a stained glass project," White said Wednesday.

Many have signed on for all five days, she said. But there are still some new faces in each workshop. The final activity week's end will be painting rainbows, she said.

Other activities include origami and paper making. The paper, White said, will be used to create an art journal at the end of the week.

tkula@theobserver.ca



TYLER KULA (Observer) Dyan Krasnikiewicz, 5, adds blue paint to his picture during a March Break workshop at Gallery Lambton.

SAFETY: Dead smoke alarm useless

Changing batteries could save a life

SHAWN JEFFORDS
The Observer

One quick switch could save your life.

So says Sarnia fire prevention officer Jim Marshall about replacing the old batteries in your smoke alarms for new ones, a task too often overlooked.

"It's an early warning device," Marshall said. "I can't stress enough how important it is to change those batteries."

Homeowners can make it part of spring routine of switching clocks ahead to daylight savings. Non-functional smoke alarm are

illegal and can be fatal, Marshall said.

"In the case of 33% of the houses we attend there's no battery in the smoke alarm or they just aren't working," Marshall said.

Marshall said Ontario has taken a "zero tolerance" policy to smoke alarm violations. If a homeowner or landlord is caught without working smoke alarms they will be fined. "So you've had a bad day and your home has caught fire," he said. "It just got worse

because you get fined too."

An Ipsos Reid poll that asked Canadians if they replace the batteries in their smoke alarms found barely over a third polled do. The best thing you can do to protect your family is invest in working smoke alarms, Marshall said.

"You just need to get in the habit of checking to make sure the alarms work," he said. "Just try it when you walk by."

jeffords@theobserver.ca

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WHEN: Thursday, March 25, 2010

WHERE: Bayside Centre Job Connect

TIME: 5:00 p.m. – 6:00 p.m.

CALL TO REGISTER: 519-541-2404 – limited seating

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NOTICE OF PUBLIC MEETING
To be held by First Solar Development (Canada), Inc. regarding a Proposal to Engage in a Renewable Energy Project

Project Name: St. Clair - Moore Solar Farm
Project Location: Township of St. Clair, north of Robins Line and west of Highway 40
Dated at the City of Toronto this 25th day of February, 2010

First Solar Development (Canada), Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in the project and the project itself is subject to the provisions of the Environmental Protection Act (EPA) Part V.0.1 and Ontario Regulation 609/05 (Regulation). This notice must be distributed in accordance with Section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Meeting Location:
DATE: April 22, 2010
TIME: 6:00 p.m. – 8:00 p.m.
PLACE: Mooretown Sports Complex, 1185 Emily Street, Mooretown ON N0N 1M0

Project Description:
Pursuant to the Act and Regulation, the facility, in respect of which this project is to be engaged in, is a Class 3 Solar Facility. If approved, this facility will have a total maximum name plate capacity of 20 MW. The project location is shown on the map below.

Documents for Public Inspection:
The Draft Project Description Report titled "Typ. of St. Clair - Moore Solar Farm Project Description Report" describes the project as a photovoltaic solar farm which will collect the energy from the sun using thin film photovoltaic modules and convert it to electrical energy for distribution to the local electricity distribution system. A written copy of the Draft Project Description Report has been available for public inspection since December 2, 2009 at http://Canada.FirstSolar.com

Further, the applicant has obtained or prepared, as the case may be, the following supporting documents in order to comply with the requirements of the Act and Regulation: Project Description Report, Noise Impact Assessment, Environmental Impact Study, Access & Traffic Operation Effect Assessment, Archaeology Reports, Protected Property Report & Heritage Assessment, Construction Plan, Report Refinement Study, Design & Operations Report, and Decommissioning Report.

Written copies of the draft supporting documents have been made available for public inspection at the Lambton County Library - Corbin & Somers branches and are available on http://Canada.FirstSolar.com.

Project Contacts and Information:
To learn more about the project proposal, public meeting, or to communicate comments please contact:
First Solar Development (Canada), Inc.
5115 Blackwell Sideroad
Sarnia ON N7T 7H3
Email: enquiries@firstsolar.com
Telephone: 519-344-2157

PROPOSED SOLAR FARM SITE
TOWNSHIP OF ST. CLAIR - MOORE SOLAR FARM

10. Sign in Sheets from Final Public Meeting

PLEASE PRINT

Contact Information		Project Interested In		
Name(s)	Address	Telephone Number	Email Address	Are you representing an organization or person other than yourself? (if so please provide name and address)
Guy Williams	1076 Dawn Day Service, At.	519-784-4553	guy@strucktech.com	STRUCTURE TECH CORP. CANNING-LEWIS FIN.
DONALD/DORIS FOURNIE	145 BENTPATH LINE R3 SOMBRA N0P2HO	519-892-3974	—	—
John M Bruton	278 H/11 St Coanua	519-862-1686	—	—
STEVE ARABZ	1590 ST. CLAIR PKWY CONTRACTOR	519-381-7440	—	—
Paul Morda	140 Front St Sault Sarnia	—	—	Twoobsener.
Rob Pearson Sarah Richardson	37 Smith Line	519-892-3613	—	—
Patricia McClemens	944 Robby Line	519-862-3101	—	—
Jim McKILLICAN	SOMBRA	—	—	—
Dick UNDERWOOD	SOMBRA	—	—	—

PLEASE PRINT

Contact Information			Project Interested In		
Name(s)	Address	Telephone Number	Email Address	Are you representing an organization or person other than yourself? (if so please provide name and address)	Sombra Solar Farm ✓ Moore Solar Farm ✓
Miriam Weber	RR3 Wafford	549-6309	kleber@brkkelson.ca		✓
ILA HAY	118 SMITH LINE RD SOMBRA	519-892-3341			
M.L. CLAWAY	SOMBRA	519-82-3080			
Greg Hill	Brigden	519-864-1048	ghill@kelson.ca	No	✓
Doris Van Decker	265 Front St. N. Suite 107 GARNIA, ON	519 3440040	doris@sarnia-kambton.on.ca	S.L.E.P	✓
Lies Borman	3125 ST. CLAIR PKWY SOMBRA. ON N6P 2G0	519-892-3795	---	No	✓
Pat Brown	576 Riverside Dr. Cornua	519 862-2050		St. Clair Township.	✓
John A. H.	2607 Potlatch Ave	519 882 2229			

PLEASE PRINT

Contact Information		Project Interested in				
Name(s)	Address	Telephone Number	Email Address	Are you representing an organization or person other than yourself? (if so please provide name and address)	Sombra Solar Farm ✓	Moore Solar Farm ✓
FRED UNDERWOOD	34 SMITH LINE	892-3030			✓	
Patty Salisbury	34 Smith Line	892-3030			✓	
GORD DAWSON	283 ARGYLE ST CORONA	862-1344				
ALLOY MCDONALD	397 VROOM ST CORONA					
Jim Roache	390 WASH DR CORONA A					
MAX WILKES	1077 ST. CLAIR PKW. MOORE					
JIM DE GURSE	1421 PETROLIA LINE CORONA	862-3060				

11. Municipal Consultation Forms



K E S H O R E GROUP

January 20, 2010

VIA COURIER

Mr. John DeMars
Clerk/Deputy CAO
St. Clair Township
1155 Emily Street,
Mooretown, ON. N0N 1M0

Dear Mr. DeMars:

RE: O. Reg. 359/09 - Municipal Consultation for Proposal to Engage in a Renewable Energy Project


We are the land use planning consultants for First Solar Development (Canada), Inc. ("First Solar"). First Solar is seeking approval from the Province of Ontario to permit the establishment of their proposed 20 MW Moore Solar Farm and 20 MW Sombra Solar Farm. In accordance with Sec. 18 of O. Reg. 359/09, First Solar is providing you with the Municipal Consultation Form for each noted project along with a hard copy of the related draft reports and studies. Also included are the draft site plans for each proposal. Pursuant to the Regulation, the Municipality is to provide their comments regarding the proposals on the aforementioned Municipal Consultation Form.

The Municipal Consultation Form is provided to you at least 90 days before the final public meeting to be held pursuant to the Regulation. Should the Municipality have comments, we request that the Form be completed and returned to us no later than March 15, 2009. Notice of the final public meeting will be provided to you at least 30 days prior to it being held as per O. Reg. 359/09.

Soft copies of all reports and studies will be available on First Solar's website at www.canada.firstsolar.com. Should any of the reports or studies appended hereto be updated we will ensure that a hard copy of the same is provided to you.

Should you have any questions, please feel free to call me at (416) 364-5926.

Sincerely,
THE LAKESHORE GROUP


for
Rick Pennycooke, M.C.I.P., R.P.P.
PRESIDENT

CC: PETER CARRIE, VICE PRESIDENT, FIRST SOLAR DEVELOPMENT (CANADA), INC.

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K E S H O R E GROUP

January 20, 2010

VIA COURIER

Ronald G. Van Horne
Chief Administrative Officer
789 Broadway Street, Box 3000
Wyoming ON. N0N 1T0

Dear Mr. Van Horne:

RE: O. Reg. 359/09 - Municipal Consultation for Proposal to Engage in a Renewable Energy Project

We are the land use planning consultants for First Solar Development (Canada), Inc. ("First Solar"). First Solar is seeking approval from the Province of Ontario to permit the establishment of their proposed 20 MW Moore Solar Farm and 20 MW Sombra Solar Farm. In accordance with Sec. 18 of O. Reg. 359/09, First Solar is providing you with the Municipal Consultation Form for each noted project along with a hard copy of the related draft reports and studies. Also included are the draft site plans for each proposal. Pursuant to the Regulation, the Municipality is to provide their comments regarding the proposals on the aforementioned Municipal Consultation Form.

The Municipal Consultation Form is provided to you at least 90 days before the final public meeting to be held pursuant to the Regulation. Should the Municipality have comments, we request that the Form be completed and returned to us no later than March 15, 2009. Notice of the final public meeting will be provided to you at least 30 days prior to it being held as per O. Reg. 359/09.

Soft copies of all reports and studies will be available on First Solar's website at www.canada.firstsolar.com. Should any of the reports or studies appended hereto be updated we will ensure that a hard copy of the same is provided to you.

Should you have any questions, please feel free to call me at (416) 364-5926.

Sincerely,
THE LAKESHORE GROUP

for
Rick Pennycooke, M.C.I.P., R.P.P.
PRESIDENT

CC: PETER CARRIE, VICE PRESIDENT, FIRST SOLAR DEVELOPMENT (CANADA), INC.

LAND DEVELOPMENT ADVICE • ZONING ISSUES • DUE DILIGENCE • MASTER PLANS • MARKET INTELLIGENCE

250 Wellington Street W
Suite 130
Toronto, ON M5V 3P6
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www.lakeshoregroup.ca

PART A: TO BE COMPLETED BY THE APPLICANT BEFORE SUBMITTING TO MUNICIPALITY OR LOCAL AUTHORITY

Section 1 - Project Description

1.1 - Renewable Energy Project
Project Name (Project identifier to be used as a reference in correspondence)
St. Clair - Sombra Solar Farm

Project Location					
Same as Applicant Physical Address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please provide site address information below)					
Civic Address- Street Information (includes street number, name, type and direction)					Unit Identifier (i.e. apartment number)
South of Bentpath Line, east of Baseline Road					
Survey Address (Not required if Street Information is provided)					
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.		Part and Reference: used to indicate location within unorganized territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.			
Lot	Conc.	Part		Reference Plan	
Part of lots 1 & 2	Concession 10 & 11				
Location Information (includes any additional information to clarify physical location)(e.g. municipality, ward/ township)					
Location described as Part of Lot 1, Concession 10, Part of Lots 1 & 2 Concession 11, Township of Sombra					
Geo Reference (e.g. southwest corner of property)					
Map Datum	Zone	Accuracy Estimate	Geo Referencing Method	UTM Easting	UTM Northing

Project Phasing (outline construction, operation and decommissioning activities)
<p>A construction staging area of approximately five hectares is proposed, which will be graded and fenced for security. The staging areas will include construction offices, a first aid station, worker parking, and truck loading and unloading facilities. Site preparation work will include minimal grading to facilitate adequate drainage of stormwater on site. Existing buildings on the subject site will be demolished to ensure a safe project site. I-beam like posts are driven into the ground, then the solar modules are mounted, allowing for a fixed orientation toward the south for maximum sun exposure. Each module is electrically connected through buried cables, collectively providing DC power to the inverters inside the Power Conversion Station (PCS) shelters. The inverters convert the DC power to AC power, which gets routed to the adjacent power lines via switchgear. The switchgear, which synchronizes the AC power made on site with the power already running in the power lines, will be remotely monitored by the local utility. Other than the shelters housing the inverters, no buildings are proposed on the site. In addition to the structural and electrical components of the solar farm, a small network of interior roads, made of gravel or recycled concrete, will allow for better maintenance access.</p> <p>After construction, short grass will be planted under and around the solar arrays with the exception of the gravelled access roads where needed. Neither the grassed areas nor the gravel will contribute sediment, fertilizer or pesticides to site runoff whereas the present agricultural use does exhibit these impacts. Landscaping will be added adjacent to neighbouring residences to provide a visual buffer from the site. A site perimeter fence will be installed as required by the Electrical Safety Authority. For more details please refer to the supporting documents as outlined in section 2.1.</p>

1.2 - Environmental Context
Describe any negative environmental effects that may result from engaging in the project (consider construction, operation and decommissioning activities.)
<p>The majority of the potential impacts will be short-lived throughout the various stages of construction (between 8 and 12 months). Other impacts may remain throughout the life of the solar farm. The most intense construction will occur during the site preparation phase of the project, lasting approximately 2 to 3 months. Construction will become less intrusive and impactful as the glass panels are installed. Potential environmental effects include: Construction will require the removal of existing vegetation from a portion of the site. The loss of existing vegetative cover, temporarily during construction, can lead to soil erosion and sediment control problems if not properly designed for; Introduction of construction machinery and activities which will increase the noise in the immediate area; Animals which access the tract will be temporarily displaced during construction; Traffic in the immediate vicinity of the site will increase during the delivery phase of the project; The potential for fuel spills is increased with the addition of the construction machinery on site; The predominant historic use of the tract was agricultural and farming. In order to prepare the land for the solar farm application, land preparation will be required. Land preparation will entail clearing, grubbing, leveling, and compacting areas as needed so that there is a stable base to build off of. There is a potential for short-term negative water quality impacts during the construction of the project. Implementation of the project will necessitate the temporary disturbance of an estimated 83 hectares of land. For more details please refer to the supporting documents as outlined in section 2.1.</p>
Propose early avoidance/prevention/mitigation concepts and measures.
<p>In order to mitigate the unavoidable impacts, the following measures will be instituted to help maintain the integrity and viability of the land: Existing topography will be maintained to the greatest extent possible in the site planning and minimize the amount of grading required. The proposed preparation activities will not alter historic drainage patterns and will not significantly alter the elevations throughout the site; The project's design includes a "Soil Erosion and Sediment Control Plan" specifically developed to minimize this potential adverse impact. Upon completion of final land preparations, all disturbed areas will receive a final seeding in accordance with the conceptual plans; All erosion and sediment control measures shall be kept in place until construction is complete and/or the disturbed area is stabilized; The impact of the loss of vegetation will be minimized through landscaping as shown on the Landscaping Plan, REA-10; A pushed stone-tracking pad will be installed at the site access to reduce tracking of sediment onto adjacent roadways during construction activities; If grading activities require the disturbance of topsoil, these soils will first be segregated and then re-deposited as the uppermost soil layer. Wherever possible all native topsoils will be reused on-site; Workers and machinery will avoid, wherever possible, working inside the drain buffers; Where an adverse effect may occur as a result of a spill, the MOE Spills Action Center should be notified; Long term impacts will be minimal since the wildlife present on site can be tolerant to projects' presence; In an effort to maintain traffic patterns, deliveries will mostly occur during off-peak hours so a direct impact will not be felt within typical commuting times; Disposal of wastes by open burning will not be permitted; Exhaust systems and emission control devices on all construction machinery will be maintained in good operating condition. For more details please refer to the supporting documents as outlined in section 2.1.</p>

1.3 Renewable Energy Generation Activities

Type of Facility / Operation (select all that apply & complete all appropriate sections)

<input type="checkbox"/> Wind Facility (Land Based)	<input type="checkbox"/> Biofuel Facility
<input type="checkbox"/> Wind Facility (Off-Shore)	<input checked="" type="checkbox"/> Solar Photo Voltaic Facility
<input type="checkbox"/> Biogas Facility (Anaerobic Digesters)	<input type="checkbox"/> Other Describe :
<input type="checkbox"/> Biomass Facility (Thermal Treatment)	<input checked="" type="checkbox"/> Class (if applicable) : Class 3

Name Plate Capacity	Expected Generation	Service Area	Total Area of Site (hectares)
20 MW	20 MW	Connected to Local Distribution Network	140

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.

The proposed solar farm will use thin film photovoltaic modules manufactured by First Solar. The modules utilize a thin film semi-conductor layer encapsulated between two sheets of glass that produce electricity when exposed to the sun's rays. Each module produces a total of approximately 70 to 75 watts of direct current ("DC") electricity. Solar modules are connected and mounted together to form solar arrays, each containing many rows of solar modules. The DC electricity produced by the solar arrays is collected and is converted into Alternating Current (AC) by inverters and then sent to a transformer to increase the voltage of the electricity to the same level as the local electricity distribution system. The inverters, located at various points throughout the site, are enclosed within a shelter for noise reduction and weather protection purposes. Metering, safety disconnect and remote trip equipment is located at the utility connection point where the solar farm is connected to the local electricity distribution system.

1.4 Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The activities that will be engaged in as part of the renewable energy project include site preparation, construction of solar farm, operation (solar panels convert suns rays into DC electricity which travels by underground wires to PCS shelters where the power is converted to AC electricity then sent to the local distribution network), and decommissioning of the solar farm. For more details please refer to the supporting documents as outlined in section 2.1.

Section 2 – Supporting Documents

2.1 Requirements	Name of Draft documents distributed for consultation	Date available to Municipalities for public consultation
DRAFT Project Description Report	Project Description Report	January 23, 2010
DRAFT Design and Operations Report	Design and Operations Plans	January 23, 2010
DRAFT Construction Plan Report	Construction Plan Report	January 23, 2010
DRAFT Decommissioning Plan Report	Decommissioning Report	January 23, 2010
List of other Documents		
	Noise Impact Assessment	January 23, 2010
	Access & Traffic Operations Impact Assessment	January 23, 2010
	Archaeology Report (Stage 1 & 2) & Assessment	January 23, 2010
	Protected Property Report and Heritage Assessment	January 23, 2010
	Environmental Impact Study	January 23, 2010

Location where written draft reports can be obtained for public inspection (physical location for viewing and the applicants project website if one is available):
<http://www.canada.firstsolar.com> / Lambton County Library - Sombra Branch

Section 3 – Applicant Address and Contact Information

3.1 Applicant Information (Owner or Project Facility)				
Applicant Name (legal name of individual or organization as evidenced by legal documents)			Business Identification Number	
First Solar Development (Canada), Inc.			83602 0362	
Business Name (the name under which the entity is operating or trading - also referred to as trade name)			<input type="checkbox"/> same as Applicant Name	
First Solar				
Civic Address- Street information (includes street number, name, type and direction)			Unit Identifier (i.e. apartment number)	
5115 Blackwell Sideroad				
Survey Address (Not required if Street Information is provided)				
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number.		Part and Reference: used to indicate location within an unsubdivided township or unsurveyed territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.		
Lot	Conc.	Part	Reference Plan	
Municipality	County/District	Province/State	Country	Postal Code
Sarnia	Lambton	ON.	Canada	N7T 7H3

PART B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Section 4 - Municipal or Local Authority Contact Information (check the one that applies)

Local Municipality (include each local municipality in which project location is situated) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's Name	Clerk's Phone/Fax	E-Mail Address
St. Clair Township	1155 Emily Street, Mooretown, ON N0N 1M0	519.867.2021	John DeMars	519.867.5509	jdemars@twp.stclair.on.ca
Upper Tier Municipality (include each upper tier municipality in which project location is situated) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Name of Municipality	Address	Phone	Clerk's name	Clerk's Phone/Fax	E-Mail Address
Lambton County	789 Broadway Street, Box 3000, Wyoming ON N0N 1T0	519.845.0801	Ronald G. Van Horne	519.845.3160	ron.vanhorne@county-lambton.on.ca
Local roads area (include each local roads area in which project location is situated) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Name of local roads board	Address	Phone	Secretary-treasurer's Name	Secretary-treasurer's Phone/Fax	E-Mail Address
Board Area (include each board area in which project location is situated) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Name of Local Service Board	Address	Phone	Secretary's name	Secretary's Phone/Fax	E-Mail Address

Section 5: Consultation Requirement

5.1 - Project Location
Provide comment on the project location with respect to infrastructure and servicing.
5.2 - Project Roads
Provide comment on the proposed project's plans respecting proposed road access.
Identify any issues and provide recommendations with respect to road access
Provide comment on any proposed Traffic Management Plans
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plans

5.3 Municipal or Local Authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

5.4 Facility/Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location

5.5 Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-grade utility vaults

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electricity lines and connections

Provide comment on the proposed project plans with respect to Building Code permits and licenses.

Identify any issues and recommendations related to the identification of any significant natural features and water bodies within the municipality or territory.

Identify any issues and recommendations related to the identification any archaeological resource or heritage resource.

St. Clair – Sombra (Baseline/Bentpath) Photovoltaic Solar Farm

Part B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Township of St. Clair Comments Only

Township of St. Clair, 1155 Emily Street, Mooretown, ON, N0N 1M0 , 519-867-2021, Barry Uitvlugt,
Senior Planner on behalf of Clerk : John DeMars, barry.uitvlugt@county-lambton.on.ca

5.1 - Project Location

Provide comment on the project location with respect to infrastructure and servicing.

The St.Clair-Sombra solar facility is being proposed on CLI Class 2 agricultural (prime) soils. The infrastructure of this area services agricultural activity and farm residences. The site in question has been in agricultural production since the time this area was first settled. As such, the infrastructure matches the land use i.e. gravel topped roads, municipal drains, raised class 4 septic systems on clay soils; and, water is distributed by a public network in the road allowances. This project seeks to locate in the locale due to its proximity to an electric feeder line. The subject lands will no longer be in agricultural production hence and the impacts on the infrastructure will result from the land use change. For example, the gravel topped roads with aging culverts are not designed/anticipated for construction traffic or heavy loads and changes to water movements to a municipal drain systems used to address stormwater could create unwanted flooding or down stream cost impacts. Currently storm water is serviced by the Watson Tulloch Drain (under the drainage act), the Rivers Lapish Drain, the Meyer Drain and the Stokes Drain and subject to the watersheds of a drainage report and regulated by the Township. Sanitary services are subject to a private septic system regulated by the County of Lambton- There are pre-operational buildings or trailers requiring all three services. Although, the following is not a municipal service, there appears to be main natural gas lines and abandoned petroleum wells on the site impacted by solar panels piles. In addition, the prime agricultural soils are tiled to improve the soils for agricultural and the impacts of this project could create changes to subsurface water flow that could lead to unintended flooding or impacts off-site.

5.2 - Project Roads

Provide comment on the proposed project's plans respecting road access.

The entrance or access onto the road is in an inappropriate location.

Identify any issues and provide recommendations with respect to road access.

Road access should not be on Smith Line but should be on Bentpath Line and should be designed in a manner that includes at least at least a 3 m asphalt length and no greater than 6-9 metres in width, and located in a manner than does not adversely impact traffic flow and is maintained to the satisfaction of the County and Twp with securities to address possible debris and cleanliness of the entrance and road in the immediate area.

Provide comment on any proposed Traffic Management Plans.

The traffic study appears to recommend that all project traffic to use Hwy 40 to Bentpath Line to Baseline but the site plan provides the only access on Smith Line. The local roads in this area are generally gravel topped with no compacted base that has no shoulders, drainage ditch infrastructure along the road, seasonal load restrictions and seasonal concerns.

Township requires an agreement clause to ensure that the Twp is given securities and mechanisms to ensure the integrity of Township traffic infrastructure (in a network context and immediate context) are maintained and there are no adverse impacts from the development. Also see concerns regarding routing and timing notices.

Identify any issues and provide recommendations with respect to the proposed Traffic Management Plan.

The municipality requires an agreement to address routing concerns such as signage and implementation. The municipality requires an agreement to address impacts and securities onto the capital road/intersection/bridges infrastructure, not only impacted from unanticipated traffic and construction load issues but also due to impacts from changes arising from new peak storm water diversions, subsurface water changes, particulate suppression, mud and debris or unforeseen impacts from the development. In addition to the comments above, the location of entrances to Smith Line is inappropriate and construction traffic should be from Bentpath Line.

It should be noted that Smith Line/Hwy 40 had no turning lanes. There are a number of residences along Smith Line that would be impacted from construction traffic flow on such gravel topped roads, especially during dry summer seasons. During winter conditions, the local roads are of a less priority in terms of snow removal and gravel roads are not salted in terms of ice conditions, whereas the collector or county roads would. In terms of spring conditions, Smith Line has been closed in recent years due to spring floods.

In addition to the aforementioned in the overall response, the Twp requires an agreement clause to ensure that the Twp is aware of timelines of truck traffic in a pre-operational phase and such routing is limited to the agreed truck route with any adverse impacts on traffic flow, such as temporary road closures or slowdowns, being approved to the satisfaction of the Public Works Services Department where on Twp or County Roads.

5.3 - Municipal or Local Authority Service Connections

Provide comment on the proposed project plans related to the location of and type of service connections other than roads.

Trailers shall have private septic as approved by the County

Trailers shall have potable water as approved by the Township with water laterals being development with no impacts onto the road.

Stormwater : the changes in grades, the changes in land use, the changes in municipal drain watershed requires an report under the drainage act. This proposal seems to create an unforeseen outlet of a larger than current watershed (and potentially different flow intensities) onto a municipal drain which may not be designed for such a peak rain event. Not only would this create a potential for concerns on the immediate municipal drain infrastructure but could create problems on downstream storm (municipal drain) capital infrastructure.

In addition there may be a problem with the collector drain tiles on the overall municipal drain network and a redesign is more appropriate to place surface water to a drain that is better designed to accept stormwater. The municipality will require securities in the development agreement to address adverse impacts onto the storm / municipal drain infrastructure

See other section regarding subsurface water – agricultural tiles.

Identify any issues and provide recommendations with respect to the type of municipal service connections other than roads.

Septic permit is required, a drainage report and agreement is required, securities are required, building permits for some non-solar panel structures are required.

5.4 - Facility other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility.

There should be a removal of trees at a 75 metre sight triangle while the rest of the perimeter should have a planting strip and the planting strip should have evergreens along the reflection side of the panels. All of the lot lines abutting a rural residential lot should include a planting strip.

Weed control matters and the type of grasses used on-site must be clarified in a development agreement. This becomes especially important in a cash crop area where weeds have a detrimental impact on crop production and the financial well-being of adjacent farm operators.

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

The petroleum wells should be decommissioned/ plugged and capped as part of any development agreement with a sign-offs from MNR

Setbacks from the union gas lines should be incorporated into the design to ensure no accidents

Internal roads should be designed to accommodate fire trucks and emergency response vehicles include appropriate loads, widths and turning radii.

Identify any issues and recommendations with respect to the proposed emergency management procedure/ safety protocols.

In addition to the above, a development agreement shall require text to address notification of the Township in terms of accidents and issues with contaminants (i.e. mercury) from solar panels if any.

Identify any issues and recommendations with respect to any easements, covenants associated with the project location.

Camera tile drains over lot lines and ensure not off-site impacts.

The Township requires a development agreement to be signed.

The post operational phase (possible brownfield concerns) need to be addressed.

The Township requires a community commitment clause in the Dev. Agreement.

5.5 - Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Township Securities

Development agreement

Rehabilitate staging area to agriculture

Brownfield study

Address appropriate stormwater and grading

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers.

See Stormwater comments above

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-ground utility vaults.

Electric utility vaults should be well separated from yards abutting a road, separated from sensitive land uses and reflect MOE policies on noise.

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electric lines.

Note there are natural gas lines buried in the subject lands that may be impacted by the piles of the solar panels.

Provide comment on the proposed project with respect to the building code and licences.

Applicable building permits required for non-solar structures and buildings, septic permit required, entrance permits required, drainage report, crossing agreements, and a development and service agreement

Identify any issues and recommendations related to the identification of any significant natural heritage features and waterbodies within the municipality.

There is a significant woodland on-site and a flag for endangered species including the Northern Bobwhite, Barn Owl, Rigid Sedge, Spotted Sucker, American Lotus, Swamp Rose-mallow, Spreading Chervil, and White-hair Witchgrass

Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource.

Ensure the development agreement has clauses to address methods of addressing unforeseen archaeological situations.

St. Clair - Sombra Photovoltaic Solar Farm

Part B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Upper Tier Municipality Comments Only - Township comments separate

Lambton County, 789 Broadway St. Wyoming, ON, N0N 1T0, 519-845-0801, Barry Uitvlugt, Senior Planner on behalf of Clerk : Ron VanHorne, 519-845-3160, barry.uitvlugt@county-lambton.on.ca

5.1 - Project Location
Provide comment on the project location with respect to infrastructure and servicing.
Water (potable) shall be serviced by a public water line along Smith Line regulated by the Township
Storm water shall be serviced by Watson Tulloch Drain (under the drainage act), the Rivers Lapish Drain, the Meyer Drain and the Stokes Drain and subject to the watersheds of a drainage report and regulated by the Township
Sanitary services are subject to a private septic system regulated by the County of Lambton There are pre-operational buildings or trailers requiring all three services.
5.2 - Project Roads
Provide comment on the proposed project's plans respecting road access
No access on the County Road "Bentpath Line" Any temporary or new accesses on a County Road will require a County permit All but 1 existing agricultural access and one existing residential access, shall be removed.
Identify any issues and provide recommendations with respect to road access
There shall be no County Road Access to Bentpath Line as detailed in the submitted site plan layout
Provide comment on any proposed Traffic Management Plans
County requires an agreement clause to ensure that the County reserves the right for securities and mechanisms to ensure the integrity of Bentpath Line and impacts on intersections on Bentpath Line are maintained and there are no adverse impacts from the development.
Identify any issues and provide recommendations with respect to the proposed Traffic Management Plan
The County requires an agreement clause to ensure that the County is aware of timelines of truck traffic in a pre-operational phase and such routing is limited to the agreed truck route with any adverse impacts on traffic flow, such as temporary road closures or slowdowns, being approved to the satisfaction of the County Public Works Services Department where on County Roads.
The County prefers an entrance off local municipal roads given the more frequent conflicts with traffic at higher speeds. If an approved entrance is considered off Bentpath Line, a possible auxiliary lane will be considered during construction at the expense of the proponent.

5.3 - Municipal or Local Authority Service Connections
Provide comment on the proposed project plans related to the location of and type of service connections other than roads
Trailers shall have private septic as approved by the County and potable water as approved by the Township with water laterals being development with no impacts onto the road and setbacks from septic by permit.
Identify any issues and provide recommendations with respect to the type of municipal service connections other than roads
Septic permit is required, a drainage report and agreement may be required, securities may be required, building permits for some non-solar panel structures are required.

5.4 - Facility other
Identify any issues and recommendations with respect to the proposed landscaping design for the facility
There should be a removal of trees at a 75 metre sight triangle while the rest of the perimeter should have a planting strip and the planting strip should have evergreens along the reflection side of the panels
Provide comment on the proposed project plans for emergency management procedures / safety protocols
Generally a Township responsibility but the petroleum wells should be decommissioned/ plugged and capped as part of any development agreement with a sign-offs from MNR
Identify any issues and recommendations with respect to the proposed emergency management procedure/ safety protocols
See Township comments
Identify any issues and recommendations with respect to any easements, covenants associated with the project location
No issue however there shall be no severance of the dwelling on the subject lands

5.5 - Project Construction
Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction
Securities and a development agreement required, road suppression on roads intersecting County Roads required to the cost of the developer.
Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers
See Township comments , note a County permit is required for the septic system.
Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-ground utility vaults
Ensure setback is 23 metres from County Road centerline and not on county lands.
Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electric lines
None on County Roads
Provide comment on the proposed project with respect to the building code and licences
Applicable building permits required for non-solar structures and buildings, septic permit required, entrance permits required, drainage report, crossing agreements, and a development and service agreement
Identify any issues and recommendations related to the identification of any significant natural heritage features and waterbodies within the municipality
There is a significant woodland on-site and a potential for endangered species
Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource
No issue with the county road

St. Clair – Moore (Rokeby/40) Photovoltaic Solar Farm

Part B: TO BE COMPLETED BY THE MUNICIPALITY OR LOCAL AUTHORITY

Township of St. Clair Comments Only

Township of St. Clair, 1155 Emily Street, Mooretown, ON, N0N 1M0 , 519-867-2021, Barry Uitvlugt,
Senior Planner on behalf of Clerk : John DeMars, barry.uitvlugt@county-lambton.on.ca

5.1 - Project Location

Provide comment on the project location with respect to infrastructure and servicing.

The St.Clair-Moore solar facility is being proposed on future employment lands on the edge of Corunna. The site in question abuts the serviced municipal industrial park to the north, petro-chemical operations to the east and south, and buffer lands to the west. As such, the infrastructure matches the land use i.e. the lands abut a staged freeway normally protected for prestige employment (manufacturing) uses as well as being adjacent to a paved arterial road, serviced by public water infrastructure, there is a municipal sanitary line through the property and there is an upgraded municipal drain along the frontage. This project seeks to locate in the locale due to its proximity to an electric feeder line. The subject lands are located on Class 3 CLI soils for agricultural; however, the lands are intended for employment lands. Currently storm water is serviced (in part) by the Lukey Drain (under the drainage act) with portions of the site in the watersheds of the Nesbit Award Drain and the watershed of the Rumohr Drain. Although, the following is not a municipal service, there appears to be private Nova pipelines and natural gas lines and abandoned petroleum wells and abandoned water wells on the site.

5.2 - Project Roads

Provide comment on the proposed project's plans respecting road access.

The entrance or access onto the road is on a road generally intended for access, but the integrity of the road may require a review to address the impacts on the infrastructure given its current physical state as some portions of the road have been recently upgraded while other portions are not in a condition that may not be able to properly handle construction traffic.

Identify any issues and provide recommendations with respect to road access.

The Township standard for road access includes at least at least a 3 m asphalt length to protect the integrity of the edge of the asphalt road and no greater than 6-9 metres in width, and located in a manner than does not adversely impact traffic flow and is maintained to the satisfaction of the County and Twp with securities to address possible debris and cleanliness of the entrance and road in the immediate area. The road may require upgrading to accommodate the construction traffic which will require securities and a development agreement.

Provide comment on any proposed Traffic Management Plans.

Township requires an agreement clause to ensure that the Twp is given securities and mechanisms to ensure the integrity of Township traffic infrastructure (in a network context and immediate context) are maintained and there are no adverse impacts from the development. Also see concerns regarding

routing and timing notices.

Identify any issues and provide recommendations with respect to the proposed Traffic Management Plan.

The municipality requires an agreement to address routing concerns such as signage and implementation. The municipality requires an agreement to address upgrades, impacts and securities onto the capital road/intersection/bridges infrastructure, not only impacted from the construction loads / volumes issues but also due to impacts from changes arising from possible (agricultural tiles) subsurface water changes, particulate suppression, mud and debris or unforeseen impacts from the development.

In addition to the aforementioned in the overall response, the Twp requires an agreement clause to ensure that the Twp is aware of timelines of truck traffic in a pre-operational phase and such routing is limited to the agreed truck route with any adverse impacts on traffic flow, such as temporary road closures or slowdowns, being approved to the satisfaction of the Public Works Services Department where on Twp or County Roads.

5.3 - Municipal or Local Authority Service Connections

Provide comment on the proposed project plans related to the location of and type of service connections other than roads.

Trailers shall have private septic as approved by the County and any longterm buildings should connect to sewer lines.

Trailers shall have potable water as approved by the Township with water laterals being development with no impacts onto the road.

Stormwater : the changes in grades, the changes in land use, the changes in municipal drain watershed requires an report under the drainage act. This proposal seems to create an unforeseen outlet of a larger than current watershed (and potentially different flow intensities) onto a municipal drain which may not be designed for such a peak rain event. Not only would this create a potential for concerns on the immediate municipal drain infrastructure but could create problems on downstream storm (municipal drain) capital infrastructure.

In addition there may be a problem with the collector drain tiles on the overall municipal drain network and a redesign is more appropriate to place surface water to a drain that is better designed to accept stormwater. The municipality will require securities in the development agreement to address adverse impacts onto the storm / municipal drain infrastructure.

The changes to the water environment will abut and may adversely impact a significant natural heritage feature to the north of the placement of solar panels. The water features interacting on the natural heritage feature (significant woodlands) is being redirected.

Identify any issues and provide recommendations with respect to the type of municipal service connections other than roads.

Septic permit is required, a drainage report and agreement is required, securities are required, building permits for some non-solar panel structures are required.

5.4 - Facility other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility.

The perimeter should have a planting strip and the planting strip should have evergreens along the reflection side of the panels similar to the companies site on Churchill Line.

Weed control matters and the type of grasses used on-site must be clarified in a development agreement. This becomes especially important in a rural municipality with a cash crop emphasis, where weeds have a detrimental impact on crop production and the financial well-being of adjacent farm operators.

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

The petroleum and abandoned water wells should be decommissioned / plugged and capped as part of any development agreement with a sign-offs from MNR

Setbacks from the Nova and utility lines should be incorporated into the design to ensure no accidents during times of excavation and future maintenance.

Internal roads should be designed to accommodate fire trucks and emergency response vehicles include appropriate loads, widths and turning radii.

The site should have underground electric lines rather than above ground to ensure the concerns of stray or dirty voltage are more properly addressed and the safety of the community is respected.

Identify any issues and recommendations with respect to the proposed emergency management procedure/ safety protocols.

In addition to the above, a development agreement shall require text to address notification of the Township in terms of accidents and issues with contaminants (i.e. mercury) from solar panels if any.

Identify any issues and recommendations with respect to any easements, covenants associated with the project location.

The Township requires a development agreement to be signed with the post operational phase (possible brownfield concerns) addressed and the Township requires a community commitment clause in the Dev. Agreement.

5.5 – Project Construction

Identify any issues and recommendations with respect to the proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction.

Township Securities, Development agreement, Rehabilitate staging area, Brownfield study.
Address appropriate stormwater and grading to the satisfaction of the Municipality pursuant to the Drainage Act.

Identify any issues and recommendations with respect to the proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers.

See Stormwater comments

Identify any issues and recommendations with respect to the proposed location of buried kiosks and above-ground utility vaults.

Electric utility vaults should be well separated from yards abutting a road, separated from sensitive land uses and reflect MOE policies on noise, as well as obtaining appropriate building permits.

Identify any issues and recommendations with respect to the proposed location of existing and proposed gas and electric lines.

Note there are lines buried in the subject lands that may be impacted by the piles of the solar panels in terms of proper setbacks for future maintenance and excavations.

Provide comment on the proposed project with respect to the building code and licences.

Applicable building permits required for non-solar structures and buildings, septic permit required, entrance permits required, drainage report, crossing agreements, and a development and service agreement

Identify any issues and recommendations related to the identification of any significant natural heritage features and waterbodies within the municipality.

There is a significant woodland on-site that is being partially removed and the remaining portion is having the water environment changed; and, there is a potential for endangered species with a flag on impacts on Brook Lamprey, Shumard Oak, and Rigid Sedge.

Identify any issues and recommendations related to the identification of any archaeological resource or heritage resource.

Ensure the development agreement has clauses to address methods of addressing unforeseen archaeological situations.

12. August & December 2010 Letter to Neighbours



August XX, 2010

Neighbour adjacent to layout change

Dear *****,

I am writing to provide an update on the status of the St Clair Sombra Solar Farm and related REA approval process. We have received a number of comments and suggestions from project neighbours and interested parties over the course of our consultation process, and have done our best to incorporate useful suggestions and mitigate concerns that have been raised. Thank you for your input and participation in the consultation process.

Solar technology, equipment efficiencies and design practices are changing rapidly to improve energy generation, and reduce costs and minimize potential impacts from projects. With that in mind, we have made some subtle changes to the project layout. The major change is a slight widening of access roads within the project to accommodate improved construction practices and equipment. We have made best efforts to shift any layout changes to the interior of the project, away from our neighbours. However, at some locations there are minor changes to array setbacks. We have included with this letter a drawing that highlights the changes, and more specifically, any variation in the array setbacks from your property. Although the proposed change is very minor, we wanted to ensure that you are aware.

We have enclosed an additional comment form and pre-stamped envelope for your use, should you have any comments or suggestions concerning the proposed changes. Alternatively, you can email us at Ontario@firstsolar.com, or call us at the number below.

We will continue to do our best to keep you up to date on the status of the project. Best wishes for an enjoyable summer!

Yours truly,

A handwritten signature in cursive script, appearing to read "Peter Carrie".

Peter Carrie
Vice President

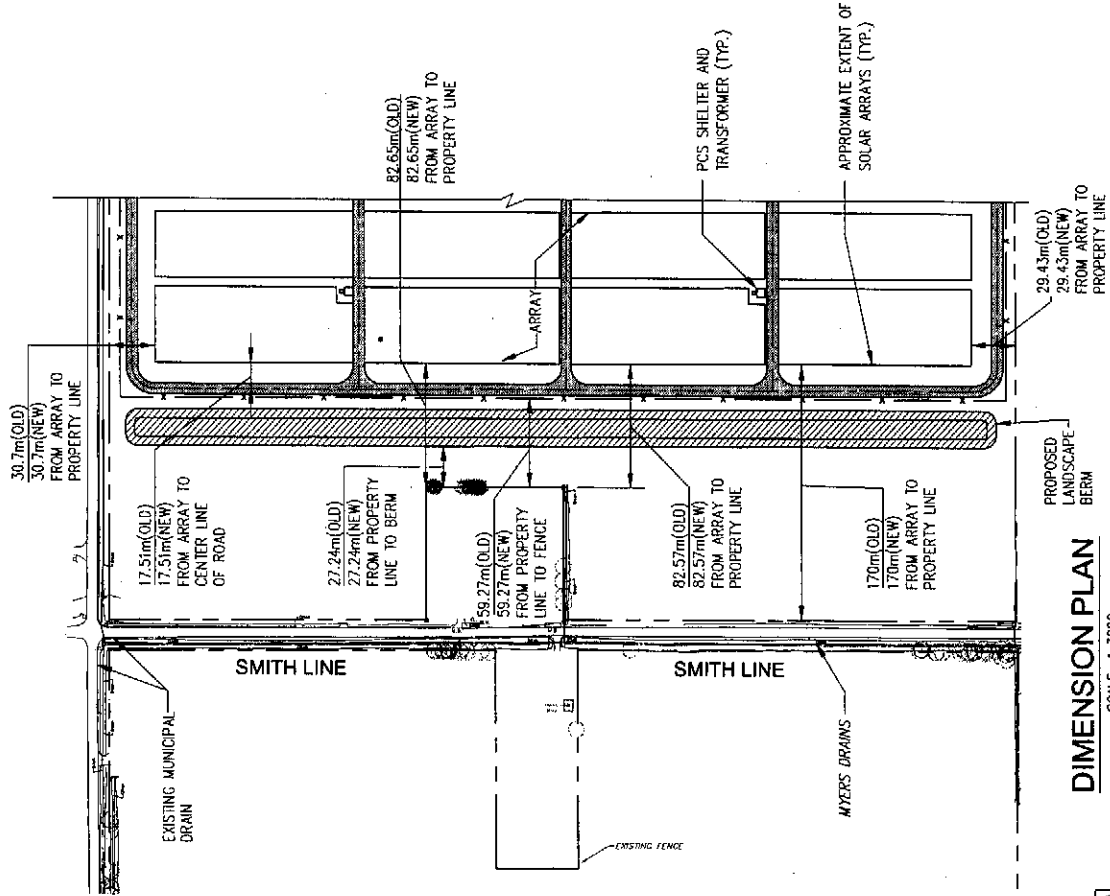
Name	Street Address	City and Province	Postal Code	Drawing No.	Letter and Drawing Mailed
Fred Lionel & Benjamin Unternahrer	34 Smith Line, RR 3	Sombra, ON	N0P 2H0	SCS1-C1	24-Aug-10
Anne Marie & Hilton Anthony Stratton	3 W Bentpath Line, RR 3	Sombra, ON	N0P 2H0	SCS1-C4	24-Aug-10
Alfred George Branton	P.O. Box 149	Sombra, ON	N0P 2H0	SCS1-C1	24-Aug-10
Ila Marie Hay	118 Smith Line, RR 3	Sombra, ON	N0P 2H0	SCS1-C2	24-Aug-10
Owen Grant Watson	RR 1	Sombra, ON	N0P 2H0	SCS1-C4	24-Aug-10
Alan Edward & Tamela Jane Huey	108 Bentpath Line, RR 3	Sombra, ON	N0P 2H0	SCS1-C3	24-Aug-10
Donald Gordon & Doris Ilene Fournie	145 Bentpath Line, RR 3	Sombra, ON	N0P 2H0	SCS1-C3	24-Aug-10
Robert Wayne Pierson & Sarah Richardson	37 Smith Line	Sombra, ON	N0P 2H0	SCS1-C1	24-Aug-10

TRUE NORTH

A B C D E F G H

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED FENCE
- ARRAY



GRAPHIC SCALE



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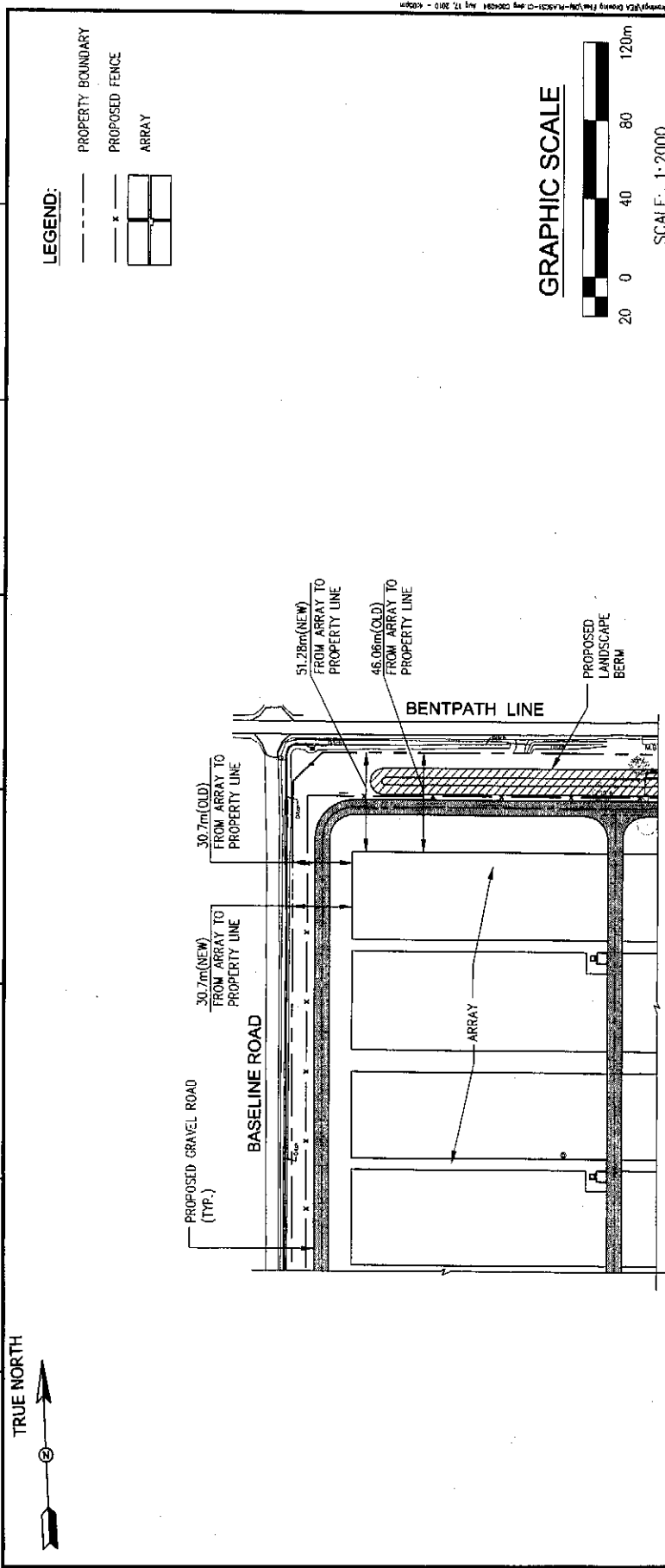
ST. CLAIR - SOMBERA	
TOWNSHIP OF ST. CLAIR	
LANCASTER COUNTY, ONTARIO	
ST. CLAIR - SOMBERA SUBDIVISION	
DIMENSION PLAN	
DATE: 2009-01-02-23	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
APPROVED BY: [Name]	
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THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS LAST REVISION	

NO.	DATE	DESCRIPTION	BY	CHKD.
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DIMENSION PLAN

SCALE: 1:3000m

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DIMENSION PLAN
SCALE: 1:2000m



SCALE: 1:2000

[illegible]

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August XX, 2010

Neighbour adjacent to layout change

Dear *****,

I am writing to provide an update on the status of the St Clair Moore Solar Farm and related REA approval process. We have received a number of comments and suggestions from project neighbours and interested parties over the course of our consultation process, and have done our best to incorporate useful suggestions and mitigate concerns that have been raised. Thank you for your input and participation in the consultation process.

Solar technology, equipment efficiencies and design practices are changing rapidly to improve energy generation, and reduce costs and minimize potential impacts from projects. With that in mind, we have made some subtle changes to the project layout. The major change is a slight widening of access roads within the project to accommodate improved construction practices and equipment. We have made best efforts to shift any layout changes to the interior of the project, away from our neighbours. However, at some locations there are minor changes to array setbacks. We have included with this letter a drawing that highlights the changes, and more specifically, any variation in the array setbacks from your property. Although the proposed change is very minor, we wanted to ensure that you are aware.

We have enclosed an additional comment form and pre-stamped envelope for your use, should you have any comments or suggestions concerning the proposed changes. Alternatively, you can email us at Ontario@firstsolar.com, or call us at the number below.

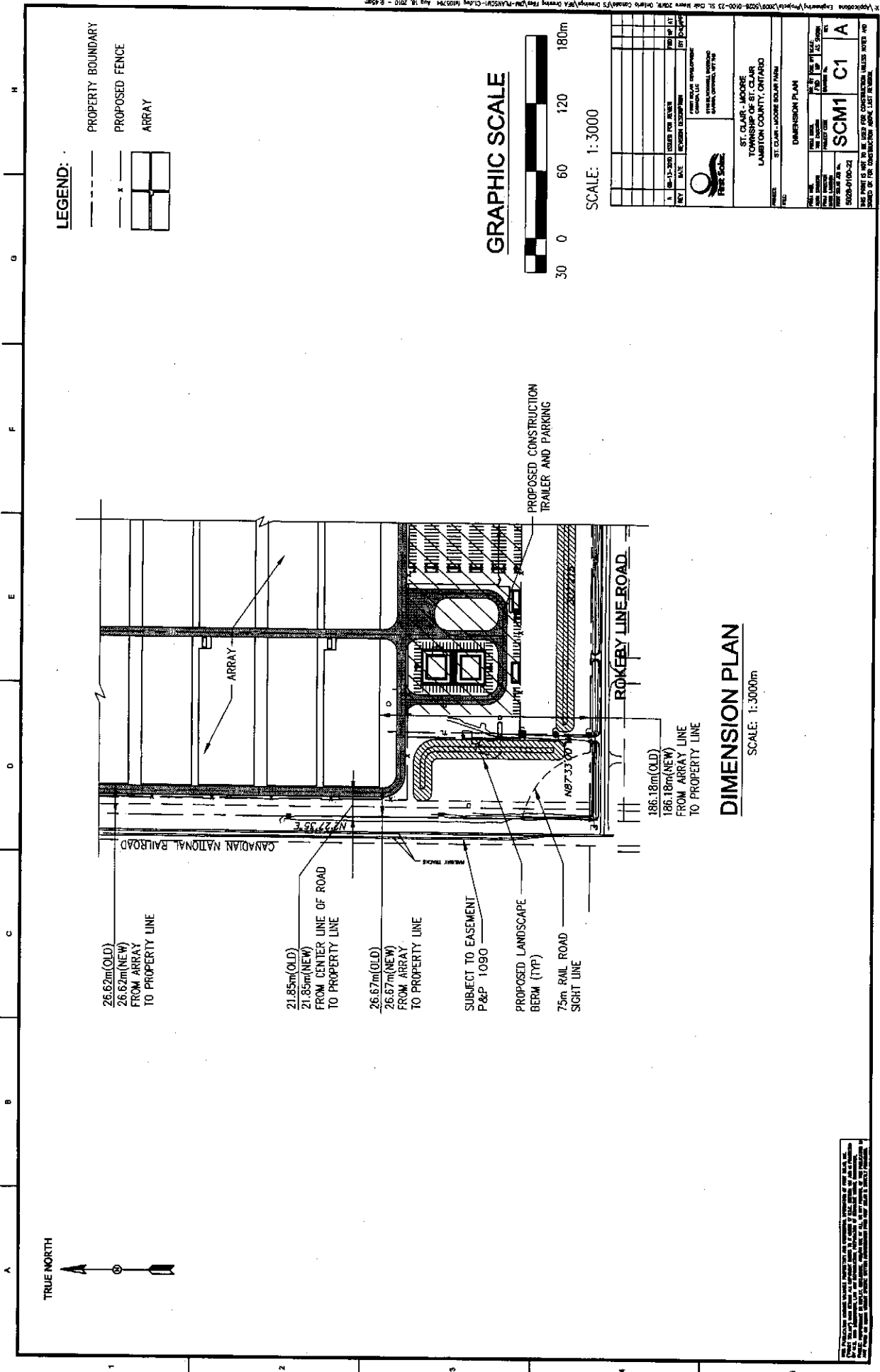
We will continue to do our best to keep you up to date on the status of the project. Best wishes for an enjoyable summer!

Yours truly,

A handwritten signature in black ink, appearing to read "Peter Carrie".

Peter Carrie
Vice President

Name	Street Address	City and Province	Postal Code	Drawing Number	Letter and Drawing Mailed
2059247 Ontario Inc. C/O Suncor Energy Products	535 Rokeby Line	Mooretown, ON	N0N 1M0	SCM1-C2	24-Aug-10
James Edward MacPherson	RR 1	Mooretown, ON	N0N 1M0	SCM1-C1	24-Aug-10
Praxair Canada Inc.	1 City Centre Dr. Suite 1200	Mississauga, ON	L5B 1M2	SCM1-C1	24-Aug-10
Canadian National Railway Company					
Business Development & Real Estate	1 Administration Rd, Floor 1	Concord, ON	L4K 1B9	SCM1-C1	24-Aug-10
St. Clair Township	1155 Emily Street	Mooretown, ON	N0N 1M0	SCM1-C2	24-Aug-10
Nova Chemicals (Canada) Ltd	P.O. Box 3060 Main	Sarnia, ON	N7T 8C7		Did not mail - No Drawing



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ST. CLAIR - MOORE TOWNSHIP OF ST. CLAIR LAMBERTON COUNTY, ONTARIO	
ST. CLAIR - MOORE SOLAR FARM	
DIMENSION PLAN	
DATE	2024-01-23
BY	ST. CLAIR - MOORE
CHECKED FOR REVIEW	2024-01-23
DESIGN DESCRIPTION	ST. CLAIR - MOORE
BY	ST. CLAIR - MOORE
DATE	2024-01-23
PROJECT NO.	2024-01-23
PROJECT NAME	ST. CLAIR - MOORE SOLAR FARM
PROJECT LOCATION	ST. CLAIR - MOORE
PROJECT OWNER	ST. CLAIR - MOORE
PROJECT CONTACT	ST. CLAIR - MOORE
PROJECT PHONE	ST. CLAIR - MOORE
PROJECT EMAIL	ST. CLAIR - MOORE
PROJECT WEBSITE	ST. CLAIR - MOORE
PROJECT ADDRESS	ST. CLAIR - MOORE
PROJECT CITY	ST. CLAIR - MOORE
PROJECT STATE	ST. CLAIR - MOORE
PROJECT COUNTRY	ST. CLAIR - MOORE
PROJECT ZIP	ST. CLAIR - MOORE
PROJECT FID	ST. CLAIR - MOORE
PROJECT SCD	ST. CLAIR - MOORE
PROJECT C1	ST. CLAIR - MOORE
PROJECT A	ST. CLAIR - MOORE



December ***, 2010

Neighbour Name
and Address

Dear FirstName and FirstNameofSpouse,

In an effort to preserve areas of potential habitat to species at risk uncovered through our ongoing consultation with the Ministry of Natural Resources regarding Natural Heritage Assessment, we have re-configured the proposed St Clair Sombra solar array block layout. Please find enclosed updated drawings of an area of detail closest to your property highlighting changes to setbacks from the property line.

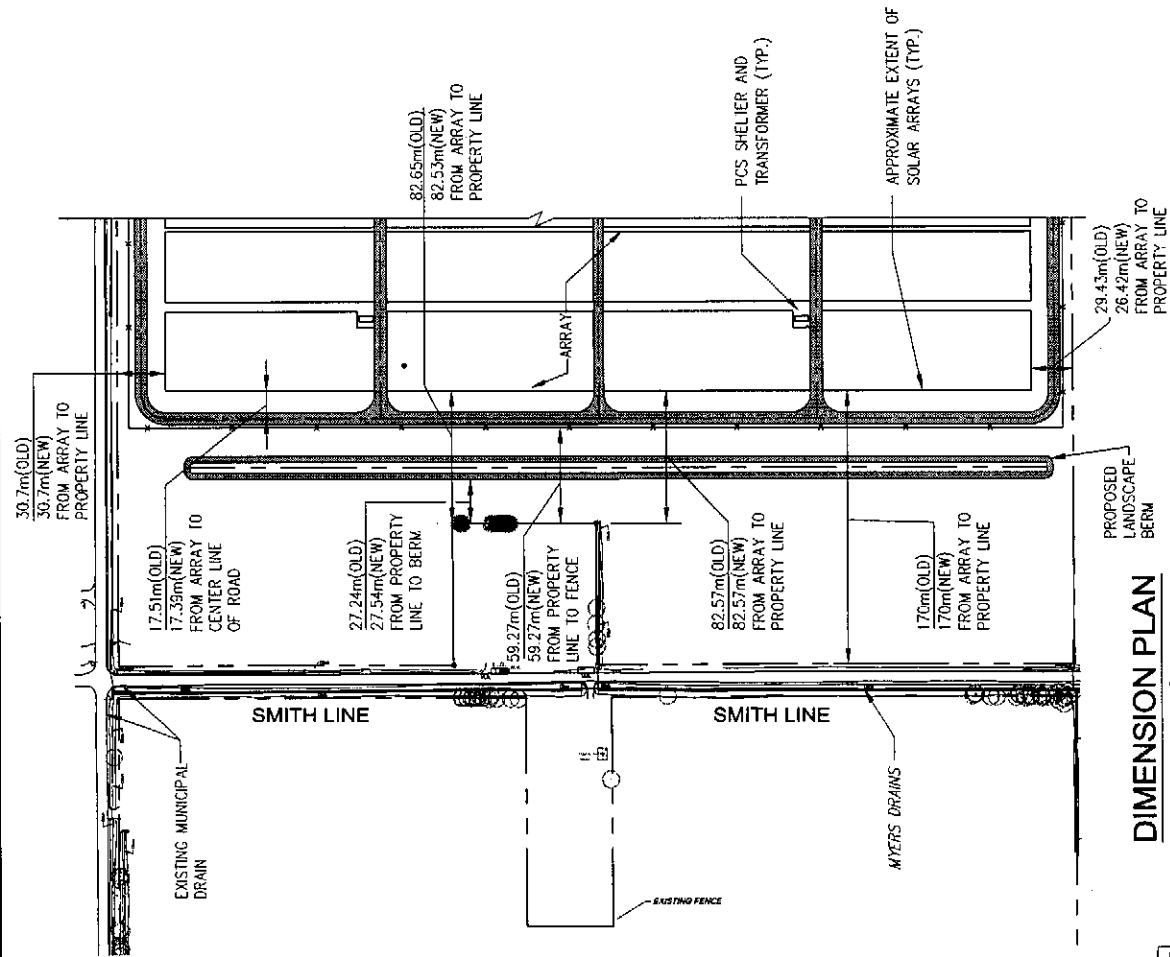
We have enclosed an additional comment form and pre-stamped envelope for your use, should you have any comments or suggestions concerning the proposed changes. Alternatively, you can email us at Ontario@firstsolar.com, or call Erin Barrington at 519-344-2078 ext 1102.

We will continue to do our best to keep you up to date on the status of the project.

Yours truly,

A handwritten signature in black ink, appearing to read "Peter Carrie".

Peter Carrie
Vice President



DIMENSION PLAN

SCALE: 1:3000m

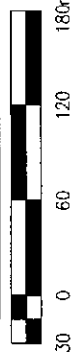
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PROPERTY BOUNDARY

PROPOSED FENCE

ARRAY

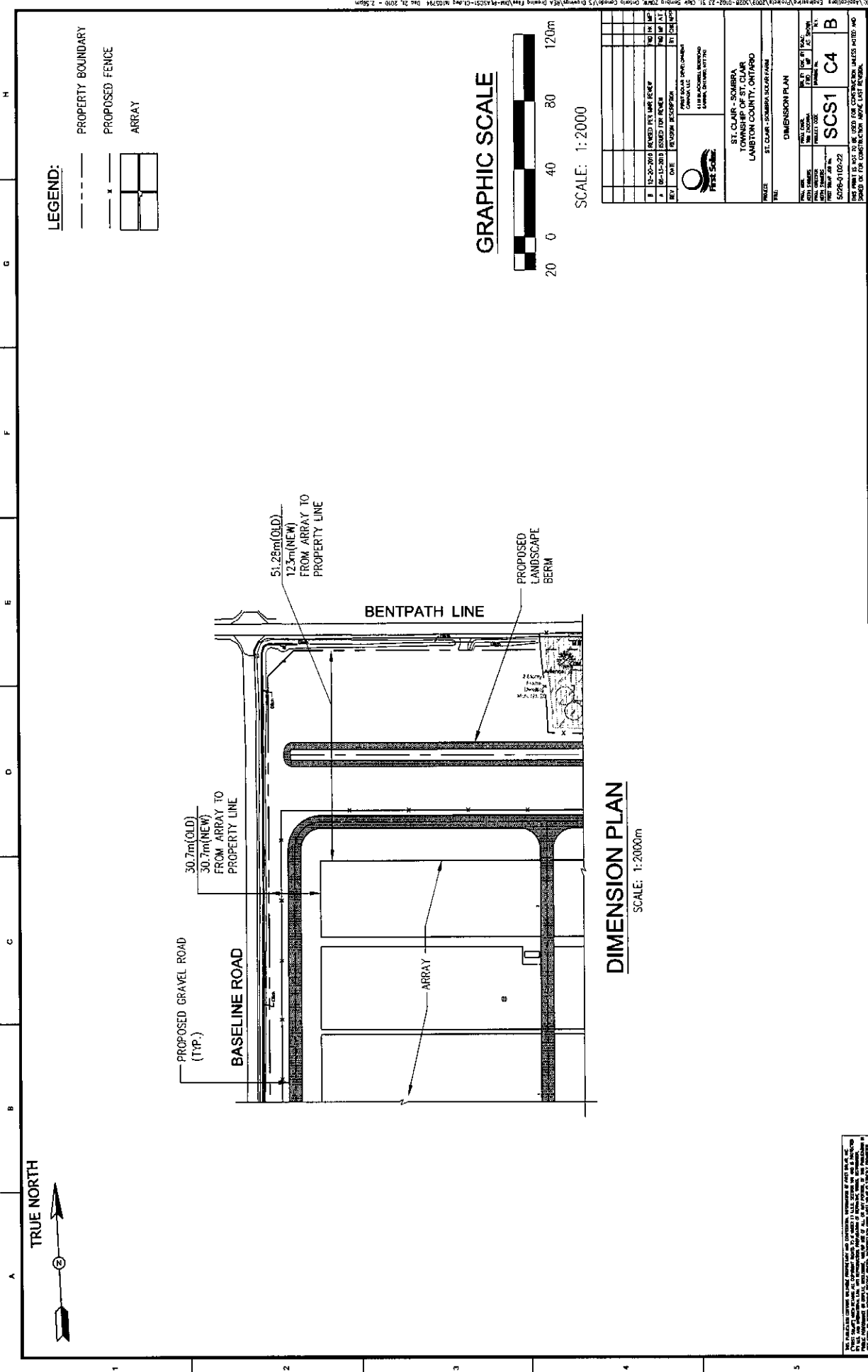
GRAPHIC SCALE



SCALE: 1:3000

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THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS FIRST APPROVED BY THE TOWN OF ST. CLAIR. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF ST. CLAIR. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF ST. CLAIR.

ST. CLAIR - SOMBRAS		TOWNSHIP OF ST. CLAIR		LANARK COUNTY, ONTARIO	
PROJECT		ST. CLAIR - SOMBRAS		SCALE: 1:2000	
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