

March 1, 2013

Ian Parrott, Acting Director
Environmental Approvals Branch
Ministry of the Environment
2 St. Clair Avenue, Floor 12A
Toronto, ON
M4V 1L5

**Subject: Proposed Technical Changes
Renewable Energy Approval (No. 6662-8QVM6U)
Burk's Falls East Solar Project**

Northland Power Inc. is proposing to develop and operate a 10-megawatt (MW) solar photovoltaic (Solar PV) facility, on an approximately 80-hectares (ha) parcel of land, located southeast of the intersection of Leggetts Road and Chetwynd Road, in the single tier municipality of Armour Township; herein referred to as "Burk's Fall East Solar Project" or the "Project". The Ministry of the Environment (MOE) issued a Renewable Energy Approval (REA) for the Project (No. 6662-8QVM6U) on February 14, 2012.

Following the start of construction, it was noted that the trees located along the northern boundary of the Project site are in poor condition and could cause harm to construction workers, Project components as well as the public due to the trees proximity to Chetwynd Road. Several trees have fallen over to date, and numerous others appear to be in imminent risk of falling over. The location of these trees was included within both the archaeological assessment and the Natural Heritage Assessment for the Project as though they would be removed, and therefore further consultation with either the Ontario Ministry of Tourism, Culture and Sport or the Ontario Ministry of Natural Resources is not required at this time. However, the removal of these trees was not identified within the site plans included in the Construction Plan Report or the Design and Operation Report. As a result, an amendment to the Renewable Energy Approval is required in order to include the removal of trees identified above.

This letter summarizes the proposed changes to the Project, including the rationale for each change, and identifies the amendments to each of the supporting documents prepared for the REA application to incorporate the proposed Project changes. This letter also provides an assessment of the potential for new negative effects not addressed in the initial REA supporting documentation.

1. Proposed Project Changes

The proposed changes are as follows:

- Removal of trees located along the northern Project boundary, to be replaced by a planted buffer.

The revised site plan is provided in Attachment A.

Table 1.1 provides a description of each proposed change, the rationale for the change, an assessment of potential for altered environmental effects and any additional mitigation or monitoring required.

Table 1.1 Table of Proposed Changes, Rationale for Change, Altered Effects and Additional Mitigation Measures and Monitoring

Change	Change Details	Rationale for Change	Altered Effect	Additional Mitigation Required	Additional Environmental Effects Monitoring
Tree Removal	Tree removal along the northern boundary	It was determined that the rooting for these trees is unstable and could cause harm to either the workers or Project materials if they were to fall	The removal of the trees will result in an increased visual presence of the facility along Chetwynd Road	A buffer of shrubs and trees will be planted	None required

Overall, the proposed Project changes have minor additional negative effects not addressed in the original REA reports, however mitigation measures have been identified to minimize the effect. Based on the ability to mitigate the effect through planting of a visual buffer, the proposed changes are considered to be a Technical Amendment to the Project's existing REA.

2. Summary of Revisions to REA Supporting Documents

This section identifies the amendments to each of the supporting documents submitted with the REA application documents that are required to address the proposed Project changes.

The supporting documents that are amended by this letter include

- Construction Plan Report
- Design and Operations Report

The proposed tree removal had previously been considered in the Natural Heritage Assessment and Stage 1 and 2 Archaeological Assessment. As such, the proposed changes will not require additional mitigation measures than those proposed in the REA application documents. Given this, a number of the REA application documents do not require revisions as a result of the proposed changes, including

- Project Description Report
- Decommissioning Plan Report
- Natural Heritage Assessment
- Water Body Assessment
- Stage 1 and 2 Archaeological Assessments
- Heritage Assessment Reports
- Protected Properties Assessment.

The following sections identify the amendments to each of the REA application documents as a result of the proposed Project changes. For each amended report, a table is provided identifying the original text, the amended text and the original page and section of the text being amended. The tables provide the text submitted with the original REA application, the application to amend the REA and the most recent revisions in response to the currently proposed Project changes.

2.1 Construction Plan Report

Table 2.1 identifies the amendments to the Construction Plan Report, as a result of the changes discussed in this letter.

Table 2.1 Construction Plan Report Amendments

Page	Section	Original Text	Amended Text
10	2.3.1.2	The proposed Project land has woodlands located on the property. A portion of the woodland will be cleared in order to install PV modules and avoid shading or blocking the sun on the PV panels.	The proposed Project land has woodlands located on the property. A portion of the woodland will be cleared in order to install PV modules and avoid shading or blocking the sun on the PV panels. Further a portion of the northern woodland will be removed to eliminate any potential harm from falling trees. Trees removed along the northern extent of the site adjacent to Chetwynd Road will be replaced by a planted buffer.
29	Appendix A	Original Site Plan	See attached revised site plan (Attachment A).

2.2 Design and Operations Report

Table 2.2 identifies the amendments to the Design and Operations Report, as a result of the changes discussed in this letter.

Table 2.2 Design and Operations Report Amendments

Page	Section	Original Text	Amended Text
13	Table 5.1	Visual barriers will be considered, if necessary, and will be reviewed based on viability and effectiveness.	Visual barriers, in the form of a planted buffer will replace the removed vegetation located along the northern extent of the site adjacent to Chetwynd Road. Additional visual barriers will be considered, if necessary, and will be reviewed based on viability and effectiveness
21	Appendix A	Original Site Plan	See attached revised site plan (Attachment A).



As noted previously, given that the proposed changes outlined in this letter do not result in any additional negative effects not addressed in the original REA application, it is our assessment that these proposed changes constitute a Technical Change.

Accordingly, we have notified via letter on March 1, 2013, the public, Aboriginal communities, and the municipalities about these proposed changes. A sample notification and the mailing list used to distribute this notice are provided in Attachment B.

If you have any questions, please do not hesitate to contact me at 905-374-0701, Ext. 5280.

Yours truly,

A handwritten signature in black ink, appearing to read "Sean Male", with a stylized flourish at the end.

Sean Male
Environmental Coordinator
SM:mg

cc: M. Lord, Northland Power
B. Cameron, District Manager, MOE Sudbury

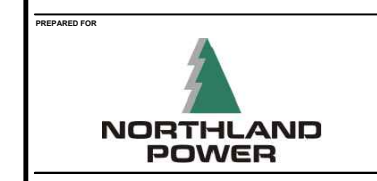
Attachment A

Revised Site Plan

REVISIONS			
NO	DATE	SYMBOL	REMARKS
P0	NOV 2010		ISSUED FOR CONSTRUCTION PLAN REPORT
P1	JAN 2011		LAYOUT & SITE SETBACK AND INVERTERS UTM CO-ORDINATE CHANGED
P2	NOV/24 2011		LAYOUT & INVERTER LOCATION CHANGED
P3	FEB/20 2013		TREE REMOVAL AREA MARK

STAMP	
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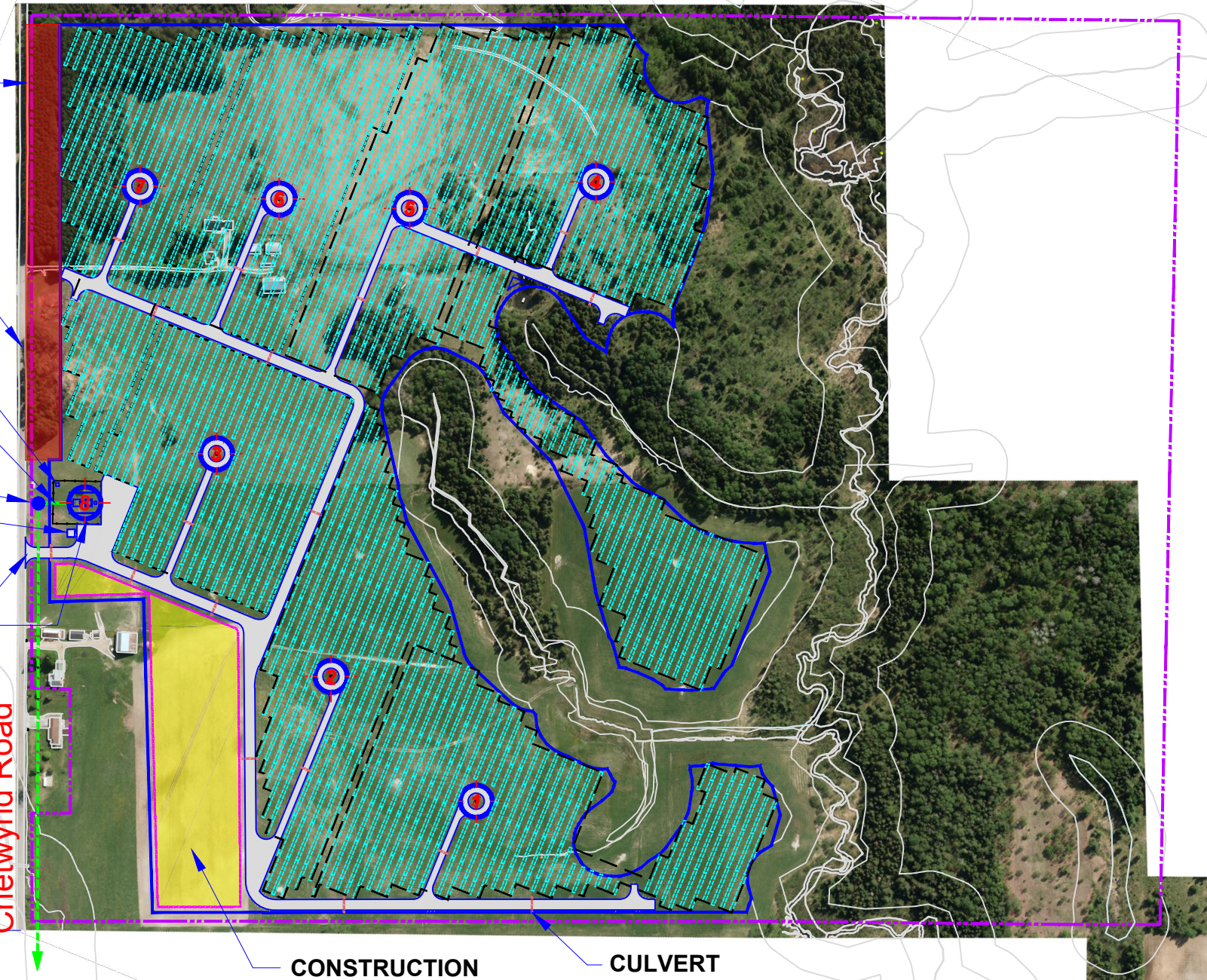
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PROJECT
NORTHLAND POWER SOLAR BURKS FALLS EAST

DRAWN BY	TIEN PHAM	VERIFIED BY	
SCALE	N.T.S.	VERIFIED BY	
DATE	DEC 2010	APPROVED BY	
ISSUED FOR TENDER			

PROJECT No.	
TITLE	SOLAR FARM PROJECT SITE PLAN
DRAWING No.	SP-01 (BFE) Rev.P2



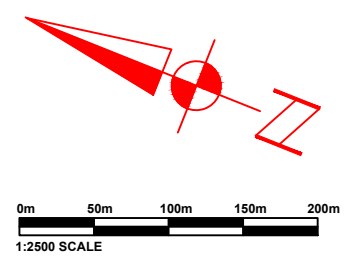
TO POINT OF CONNECTION
APROX. 380 m
(45.610264, -79.366357)

CONSTRUCTION LAYDOWN AND POTENTIAL SOLAR MODULE AREA

LEGEND:

- GRAVEL ACCESS ROAD
- OVERHEAD 44 KV LINE
- OVERHEAD 44 KV LINE BY HYDRO ONE
- PROPERTY BOUNDARY
- CULVERT
- AVAILABLE AREA BOUNDARY / FENCE LINE & PROPERTY SETBACK @ 10 m (CONSTRUCTION SILT FENCE)
- TREE REMOVAL AREA

- CONSTRUCTION LAYDOWN AND POTENTIAL SOLAR MODULES AREA
- PCC (POINT OF COMMON COUPLING)
- INVERTERS LOCATION WITH TRANSFORMER



**PRELIMINARY LAYOUT
NOT FOR CONSTRUCTION**

Attachment B

Public Notification

February 22, 2013

Addressee Name
Address
City, Province, Postal Code

Dear :

Subject: Burk's Falls East Solar Project – Notice of Project Technical Change

As you are aware, Northland Power Solar Burk's Falls East L.P. is currently proposing to construct a solar project within the Township of Armour. The proposed project is named the Burk's Falls East Solar Project and will have an installed nominal capacity of 10 MW upon completion. In accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09, Northland Power Solar Burk's Falls East L.P. applied to the Ontario Ministry of the Environment (MOE) for a Renewable Energy Approval (REA). REA Number 6662-8QVM6U was issued on February 14, 2012.

This notice is provided to make you aware that Northland Power Solar Burk's Falls East L.P. is applying to the MOE for an amendment to the REA. This amendment is being made as it is necessary to remove the trees from the northern portion of the Project as they are in poor condition and could cause harm to construction workers, Project components as well as the public due to their proximity to Chetwynd Road. Any removed trees will be replaced with a planted visual buffer. A revised site layout is attached displaying the tree removal area.

As a result of these changes revisions to the Construction Plan Report and Design and Operations Report are required as the removal of these trees was not previously shown in the relevant site plans. Other project documents, including the Natural Heritage Assessment and Archaeological Assessment, previously considered the removal of these trees.

A letter was prepared for the MOE describing the proposed amendment. This letter is also available on the Project website. This document will be available for review on the Project website:
<http://burksfallseast.northlandpower.ca/>.

Your comments, queries or information relevant to the proposed Project changes would be greatly appreciated. Correspondence should be directed to:

Sean Male, Environmental Coordinator
Hatch Ltd.
4342 Queen St., Suite 500
Niagara Falls, ON, L2E 7J7
Phone: 905-374-0701, Ext 5280 Fax: 905-374-1157
Email: smale@hatch.ca

Sincerely,



Sean K. Male, M.Sc.
Environmental Coordinator

Attachment(s): Site Layout



Safety • Quality • Sustainability • Innovation

REVISIONS

NO	DATE	SYMBOL	REMARKS
P0	NOV 2010		ISSUED FOR CONSTRUCTION PLAN REPORT
P1	JAN 2011		LAYOUT & SITE SETBACK AND INVERTERS UTM CO-ORDINATE CHANGED
P2	NOV/24 2011		LAYOUT & INVERTER LOCATION CHANGED
P3	FEB/20 2013		TREE REMOVAL AREA MARK

STAMP	
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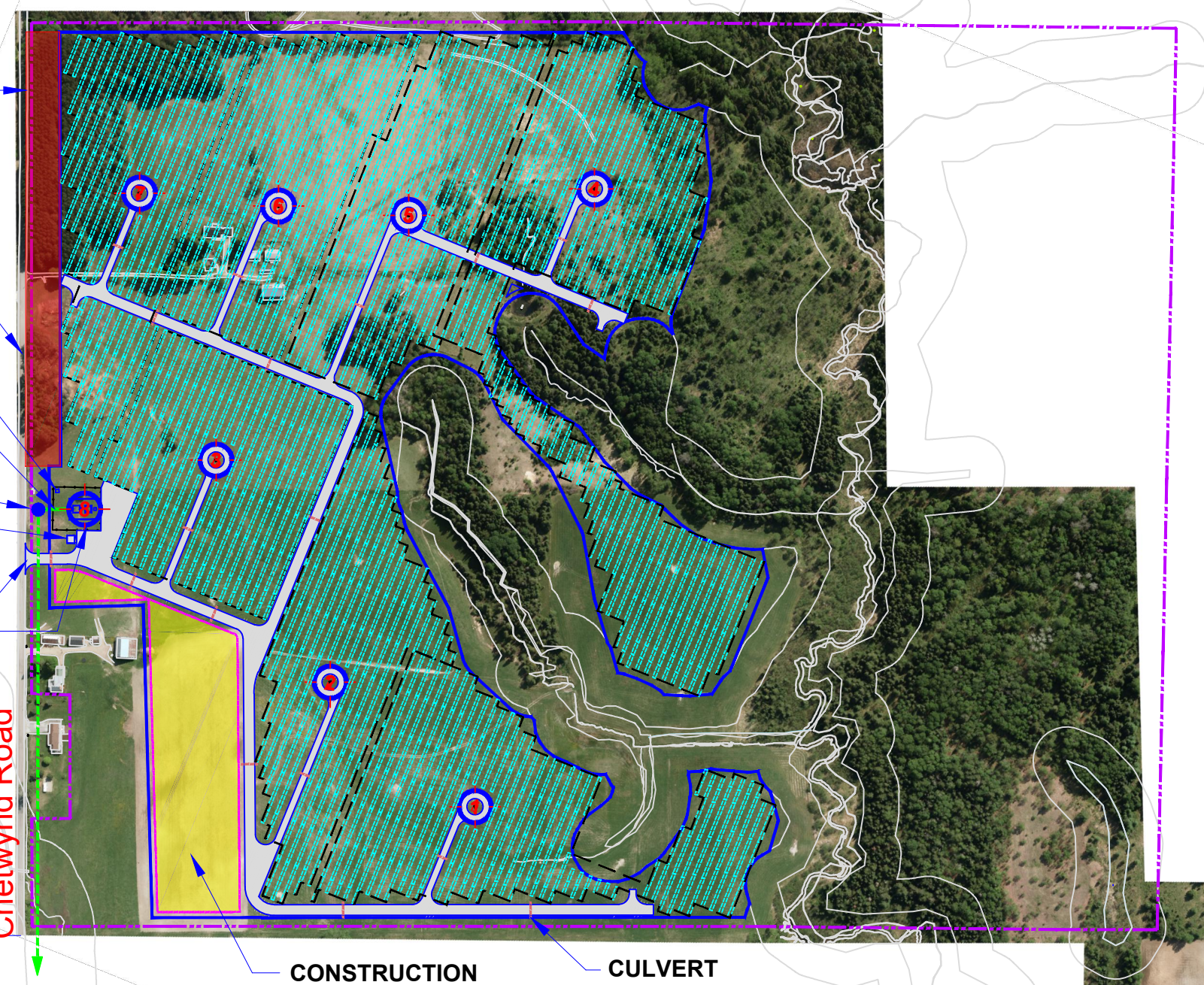
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PROJECT
NORTHLAND POWER SOLAR BURKS FALLS EAST

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SCALE	N.T.S.	VERIFIED BY	
DATE	DEC 2010	APPROVED BY	

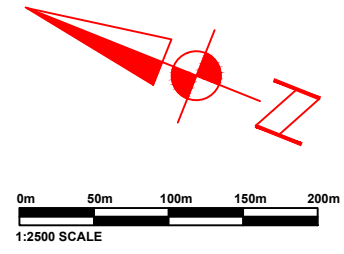
ISSUED FOR TENDER	
PROJECT No.	
TITLE	SOLAR FARM PROJECT SITE PLAN
DRAWING No.	SP-01 (BFE) Rev.P2



TO POINT OF CONNECTION
 APROX. 380 m
 (45.610264, -79.366357)

LEGEND:

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- OVERHEAD 44 KV LINE
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- CULVERT
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- INVERTERS LOCATION WITH TRANSFORMER



**PRELIMINARY LAYOUT
 NOT FOR CONSTRUCTION**

Ian Parrott, Acting Director, Environmental Assessment and Approvals Branch
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Ministry of the Environment
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Sudbury, ON P3E 5P9

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South East Parry Sound District Board
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Burk's Falls, ON P0A 1C0

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R. R. # 2, 832 Chetwynd Rd.
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Richard and Diane Watt
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Doug and Shannon Watt
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William Leggett
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Barbara Marlow
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Paul Fink
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Alice Allen; Bill Allen
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Doug Blackmore
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Burk's Falls, ON P0A 1C0

Cliff Stickland
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Binbrook, ON L0R 1C0

Matt Gall
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Ryerson, ON P0A 1C0

Jerri Reclair
173 Highway 520
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Bob MacPhail
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Gordon and Betty Isbister
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Toronto, ON M4G 3N5

Wendy Whitwell
RR 2
Burk's Falls, ON P0A 1C0

Mr. and Mrs. Hall
RR 1
Burk's Falls, ON P0A 1C0

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Cindy Bourguignon
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Burk's Falls, ON P0A 1C0

Glenn Miller
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Mr. and Mrs. Shaw
211 Chetwynd Road
Burk's Falls, ON P0A 1C0

Linda Maurer
RR 2
Burk's Falls, ON P0A 1C0

Kathy Baker
Cecebe Waterways Association
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Christian Island 30, General Delivery
Cedar Point, ON L0K 1C0

Chief and Council
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Sutton West, ON L0E 1R0

Chief and Council
Shawanaga First Nation
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Nobel, ON P0G 1G0

Chief and Council
Dokis First Nation
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Monetville, ON P0M 2K0

Chief and Council
Magnetewan First Nation
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Peggy Frederikse
President, Cecebe Waterways Association

Joan Wyatt
Secretary, Cecebe Waterways Association