

Concern and Recommendations

All Solar PV Project

To: MPP John Gerretsen Mayor Mark Gerretsen and councilors of the City of Kingston, KEAF, Rural Affairs Committee and All future Solar Array projects within the municipality of Kingston

From: Lance Norman

On this day February 16 /2012 I Lance Norman concerned with the possible installation of Solar PV Projects submit to you as follows my concerns

1. Property Values
2. Well Water (As a majority of our wells are blasted or dug in the area)
3. Use of Prime Agricultural Farm Land
4. Noise from Invertors and Substations

I recommend the following.

1. Property value guarantee. Any property within 1000 feet of solar array project gets assessed for property value. If home is listed and sold within 3 months of Solar Array Completion and sells below assessed value the Solar Company compensates the rest.(Read more below)
2. A aquifer study done by Solar Company in the projected area. Then submitted to the City of Kingston and the CRCA for review for project to proceed any further or not.
3. Well testing (GPM and Bacteria) done on any wells within 1000 feet of a proposed solar sight to be paid for by Solar Project Company . Any loss of water or new well replacement within one year of completed solar project is to be paid for by adjacent Solar Project Company.
4. All topsoil to be left under solar arrays and to be cut and maintained by Solar project. Or cut by the city of Kingston and reimbursed for cost by Solar Project.
5. All solar arrays 300 foot set back of roads and property lines with trees (evergreens) planted within the 300 foot set backs. Recommend Ontario's 50 million reforest program working with the Cataraqui Regional Conservation Authority. Property line Set backs not required if adjacent to another property of solar arrays by same company. If not same company decision is left to land owners.(Read more below)
6. Any fencing required for around a solar array must be installed on the inside of the berms.
7. All solar arrays have a berm high enough to hide the fencing @ the 300 foot property and road set back mark made from soil, and hay. Recommend using expired round hay bales end to end then cover with dirt. It helps farmers get rid of old hay and helps reduce the amount of soil displaced to make the berm. Which helps keep our natural water filter in place (Soil). (Read more below)
8. All invertors and substations must not exceed 12 decibels.(Decibel number info taken from Temple University Department of Civil/Environmental Engineering)
9. All substations must be 1500 feet away from any home with a fake building surrounding it to look like other local homes/barns in the area. Fake building only required if substation is visible from another home or the road.
10. City asks all Solar Projects for bond in trust for cost of decommissioning, and any and all interest on said bond to be put into Kingston's reforest and Parks programs at the time of decommissioning.(Read more below)

11. City asks for 1% annually of energy profits for schools to help fund education projects in relationship to solar, wind, emissions and reforestation. (Read more below)

12. Construction Period during school time be 6:00 am to 6:00 pm. May be lengthened when school is closed for summer to 6:00 am -8:00 pm.

13. No construction at ALL on Sundays.

14. All construction roads taken down to 50 KMH for duration of project.

15. Solar Arrays only to be installed on Land Class 5-7 as stated by the Ontario Farmers Association in a article in The Review March 5/ 2010 "Debate over agricultural land solar heats up, cools down".

16. Any and all Herbicides must be stored in a appropriate building no closer than 1500 feet of any home, creek or drainage ditch.

17. City of Kingston must have 2-4 staff members to take calls from concerned citizens and deal with situations immediately.(IE Speeding construction vehicles, exceeding work times. The city staff would come out and review the situation and call the proper people(IE Police). Not concerned residents job to figure out who to call. MNR, MOE, Police, City Bylaw

18. City of Kingston staff members for concerned citizens are on call and or working during all solar project construction times.

19. City of Kingston wages for 2-4 staff members for concerned citizens paid for by solar projects

Thank you for your time.

Lance Norman
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Continued Recommendations

1. People tell me there will be no home value loss due to living so close to the solar fields well it isn't there home or part of their retirement plans is it. Mine is and I want to protect it. So if the Solar Companies and politicians want to say there will be no loss of value due to forcefully living next to a solar array then put their money on the line and give me a home price guarantee. And if I decide to live there past 3 months after solar job completion than my loss.

5. The 300 foot set back. I got that distance from when I was looking at putting in a Solar Micro Kit on my property and my insurance company asked me to keep the solar panels 300 feet from the road so no one could damage them by throwing stones or other items at them.

7. My concern is soil displacement to create the berms I realize that the hay will break down over time and the berm will decrease in height. My thoughts on that is by the time the berm starts to decrease in height the trees between the road and property berm have grown. The evergreens planted by the CRCA on my property 2 years ago this spring are over 2 feet tall. Some I planted 3 years ago are push 3 1/2 feet.

10. In regards to a bond in trust for decommissioning. It was a suggestion from Lauren Ornelas at the Silicone Valley Toxics Coalition (www.svtc.org) . With all the stuff going on around the world about solar and wind, Auditor Generals Review and articles saying PC well stop GEA if elected in. Why take a chance with lands in our municipality ending up with a mess to clean up after Solar Companies go bankrupt or just walk away. How binding are these contracts of decommissioning if the company no longer exists. Then where does the money come from or does it fall on the land owner.

11. I think Kingston should get more out of these solar projects than the title most Sub Stainable City. Make it work to help our children learn about why we need alternative energy and how it works. Right from Kindergarten up.

Thank you Again