

**Blumenberg, Catalina**

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**Subject:** FW: Cataraqui Ridge Solar Project  
**Attachments:** Solar update letter November 15R.docx; Solar Letter woodland.pdf

Begin forwarded message:

**From:** Gillian Ward <[gillian.ward@dtzkingston.com](mailto:gillian.ward@dtzkingston.com)>  
**Date:** December 2, 2015 at 11:12:29 AM EST  
**To:** [REDACTED]

**Subject: Cataraqui Ridge Solar Project**

Good morning,

On behalf of the Friends of Cataraqui Ridge, please find the attached two documents regarding the proposed Cataraqui Ridge Solar Project.

If you have any questions, please feel free to contact Peter Kostogiannis directly at the number below, by cell phone [REDACTED] or by email: [REDACTED] or Mike Keene whose contact information is in his attached letter.

Thank you,

**PLEASE NOTE THAT WE HAVE MOVED TO:**  
78 Brock Street  
Kingston, Ontario, Canada, K7L 1R9

**Gillian Ward**  
Marketing & Research Co-ordinator

[REDACTED]

*This message was sent by (or on behalf of):*



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**From:** Michael Keene [REDACTED]  
**Sent:** December 1, 2015 10:23 AM  
**To:** Peter Kostogiannis [REDACTED]  
**Subject:** Solar letters

Peter,

Here's our final signed letter and the covering letter with the additional matters.

MIKE KEENE, MCIP, RPP  
Manager Policy + Development



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Toronto ON M4V 1P5

November 30, 2015

Re: Cataraqui Ridge Solar Project, McAdoo's Lane, Kingston

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To Whom It May Concern,

I/we represent the Friends of Cataraqui Ridge and are providing this letter to identify our concerns with a proposed ground mount solar project on McAdoo's Lane. We also have concerns with the way in which the review process for this development has been handled. RES Canada's Cataraqui Ridge Solar Project is proposed to be located on approximately 150 acres of land stretching from McAdoo's Lane to the Burbrook Road East road allowance in addition to approximately 200 acres on the south side of McAdoo's Lane.

#### A Rushed Process

RES Canada conducted a public meeting on August 4, 2015 at the Little Cataraqui Creek Outdoor Centre. An overview of the project and mapping details were displayed for the public to review and to provide input. Many members of our organization and members of the community expressed interest in attending this meeting; however, were unable to attend due to planned summer vacation. This was conveyed to the proponent in advance in the hopes of postponing the meeting to a later date when the public would be better represented. We have concerns that the results of the public consultation process do not accurately reflect the interests of the community, since many individuals were unable to attend.

RES Canada intends to enter into a land lease agreement with the City of Kingston in order to secure additional lands for the proposed solar project on McAdoo's Lane. We also identify concerns with the City's current land leasing process, as it does not provide an adequate opportunity for the larger public to express interest in leasing municipally owned lands. Other members of the public, particularly adjacent property owners, may have had an interest in leasing the lands intended to be leased to RES Canada. For instance, there is an active mountain biking community in the area that uses several of the surrounding properties for recreational cycling. Other members of the public should be given the opportunity to present a counter offer to the currently proposed lease arrangement.

#### Intimidating Calls from Representatives of RES Canada

Several members of our organization have provided RES Canada with comments of a critical nature. RES responded to many of these members with aggressive phone calls, claiming their comments were unfounded and flawed and requested they formally retract their comments.

## Industrial Wasteland

RES has given the impression that the lands intended to accommodate the proposed solar project are constrained industrial lands and are therefore well suited for a solar farm use. We feel this is, in part, the reason why Kingston City Council has decided to consider this project. This is in fact a misconception, as only a small portion of the lands are designated for industrial purposes. The majority of the land is within the rural designation and is bordered by significant natural heritage features.

Figure 1: Official Plan schedule 3-B Land Use



## Active Tourism

The City of Kingston's Official Plan encourages active tourism. We had previously indicated concerns associated with providing access to a solar project from the unopened road allowance at Burbrook Road, as this could interfere with long established recreational uses in the area (i.e. mountain bike trails). There are limited programmable recreational uses in the countryside area, so it is crucial that we protect existing, privately maintained recreational facilities. RES claims that the solar project will not require access from Burbrook Road.

A video has been provided to show the active tourism in the area.

We trust you will take these matters into consideration in determining the best locations for the next round of ground mounted solar applications.

Sincerely,

cc – Environmental Compliance, Ministry of the Environment  
Explosives Regulatory Division, Natural Resources Canada

Cemetery Division, Ministry of Tourism, Culture & Sport  
Members of Council  
Edenwood Ratepayers Association  
Kingston Field Naturalists  
MTB Kingston  
Kingston Gun Club



November 30, 2015



**FRIENDS OF THE CATARAQUI RIDGE**

Kingston, ON

Re: Proposed Solar Projects and Municipal Land Leases near McAdoo's Lane

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Dear Friends of the Cataraqui Ridge,

FOTENN Consultants Inc. has further reviewed the proposed ground mount solar project on McAdoo's Lane and has concerns that for this to be a viable project, the majority of the site's significant woodlands will have to be removed.

It is our understanding that the proposed solar project will require the removal of woodland that has been identified as being significant. RES has indicated to us that these concerns are irrelevant, as "Provincially Significant Woodland" is not a recognized land use subject to protection. We acknowledge that Kingston's Official Plan does not delineate "Provincially Significant Woodland" in the same way that it designates, for instance, 'Provincially Significant Wetland'; however, it does define areas that contain "Significant Woodland" and "Contributory Woodland". According to Section 8-B of the Official Plan, the property contains an abundance of woodland, much of which is considered 'significant'.

The province's Natural Heritage Reference Manual was prepared by the MNR to provide technical guidance for implementing the natural heritage policies of the Provincial Policy Statement. The manual represents the Province's recommended technical criteria and approaches for being consistent with the PPS in protecting natural heritage features and areas and natural heritage systems in Ontario. The manual is a reference tool for municipalities, planning boards and other approval authorities.

The City of Kingston, with support from the Cataraqui Region Conservation Authority, utilized this tool when delineating and defining natural heritage features in the Official Plan, including woodland. Based on this process, the City was able to identify and map both 'contributory woodland' and 'significant woodland' throughout the municipality. To allow the proposed solar project would require the removal of the majority of the site's 'significant woodland'.



Figure 1: Official Plan schedule 8-B Natural Heritage Area 'B'



Figure 2: Aerial photo A



Figure 3: Aerial photo B

In a presentation to Council, RES Canada promised that a 98 acre wooded area would not be developed in order to conserve woodland. The approval authority should be mindful of this situation when considering the proposed solar project and seek clarity as to where the woodlands to be preserved are located.

Should you require any additional information, please do not hesitate to contact me at [REDACTED].

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Keene".

Mike Keene, RPP MCIP  
Manager Policy + Development  
[FOTENN Consultants Inc.](#)



Frontenac Federation of Agriculture  
[REDACTED] ON.  
[REDACTED]

November 23, 2015

Office of the Mayor, City of Kingston  
City Hall  
216 Ontario St.  
Kingston, ON.  
K7L 2Z3

Dear Mayor Paterson and Council members:

The Frontenac Federation of Agriculture, wishes to acknowledge and thank the members of this Council for attending the recent Rural Economic tour hosted by Richard Allen, Councillor Countryside District, City of Kingston, the FFA and the local National Farmers Union. It was a productive, informative and excellent opportunity for neighbouring municipalities, and local economic development agencies to meet and discuss the opportunities in the agri-food sector locally while highlighting the amount of investment farmers and supporting businesses are making in our local economies. We also wish to thank Councillor Richard Allen for taking the lead in organizing this tour. His professionalism and enthusiasm in bring together many different parties made for a day upon much can be built.

On a different note, this Council recently approved several large scale solar development projects in the City and the Frontenac Federation of Agriculture would like to commend the hard work that this Council and especially the Rural Advisory Committee spent on the overall selection of sites. Our Board has discussed the issue of large scale solar (ground mount) projects at length in recent months and struck a committee to try to strike a balance between the development of green energy projects and the preservation of our productive pockets of farmlands. As a result the Frontenac Federation of Agriculture passed a resolution at our October Board meeting requesting that municipalities within the County of Frontenac do not support large scale renewable projects ( ground mount solar) on Class 1- 4 agricultural lands that can support row crop production for future project proposals. It is the feeling of our Board that there are lands that cannot support row crop production and could prove to be better sites for these types of projects. The FFA further requests that municipalities require the proponents of these large scale renewable projects to undertake and complete the Large Renewable Procurement Land Evaluation Study on lands proposed for future large scale solar projects to ensure that the pockets of farmland that can support row crops are protected. A copy of the resolution is attached for your background information.

We thank you in advance for your consideration of our request and welcome the opportunity to work with this Council and the Rural Advisory Committee, if and when future submissions for large scale solar development are proposed in our communities.

Yours in farming,

/ es

Gary Gordon  
President  
Frontenac Federation of Agriculture

cc. Catalina Blumenberg, Committee Clerk, Rural Advisory Committee  
**Attachment: Frontenac Federation of Agriculture resolution regarding Large Scale Renewable (Solar Ground Mount) projects**

## Frontenac Federation of Agriculture

### **Resolution: Large scale Solar ( Ground Mount) projects (Local)**

Whereas the Frontenac Federation of Agriculture believes that large solar renewable procurement projects are not suitable on lands that have supported or could support row crop production, regardless of land class,

Whereas the City of Kingston and the County of Frontenac has a significant land base that is not suitable for row crop agricultural purposes and could be considered for large renewable solar projects,

Whereas some lands identified as Class 4 lands on the Canada Land Inventory are very important to farmers who have been actively farming parcels of these lands, including row crop production, in Frontenac County and the City of Kingston for generations,

Whereas advances in soil and crop management, tillage and drainage techniques and crop genetics are constantly evolving and have changed significantly since the original CLI mapping was done in the late 1960s, and have improved land capability on lands that are not classified as class 1, 2 or 3 “prime agricultural” lands,

Whereas the Large Renewable Procurement Land Evaluation Study is a tool that allows for a more detailed analysis of land classification be completed by the solar development proponent on lands that are not designated as Class 1, 2, 3 “prime agricultural” lands,

Whereas municipalities should access and use this mechanism to site the large renewable solar projects on the appropriate lands, and stay away from lands that are identified as actively farmed in row crop production despite the original CLI classification,

**Therefore be it resolved that the Frontenac Federation of Agriculture (FFA) requests that the City of Kingston and the County of Frontenac ( and townships within) do not provide municipal support resolutions for Large Renewable Solar Projects (ground mount) on productive Class 1-4 agricultural lands ( lands that have or can grow row crops) within their boundaries, and**

**Further be it resolved that the FFA urges the City of Kingston and the County of Frontenac to require proponents to complete the Large Renewable Procurement Land Evaluation Study on those productive Class 1-4 agricultural lands ( lands that have and can grow row crops) proposed for a Large Renewable Solar Project within their boundaries.**