

January 23, 2013

Sarah Raetsen  
Senior Program Support Coordinator  
Ministry of the Environment  
2 St. Clair Avenue, Floor 12A  
Toronto, ON  
M4V 1L5

Dear Ms. Raetsen:

**Subject: Proposed Technical Changes  
Renewable Energy Approval (No. 5665-8YPKZU)  
Burk's Falls West Solar Project**

Northland Power Inc. is proposing to develop and operate a 10-megawatt (MW) solar photovoltaic (Solar PV) facility, on an approximately 40-hectares (ha) parcel of land, located south of Highway 520 at the border of Armour and Ryerson Townships, in the single tier municipality of Armour Township; herein referred to as "Burk's Fall West Solar Project" or the "Project". The Ministry of the Environment (MOE) issued a Renewable Energy Approval (REA) for the Project (No. 5665-8YPKZU) on November 21, 2012.

Verification of the previously delineated wetland boundaries was undertaken in the fall of 2012. As a result changes to the Project location have occurred.

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. The revision does not affect any of the impacts or mitigation measures associated with the Project that have been outlined within the Natural Heritage Environmental Impact Study for the Burk's Falls West Solar Project as all identified wetland setbacks contained within that report remain accurate with respect to the new revised boundaries. On the basis of this assessment, it has been determined that the proposed changes will not result in increased environmental effects, and therefore, that this constitutes a Project Design Change (Minor) Amendment.

## 1. Proposed Project Changes

The proposed changes are as follows:

- Revised wetland boundaries located adjacent to the Magnetewan River, in the southern portion of the Project location, and corresponding revisions to the site plan.

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
Wetland Boundaries	A re-assessment of the wetland boundaries, reduced the size of wetlands and revised the Project location.	The site layout has been optimized with respect to energy generation, constructability and cost.	Minor reduction in the amount of non-provincially significant wetland.	Yes	No

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. Other changes in site layout (e.g., solar panel locations) are not anticipated to result in any additional negative effects not discussed in the original REA application and supporting documents. Based on this, the proposed changes are determined to be Project Design Change (Minor) Amendment.

## 2. Summary of Revisions to REA Supporting Documents

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

The supporting documents that are amended by this letter include

- Project Description Report
- Construction Plan Report
- Design and Operations Report
- Water Body Records Review
- Water Body Site Investigation
- Water Body Environmental Impact Study.

The document “Field Study Report” Memorandum from M. Esraelian (Hatch) to A. Cameron (MNR)” and corresponding confirmation letter from the Ministry of Natural Resources amends the Natural Heritage Assessment reports for the Project (provided in Attachment F). Further, the proposed changes will not require additional mitigation measures than those proposed in the original REA Application supporting documents, as the changes will not infringe on any further significant features. Given this, a number of the REA supporting documents do not require revisions as a result of the proposed changes, including

- Decommissioning Plan Report
- Stage 1 and 2 Archaeological Assessments
- Heritage Assessment Reports
- Protected Properties Assessment.



There have been no revisions to setbacks from identified waterbodies, while the defined setbacks from wetland communities remain the same. Mitigation measures proposed in the original REA application will continue to mitigate any potential negative impacts of the revised wetland boundaries.

The following sections identify the amendments to each of the REA supporting 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 Project Description Report

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

**Table 2.1 Project Description Report Amendments**

Page	Section	Original Text	Amended Text
13	n/a	Project Location Map	See attached revised Project Location Map (Attachment B).

## 2.2 Construction Plan Report

Table 2.2 identifies the amendments to the Construction Plan Report, as a result of the changes discussed in this letter.

**Table 2.2 Construction Plan Report Amendments**

Page	Section	Original Text	Amended Text
11	2.3.1.2	The proposed leased land has a woodland and several scattered trees	The proposed leased land has a woodland, a small portion of non-provincially significant wetland and several scattered trees
16	3.5	There will be some minor removal of natural vegetation required for the Project associated with the woodland on the Project location.	There will be some minor removal of natural vegetation required for the Project associated with the woodland and small non-provincially significant wetland on the Project location.
21	4.5	As was identified in Section 3.5, vegetation communities may be impacted by clearing of the woodland, accidental spills or movement of dust off site.	As was identified in Section 3.5, vegetation communities may be impacted by clearing of the woodland or non-provincially significant wetland, accidental spills or movement of dust off site.

Page	Section	Original Text	Amended Text
21	4.5	It is not possible to mitigate the impacts of clearing from the woodland. In order to minimize potential losses from surrounding vegetation communities, areas where clearing is required will be well marked, and workers will be instructed not to enter areas of natural vegetation. In addition, cleared and grubbed materials will be piled away from the surrounding woodlands, and trees will be felled into cleared areas. There will be no vegetation loss from the wetland as no construction activities will occur on or within a minimum of 5 m of the wetland.	It is not possible to mitigate the impacts of clearing from the woodland or non provincially-significant wetland. In order to minimize potential losses from surrounding vegetation communities, areas where clearing is required will be well marked, and workers will be instructed not to enter areas of natural vegetation. In addition, cleared and grubbed materials will be piled away from the surrounding woodlands and wetlands, and trees will be felled into cleared areas. There will be no vegetation loss from the provincially significant wetland as no construction activities will occur on or within a minimum of 5 m of the wetland.
29	Attachment A	Attachment A	See attached revised site plan (Attachment A).

### 2.3 Design and Operations Report

Table 2.3 identifies the amendments to the Design and Operations Report, as a result of the changes discussed in this letter.

**Table 2.3 Design and Operations Report Amendments**

Page	Section	Original Text	Amended Text
23	Attachment A	Original Site Plan	See attached revised site plan (Attachment A).

### 2.4 Water Body Records Review Report

Table 2.4 identifies the amendments to the Water Body Records Review Report as a result of the changes discussed in this letter.

**Table 2.4 Water Body Records Report Amendments**

Page	Section	Original Text	Amended Text
5	1.1	Figure 1.1	See attached revised Figure 1.1 (Attachment C).

### 2.5 Water Body Site Investigation Report

Table 2.5 identifies the amendments to the Water Body Site Investigation Report as a result of the changes discussed in this letter.



**Table 2.5 Water Body Site Report Amendments**

Page	Section	Original Text	Amended Text
12	4.1.1.2	However, as noted in the Natural Heritage Site Investigation Report (Hatch Ltd., 2011b) the Wetland Swale A portion of this surface drainage feature does meet the definition of a wetland, since the community is dominated by wetland vegetation. Accordingly, as shown in Figure 1.1, the Project location does not encompass the portion of the feature identified as wetland.	Remove text; feature is no longer considered to be part of the provincially significant wetland.
19	Section 1.1	Figure 1.1	See attached revised Figure 1.1 (Attachment D).

**2.6 Water Body Environmental Impact Study**

Table 2.6 identifies the amendments to the Water Body Environmental Impact Study Report as a result of the changes discussed in this letter.

**Table 2.6 Water Body Environmental Impact Study Report Amendments**

Page	Section	Original Text	Amended Text
9	Section 1.1	Figure 1.1	See attached revised Figure 1.1 (Attachment D).

Because the proposed changes as 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 Project Design Change (Minor) Amendment.

Accordingly, we have notified via letter, the public, Aboriginal communities, the municipality and planning board about these proposed changes. The notification letters distributed on January 14, 2013 are included in Attachment E.

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

Yours truly,



Sean Male  
 Environmental Coordinator  
 SM:mg

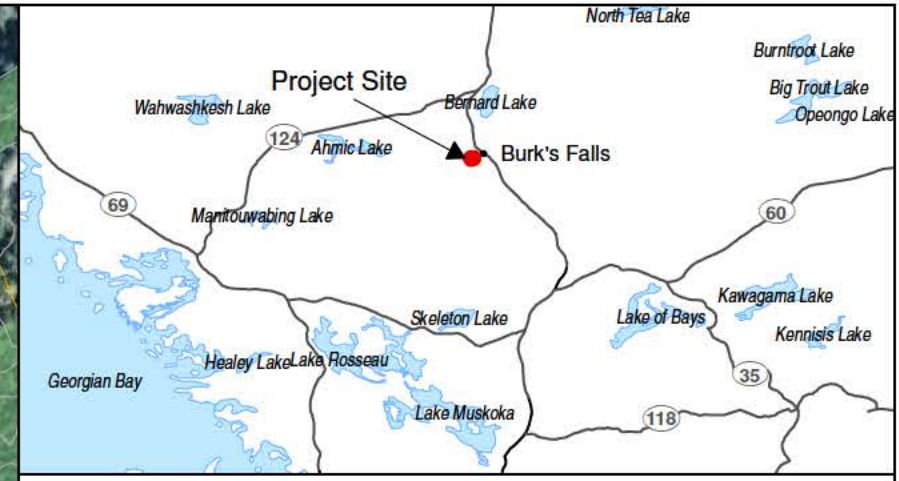
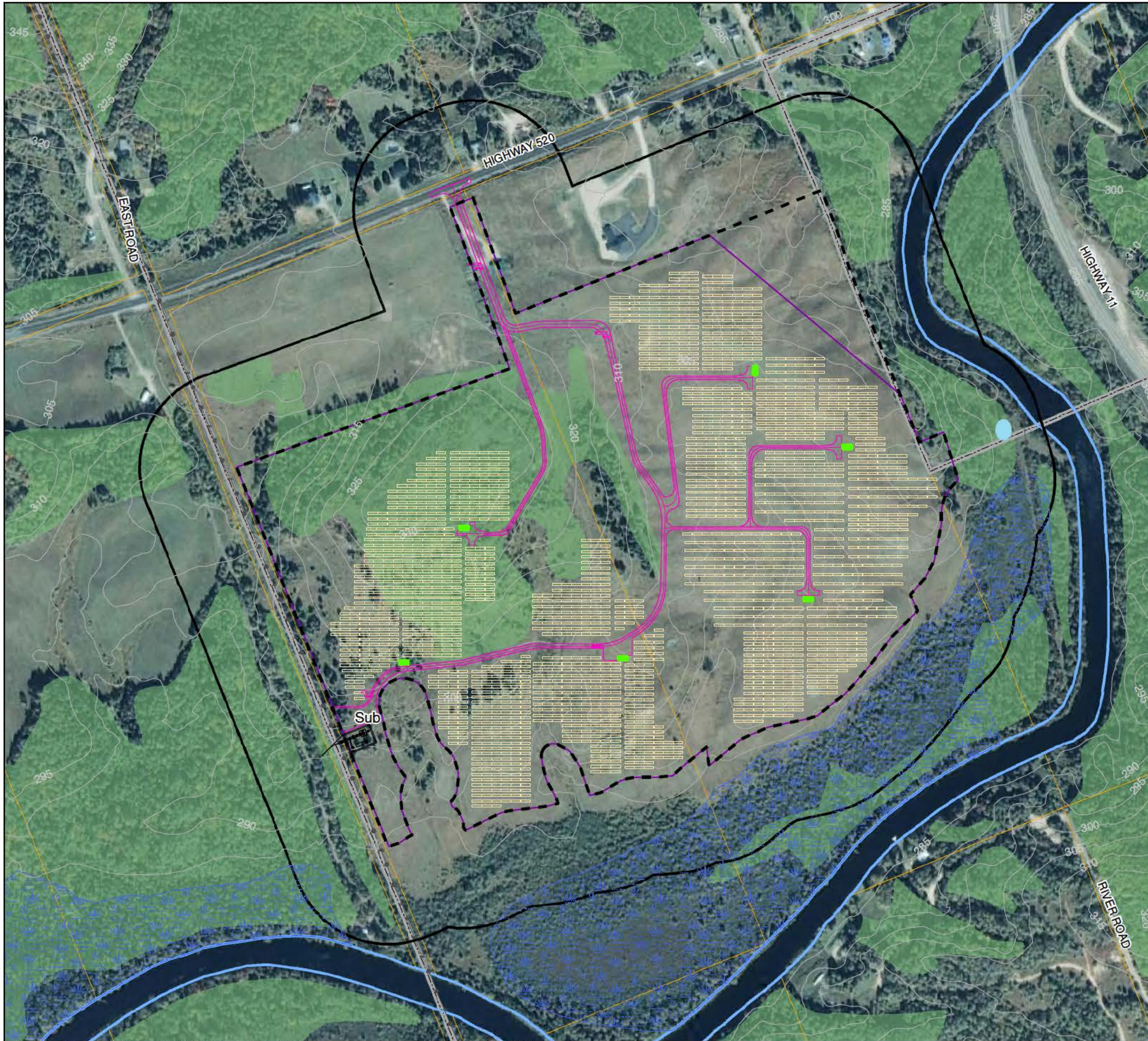
cc: Rob Miller, Northland Power



# Attachment A

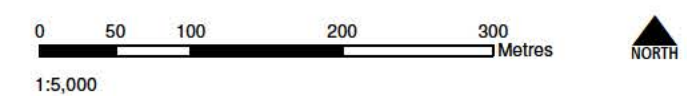
## Revised Site Plan





**LEGEND**

- Road
- +— Railway
- Utility Line
- Topographic Contour (5 m Interval)
- - - - Project Location
- ▭ 120 m from Project Location
- ▭ Parcels
- ▭ Magnetawan River
- ▭ Wetland
- ▭ Wooded Area
- Project Infrastructure**
- ▭ Sub
- ▭ Substation Transformer
- ▭ Inverter Cluster
- ▭ Solar Panel
- ▭ Access Road
- ▭ Fence



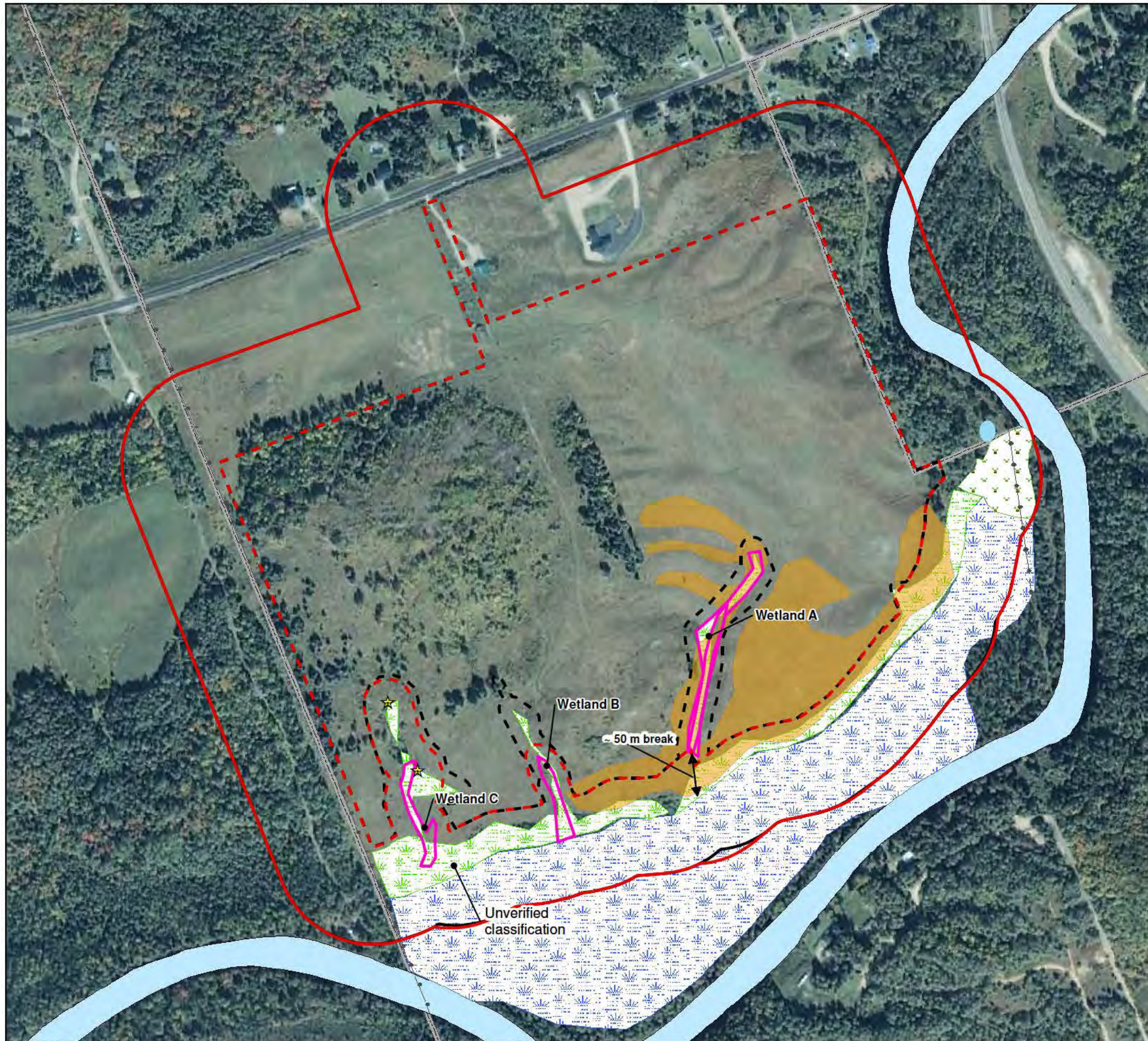
Notes:  
 1. Base and Environmental data downloaded from LIO, Feb 18, 2011.  
 2. Produced by Hatch under licence from Ontario Ministry of Natural Resources, Copyright (c) Queens Printer 2011.  
 3. Spatial referencing UTM NAD 83.  
 4. Satellite imagery obtained from Google earth Pro, captured 2007.



# Attachment B

## Revised Project Boundaries





**LEGEND**

- ★ Seepage Area
- Magnetawan River
- Draft Revised Classifications (2012)**
- Marsh (estimated boundaries - October 11, 2012)
- Mixed Meadow (estimated boundaries - October 11, 2012)
- Wetland Classifications (2011)**
- Mineral Alder Thicket Swamp (current classification)
- Mineral Meadow Marsh (current classification)
- Mineral Mixed Swamp (current classification)
- Project Boundaries**
- Project Location (October 2012)
- 120 m from Project Location (October 2012)
- Project Location (August 2011)
- 120 m from Project Location (August 2011)



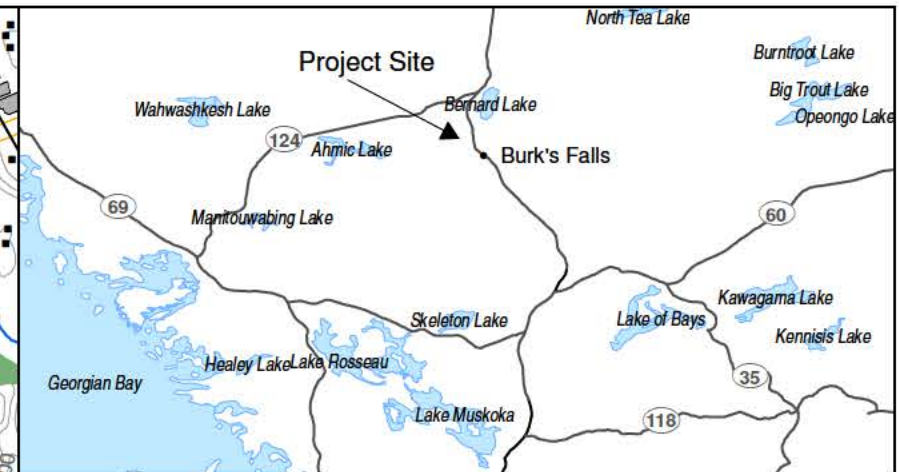
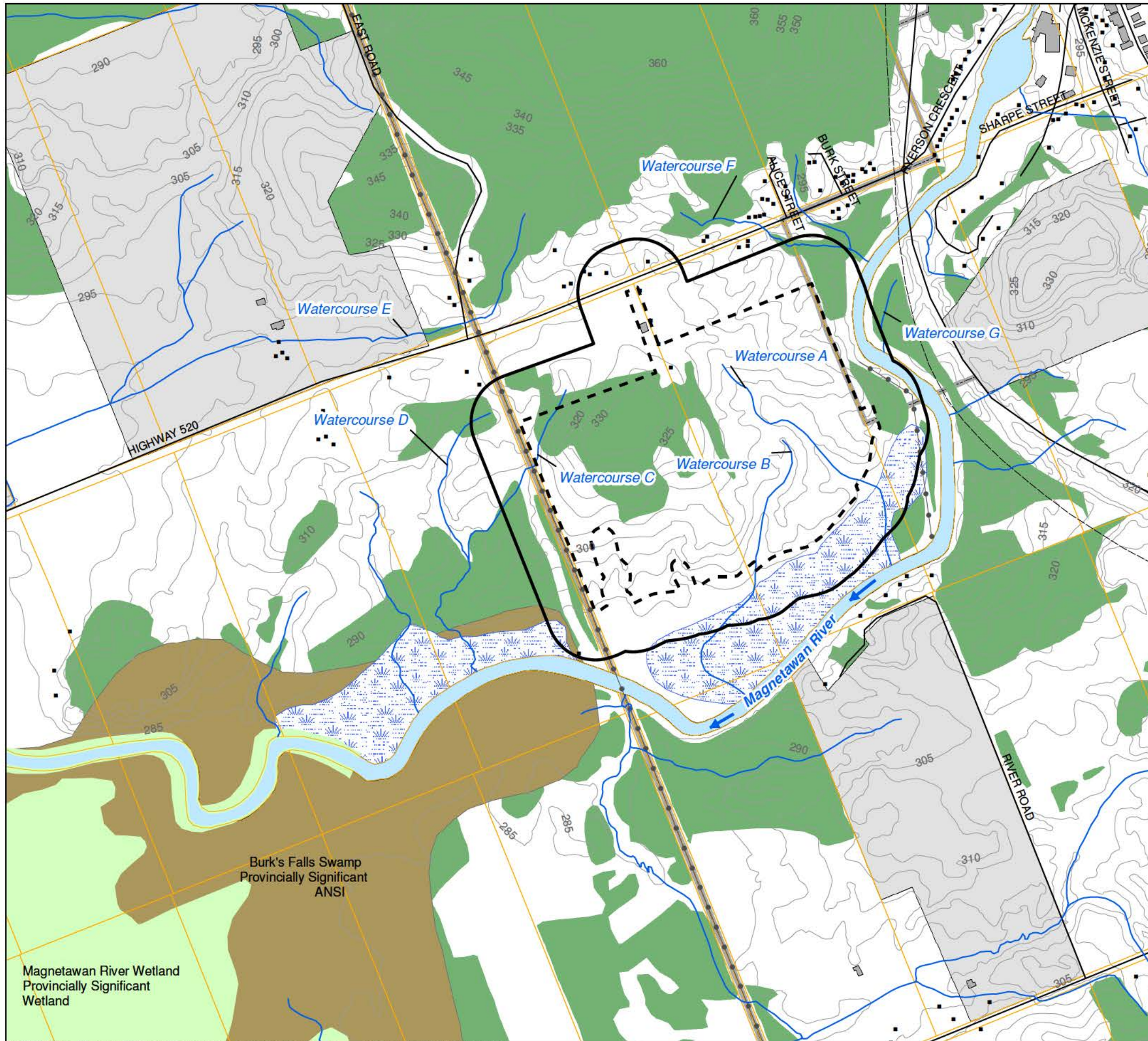
- Notes:
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  2. Produced by Hatch under licence from Ontario Ministry of Natural Resources, Copyright (c) Queens Printer 2011.
  3. Spatial referencing UTM NAD 83.
  4. Satellite imagery obtained from Google earth Pro, captured 2007.

Figure 3.2  
Northland Power Inc.  
**Burk's Falls West Solar Project**  
Draft Revised Project Boundary



**Attachment C**  
**Revised Figure from**  
**Water Body Records Review Report**





- Legend**
- Building
  - Road
  - +— Railway
  - Trail
  - Transmission Line
  - Topographic Contour (5 m Interval)
  - Watercourse
  - Authorized Aggregate Site
  - Parcel
  - ▭ Project Location
  - ▭ 120 m from Project Location
  - Wetland - Evaluated
  - Wetland - Unevaluated
  - Waterbody
  - Woodland
  - Candidate ANSI, Life Science



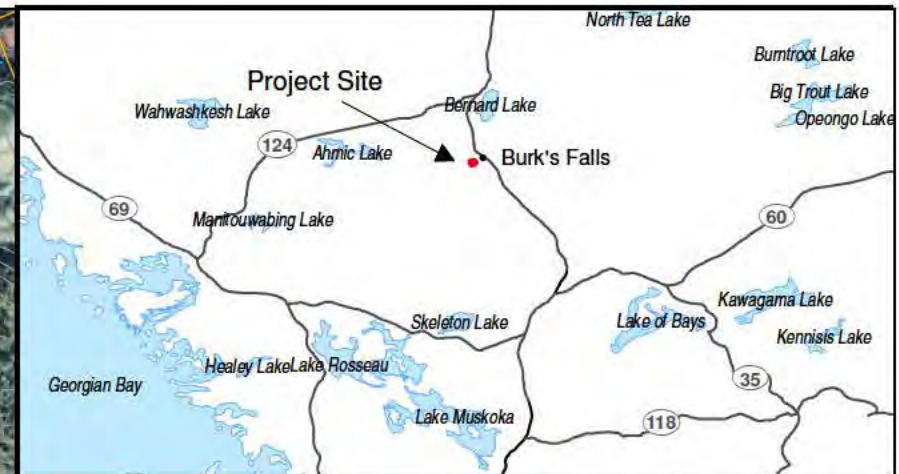
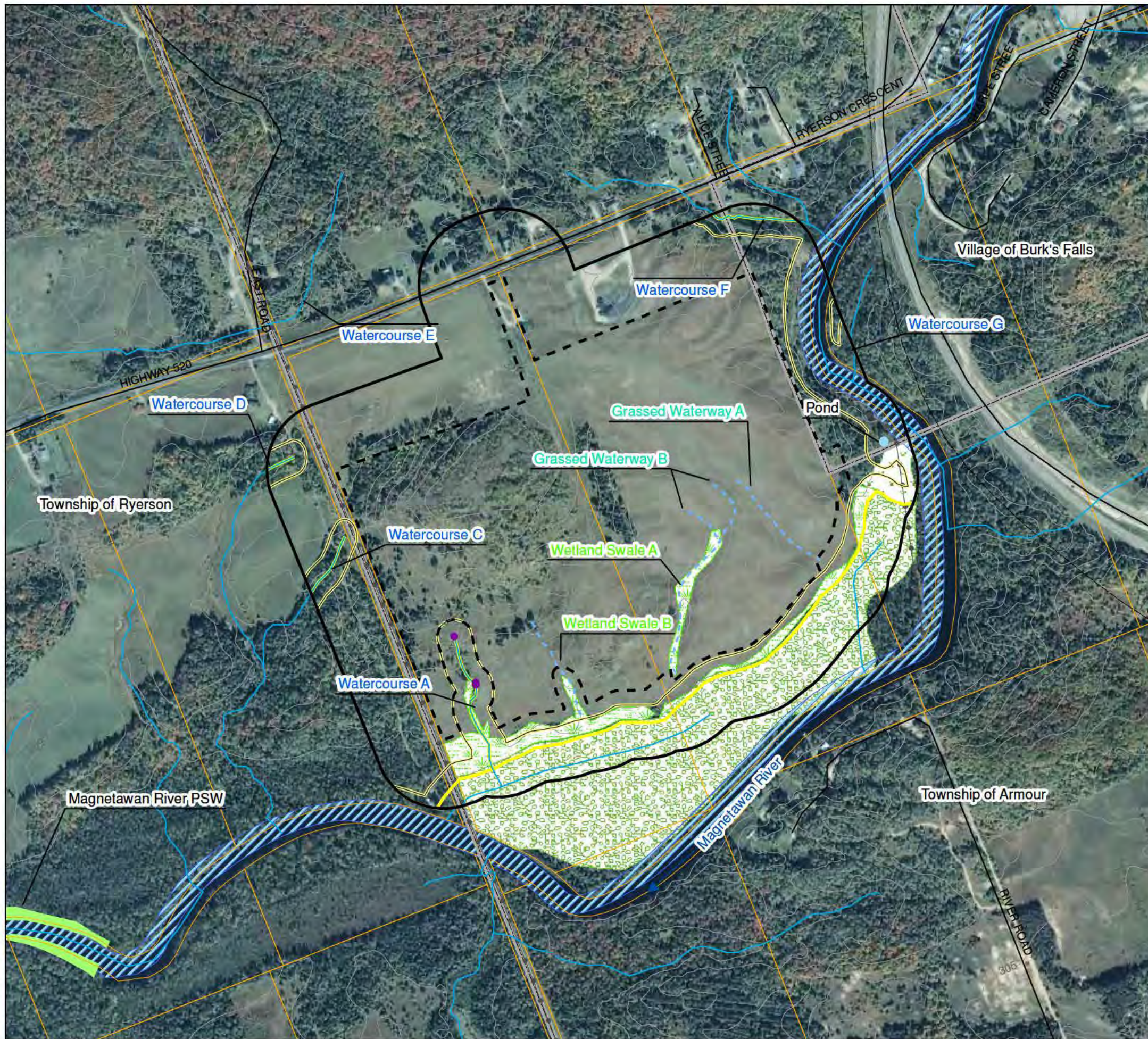
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 Notes:  
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Figure 1.1  
 Northland Power Inc.  
**Burk's Falls West Solar Project**  
 Water Body Features



**Attachment D**  
**Revised Figure from**  
**Water Body Site Investigation Report and**  
**Water Body Environmental Impact Study**

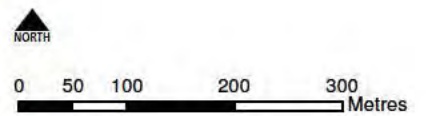




**Legend**

- Seepage Area
- Road
- +— Railway
- - - Trail
- Topographic Contour (5 m Interval)
- Transmission Line
- Watercourse
- - - Grassed Waterway
- Average Annual High Water Mark
- ▭ Lower Municipality
- ▭ Parcel
- - - Project Location
- ▭ 120 m from Project Location
- ▭ 30m Setback from Waterbodies/High Water Mark
- ▭ Evaluated Wetland
- ▭ Mineral Mixed Swamp
- ▭ Mineral Alder Thicket Swamp
- ▭ Mineral Meadow Marsh
- ▭ Walleye Migration Route

Notes:  
 1. Base and Environmental data downloaded from LIO, Feb 18, 2011.  
 2. Produced by Hatch under licence from Ontario Ministry of Natural Resources, Copyright (c) Queens Printer 2011.  
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Figure 1.1  
 Northland Power Inc.  
**Burk's Falls West Solar Project**  
**Water Body and Project Boundaries**



# Attachment E

## Notification Letters



January 14, 2013

Vernon and Shirley Hewitt  
PO Box 662  
Burk's Falls, ON P0A 1C0

To Whom It May Concern:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

As you are aware, Northland Power Solar Burk's Falls West L.P. is proposing to construct a solar project within the Township of Armour. The proposed project is named the Burk's Falls West Solar Project and will have an installed nominal capacity of 10 MW. This Project requires Renewable Energy Approval (REA) issued in accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09. Northland Power has retained Hatch to assist in fulfilling the requirements of the REA process.

This notice is provided to make you aware of a Project change. As identified in the attached figure, a further evaluation of the wetlands located adjacent to the Magnetewan River revised the Project location to reduce the size of the wetlands.

A memo detailing the evaluation of the wetlands and revised confirmation letter received from the Ontario Ministry of Natural Resources is available online at: <http://burksfallswest.northlandpower.ca/>

A revised submission detailing any changes to the REA supporting documents to the Ontario Ministry of the Environment is to occur and will also be made available on the website.

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



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H334844-0000-90-218-0188 , Rev. 0



January 14, 2013

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](mailto:smale@hatch.ca)

Yours faithfully,



Sean Male  
SM:mg

Enclosure : Draft Revised Project Boundary



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Page 2



January 14, 2013

Rob Arnold  
PO Box 704  
Burk's Falls, ON P0A 1C0

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Notice of Project Change**

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January 14, 2013

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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](mailto:smale@hatch.ca)

Yours faithfully,



Sean Male  
SM:mg

Enclosure : Draft Revised Project Boundary



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Page 2



January 14, 2013

Specialty Renovator Ltd.  
c/o Rhys Mannen  
49 Lyfyt Cres.  
Barrie, ON L4N 7X5

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Yours faithfully,



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SM:mg

Enclosure : Draft Revised Project Boundary



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Page 2



January 14, 2013

Tyler Armstrong  
PO Box 867  
Burk's Falls, ON P0A 1C0

To Whom It May Concern:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

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SM:mg

Enclosure : Draft Revised Project Boundary



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Page 2



January 14, 2013

Ontario Ministry of Transportation  
447 McKeown Ave., Suite 301  
North Bay, ON P1B 9S9

To Whom It May Concern:

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Sean Male  
SM:mg

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Page 2



January 14, 2013

Matthew Gall & Terri Lee Leclair  
c/o Myway Investments Ltd.  
4140 Fairview Street,  
Burlington, ON L7L 4Y8

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Page 2



January 14, 2013

William and Muriel Blackmore  
P.O. Box 28,  
Burk's Falls, ON P0A 1C0

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Enclosure : Draft Revised Project Boundary



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Page 2



January 14, 2013

Gary Cullingham  
264 Highway 520, R. R. # 3,  
Burk's Falls, ON P0A 1C0

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January 14, 2013

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](mailto:smale@hatch.ca)

Yours faithfully,



Sean Male  
SM:mg

Enclosure : Draft Revised Project Boundary



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January 14, 2013

Doris Dumais, Director  
Environmental Assessment and Approvals Branch  
Ministry of the Environment  
2 St. Clair Ave., W., 12A Floor  
Toronto, ON M4V 1L5

Dear Ms. Dumais:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

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Page 2



January 14, 2013

Wendy Whitwell  
Clerk  
Township of Armour  
56 Ontario Street, P.O.Box 533  
Burk's Falls, ON P0A 1C0

Dear Ms. Whitwell:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

As you are aware, Northland Power Solar Burk's Falls West L.P. is proposing to construct a solar project within the Township of Armour. The proposed project is named the Burk's Falls West Solar Project and will have an installed nominal capacity of 10 MW. This Project requires Renewable Energy Approval (REA) issued in accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09. Northland Power has retained Hatch to assist in fulfilling the requirements of the REA process.

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Page 2



January 14, 2013

Brian Cameron, District Manager  
Ministry of the Environment  
Sudbury District Office  
Suite 1201, 199 Larch St.  
Sudbury, ON P3E 5P9

Dear Mr. Cameron:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

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Page 2



January 14, 2013

Linda Moyer  
South East Parry Sound District Board  
172 Ontario Street, PO Box 269  
Burk's Falls, ON P0A 1C0

Dear Ms. Moyer:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

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Page 2



January 14, 2013

Armour Township  
56 Ontario Street, PO Box 533  
Burk's Falls, ON P0A 1C0

To Whom It May Concern:

**Subject: Burk's Falls West Solar Project -  
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Page 2



January 14, 2013

Murison William Michael  
300 Peggs Mountain Road, PO Box 644  
Burk's Falls, ON P0A 1C0

To Whom It May Concern:

**Subject: Burk's Falls West Solar Project -  
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Page 2



January 14, 2013

Firby Gary Wayne  
RR 2  
Springfield, ON N0L 2J0

To Whom It May Concern:

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H334844-0000-90-218-0188 , Rev 0  
Page 2



January 14, 2013

Pribramsky Jan  
175 South Kingsway  
Toronto, ON M6S 3T6

To Whom It May Concern:

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Page 2



January 14, 2013

Follick Donald James  
RR 3  
Burk's Falls, ON P0A 1C0

To Whom It May Concern:

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Page 2



January 14, 2013

Ransome Judy  
149 Midlothian Road, PO Box 364  
Burk's Falls, ON P0A 1C0

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January 14, 2013

Gavine Kenneth A  
RR 3  
Burk's Falls, ON P0A 1C0

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Page 2



January 14, 2013

Stratton George Roger  
4212 Avon Drive, RR 1  
Springfield, ON N0L 2J0

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January 14, 2013

J&P Leveque Bros Haulage L  
30876 Highway 62 N, RR 5  
Bancroft, ON K0L 1C0

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January 14, 2013

The Roman Catholic Episcopal  
350 Hunter St W  
PO Box 175 Stn Main  
Peterborough, ON K9J 6Y8

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January 14, 2013

Jaques Gordon William  
RR 3  
Burk's Falls, ON P0A 1C0

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January 14, 2013

Ontario Ministry of Transportation Northeastern Region  
c/o Property Section  
447 McKeown Avenue, Suite 301  
North Bay, ON P1B 9S9

To Whom It May Concern:

**Subject: Burk's Falls West Solar Project -  
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Your comments, queries or information relevant to the proposed Project changes would be greatly appreciated.



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January 14, 2013

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](mailto:smale@hatch.ca)

Yours faithfully,



Sean Male  
SM:mg

Enclosure : Draft Revised Project Boundary



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Page 2



January 14, 2013

Judd Ruth  
RR 1  
Burk's Falls, ON P0A 1C0

To Whom It May Concern:

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Page 2



January 14, 2013

Trustees of Church of Christ  
c/o Pastor Hubert Lawrence  
RR 2  
Burk's Falls, ON P0A 1C0

Dear Trustees:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

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January 14, 2013

Heast Leonard  
1747 Central St  
Claremont, ON L1Y 1B4

To Whom It May Concern:

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January 14, 2013

Vista Investments Muskoka Inc  
17 Dairy Lane  
Huntsville, ON P1H 1L4

To Whom It May Concern:

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Page 2



January 14, 2013

Magno Anna Liisa  
90 Athabaska Road  
Barrie, ON L4N 8E8

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Page 2



January 14, 2013

Masek Anna  
49 Bruce Street E  
Goderich, ON N7A 1S7

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January 14, 2013

Village of Burk's Falls  
172 Ontario Street, Box 160  
Burk's Falls, ON P0A 1C0

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January 14, 2013

Township of Ryerson  
RR 1  
Burk's Falls, ON P0A 1C0

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Page 2



January 14, 2013

Glenn Miller  
261 Hwy 520W RR3  
Burk's Falls, ON P0A 1C0

To Whom It May Concern:

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January 14, 2013

Robert Weaver  
Box 51 242 Jeffery Rd.  
Burk's Falls, ON P0A 1C0

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January 14, 2013

Michael Grima  
311 Ontario St.  
Burk's Falls, ON P0A 1C0

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January 14, 2013

Bob Macphail  
(Armour) 778 Bay Lake Emsdale ON  
Burk's Falls, ON P0A 1C0

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January 14, 2013

Sonia Dolar  
1046 Logan Ave.  
Toronto, ON M4K 3G3

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January 14, 2013

Judy Ransome  
Midlothian Rd.  
Burk's Falls, ON P0A 1C0

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January 14, 2013

Chippewas of Mnjikaning First Nation  
Chippewas of Rama  
Chief and Council  
5884 Rama Road, Suite 200  
Rama, ON L0K 1T0

Dear Chief and Council:

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Page 2



January 14, 2013

Chippewas of Georgina Island First Nation  
Virginia Beach Marina Gas Bar  
Chief and Council  
7751 Black River Road  
Sutton West, ON L0E 1R0

Dear Chief and Council:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

As you are aware, Northland Power Solar Burk's Falls West L.P. is proposing to construct a solar project within the Township of Armour. The proposed project is named the Burk's Falls West Solar Project and will have an installed nominal capacity of 10 MW. This Project requires Renewable Energy Approval (REA) issued in accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09. Northland Power has retained Hatch to assist in fulfilling the requirements of the REA process.

This notice is provided to make you aware of a Project change. As identified in the attached figure, a further evaluation of the wetlands located adjacent to the Magnetewan River revised the Project location to reduce the size of the wetlands.

A memo detailing the evaluation of the wetlands and revised confirmation letter received from the Ontario Ministry of Natural Resources is available online at: <http://burksfallswest.northlandpower.ca/>

A revised submission detailing any changes to the REA supporting documents to the Ontario Ministry of the Environment is to occur and will also be made available on the website.

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



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January 14, 2013

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](mailto:smale@hatch.ca)

Yours faithfully,



Sean Male  
SM:mg

Enclosure : Draft Revised Project Boundary



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Page 2

January 14, 2013

Beausoleil First Nation  
Chief and Council  
1 Ogema Street  
Christian Island, ON L0K 1C0

Dear Chief and Council:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

As you are aware, Northland Power Solar Burk's Falls West L.P. is proposing to construct a solar project within the Township of Armour. The proposed project is named the Burk's Falls West Solar Project and will have an installed nominal capacity of 10 MW. This Project requires Renewable Energy Approval (REA) issued in accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09. Northland Power has retained Hatch to assist in fulfilling the requirements of the REA process.

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



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January 14, 2013

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](mailto:smale@hatch.ca)

Yours faithfully,



Sean Male  
SM:mg

Enclosure : Draft Revised Project Boundary



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Page 2

January 14, 2013

Shawanaga First Nation  
Chief and Council  
2 Village Road, RR#1  
Nobel, ON P0G 1G0

Dear Chief and Council:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

As you are aware, Northland Power Solar Burk's Falls West L.P. is proposing to construct a solar project within the Township of Armour. The proposed project is named the Burk's Falls West Solar Project and will have an installed nominal capacity of 10 MW. This Project requires Renewable Energy Approval (REA) issued in accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09. Northland Power has retained Hatch to assist in fulfilling the requirements of the REA process.

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A revised submission detailing any changes to the REA supporting documents to the Ontario Ministry of the Environment is to occur and will also be made available on the website.

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



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January 14, 2013

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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](mailto:smale@hatch.ca)

Yours faithfully,



Sean Male  
SM:mg

Enclosure : Draft Revised Project Boundary



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H334844-0000-90-218-0188 , Rev 0  
Page 2



January 14, 2013

Kawartha Nishnawbe First Nation  
Chief and Council  
PO Box 1432  
Lakefield, ON K0L 2H0

Dear Chief and Council:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

As you are aware, Northland Power Solar Burk's Falls West L.P. is proposing to construct a solar project within the Township of Armour. The proposed project is named the Burk's Falls West Solar Project and will have an installed nominal capacity of 10 MW. This Project requires Renewable Energy Approval (REA) issued in accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09. Northland Power has retained Hatch to assist in fulfilling the requirements of the REA process.

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January 14, 2013

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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](mailto:smale@hatch.ca)

Yours faithfully,

A handwritten signature in black ink, appearing to be "Sean Male", written over a light blue horizontal line.

Sean Male  
SM:mg

Enclosure : Draft Revised Project Boundary



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Page 2

January 14, 2013

Dokis First Nation  
Chief and Council  
940-A Main Street, P.O. Box 62  
Via Monetville, ON P0M 2K0

Dear Chief and Council:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

As you are aware, Northland Power Solar Burk's Falls West L.P. is proposing to construct a solar project within the Township of Armour. The proposed project is named the Burk's Falls West Solar Project and will have an installed nominal capacity of 10 MW. This Project requires Renewable Energy Approval (REA) issued in accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09. Northland Power has retained Hatch to assist in fulfilling the requirements of the REA process.

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January 14, 2013

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](mailto:smale@hatch.ca)

Yours faithfully,

A handwritten signature in black ink, appearing to read "Sean Male".

Sean Male  
SM:mg

Enclosure : Draft Revised Project Boundary



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H334844-0000-90-218-0188 , Rev 0  
Page 2

January 14, 2013

Magnetewan First Nation  
Chief and Council  
10 Regional Road 529, PO Box 15, RR 1  
Britt, ON P0G 1A0

Dear Chief and Council:

**Subject: Burk's Falls West Solar Project -  
Notice of Project Change**

As you are aware, Northland Power Solar Burk's Falls West L.P. is proposing to construct a solar project within the Township of Armour. The proposed project is named the Burk's Falls West Solar Project and will have an installed nominal capacity of 10 MW. This Project requires Renewable Energy Approval (REA) issued in accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09. Northland Power has retained Hatch to assist in fulfilling the requirements of the REA process.

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January 14, 2013

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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](mailto:smale@hatch.ca)

Yours faithfully,



Sean Male  
SM:mg

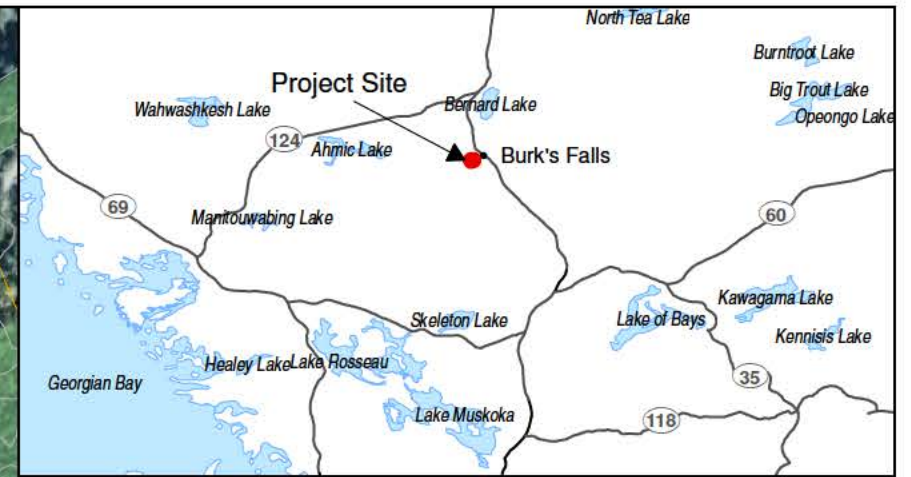
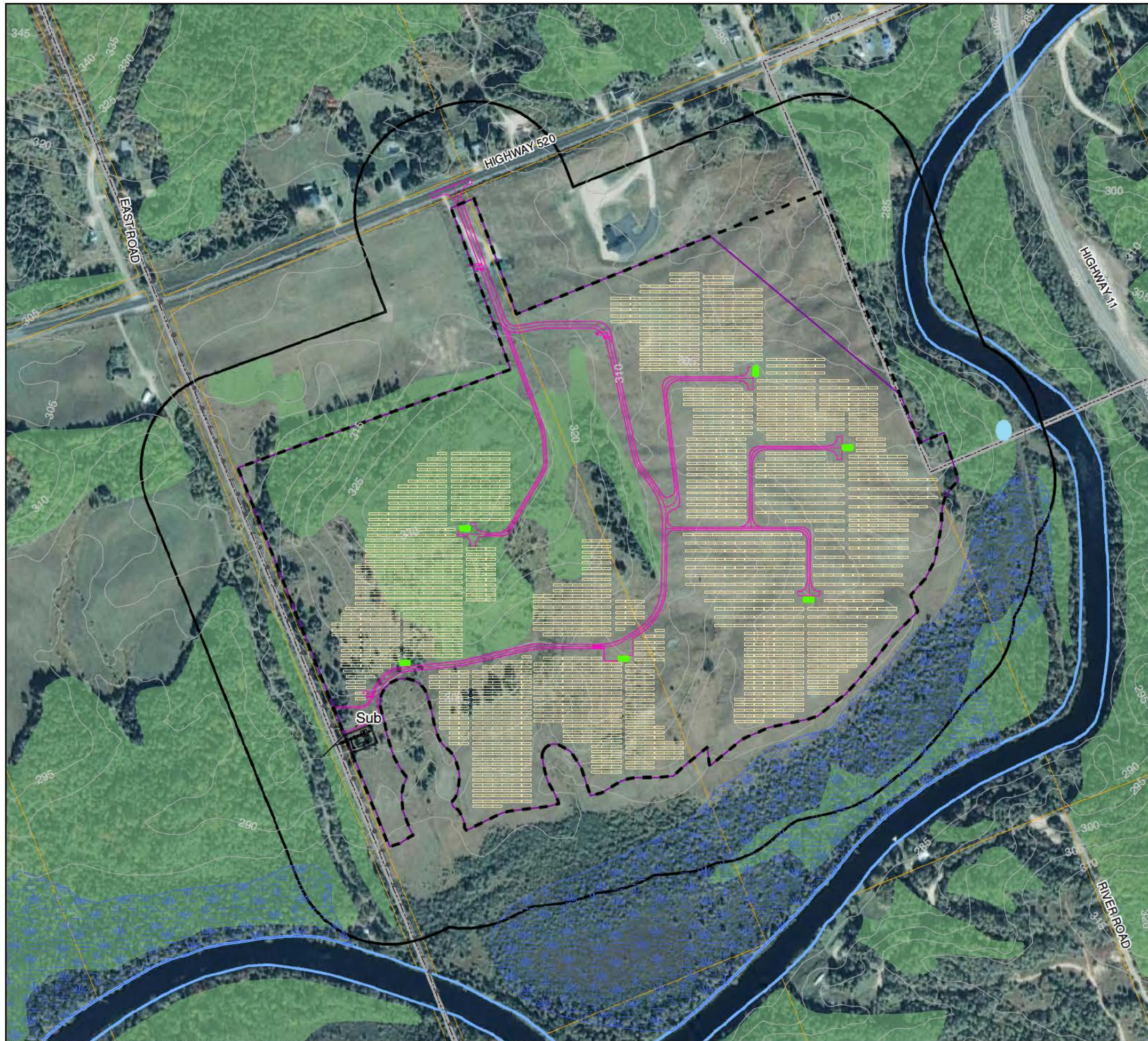
Enclosure : Draft Revised Project Boundary



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Page 2





**LEGEND**

- Road
- +— Railway
- Utility Line
- Topographic Contour (5 m Interval)
- - - Project Location
- ▭ 120 m from Project Location
- ▭ Parcels
- ▭ Magnetawan River
- ▭ Wetland
- ▭ Wooded Area
- Project Infrastructure**
- ▭ Sub
- ▭ Substation Transformer
- ▭ Inverter Cluster
- ▭ Solar Panel
- ▭ Access Road
- ▭ Fence



- Notes:**
1. Base and Environmental data downloaded from LIO, Feb 18, 2011.
  2. Produced by Hatch under licence from Ontario Ministry of Natural Resources, Copyright (c) Queens Printer 2011.
  3. Spatial referencing UTM NAD 83.
  4. Satellite imagery obtained from Google earth Pro, captured 2007.



**Attachment F**  
**Letter to Ontario Ministry of Natural Resources**  
**and Reconfirmation Letter**

November 1, 2012

To: Amy Cameron, MNR

From: Martine Esraelian

cc: Rob Miller, Northland Power

## Northland Power Burks Falls West Solar Project

### Field Study Report

#### 1. Introduction

The *Natural Heritage Assessment (NHA) Site Investigation Report* (Hatch, 2012) identified three narrow wetlands along the southern boundary of the Project Location. Further clarification on the extent and classification of these wetlands was requested by Northland Power on October 2, 2012. As a result, Hatch conducted a site visit on October 11, 2012 to verify the wetland boundaries. The methodology and findings from the site visit is provided in the subsequent sections.

#### 2. Methods

A site visit was completed on October 11, 2012 to verify the extent of the three narrow wetlands identified in the *NHA Site Investigation Report* (Hatch, 2012). The following criteria were used to verify the extent and classification of each wetland:

- **Vegetation:** The “*50% wetland vegetation rule*,” where possible, was used to establish the relative cover of wetland species and determine the extent of each wetland.
- **Substrate:** Soil samples were taken within each of the wetlands, where possible, using a hand-held auger. The composition and moisture regimes of the soils were used to determine if the wetland communities are comprised of hydric substrates.

#### 3. Results

The Burks Falls West Project Location is situated on agricultural lands, formerly used as pasture. The topography is described as rolling with steep slopes and narrow valleys that naturally convey water south toward the Magnetawan River. The drastic variations in elevation and direction of surface water flows have resulted in the formation of wetlands in some of the low relief areas. Details on each of the wetlands observed during this field study are provided in the subsequent sections. A map showing the locations of the wetlands assessed during the site investigation is provided in Figure 3.1. Figure 3.2 provides a comparison between the original Project location and the proposed revised Project location boundaries.

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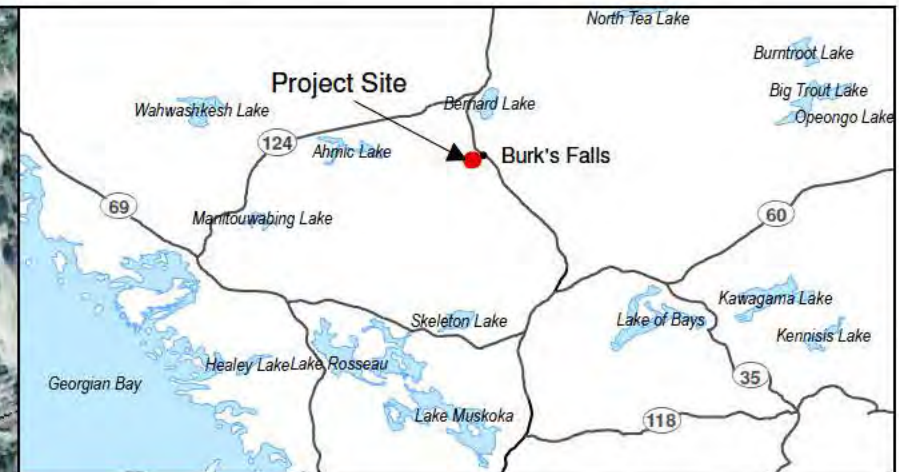
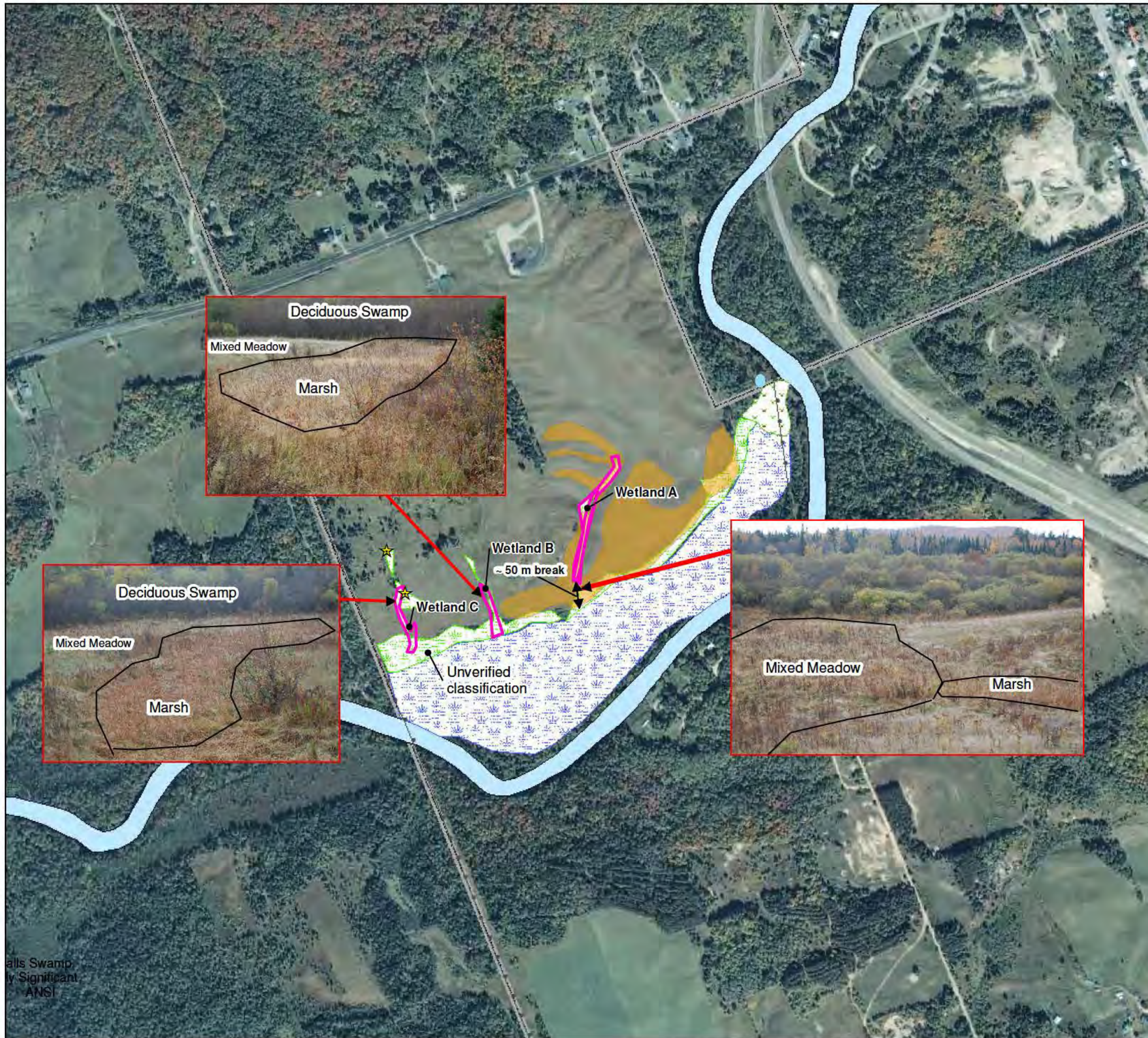
If you disagree with any information contained herein, please advise immediately.



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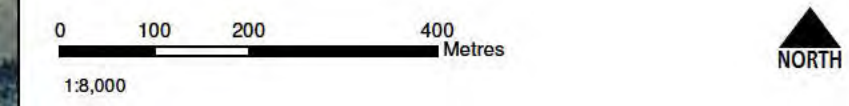
H334844-0000-07-220-0005, Rev. A  
Page 1





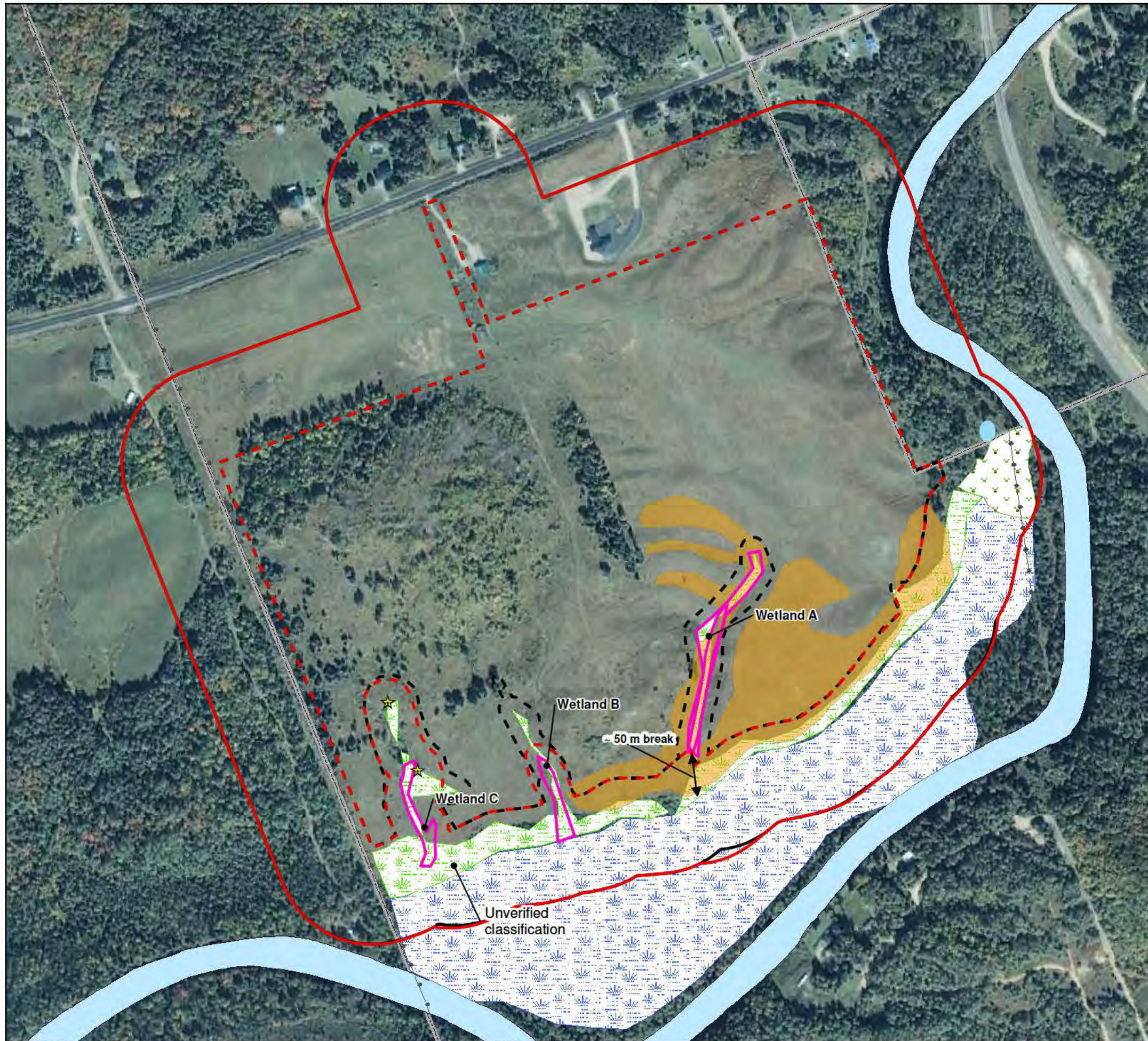
**LEGEND**

- ★ Seepage Area
- ▭ Magnetawan River
- Draft Revised Classifications (2012)**
- ▭ Marsh (estimated boundaries - October 11, 2012)
- ▭ Mixed Meadow (estimated boundaries - October 11, 2012)
- Wetland Classifications (2011)**
- ▭ Mineral Alder Thicket Swamp (current classification)
- ▭ Mineral Meadow Marsh (current classification)
- ▭ Mineral Mixed Swamp (current classification)



Notes:  
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 4. Satellite imagery obtained from Google earth Pro, captured 2007.





**LEGEND**

- ★ Seepage Area
- Magnetawan River
- Draft Revised Classifications (2012)**
- Marsh (estimated boundaries - October 11, 2012)
- Mixed Meadow (estimated boundaries - October 11, 2012)
- Wetland Classifications (2011)**
- Mineral Alder Thicket Swamp (current classification)
- Mineral Meadow Marsh (current classification)
- Mineral Mixed Swamp (current classification)
- Project Boundaries**
- Project Location (October 2012)
- 120 m from Project Location (October 2012)
- Project Location (August 2011)
- 120 m from Project Location (August 2011)



- Notes:
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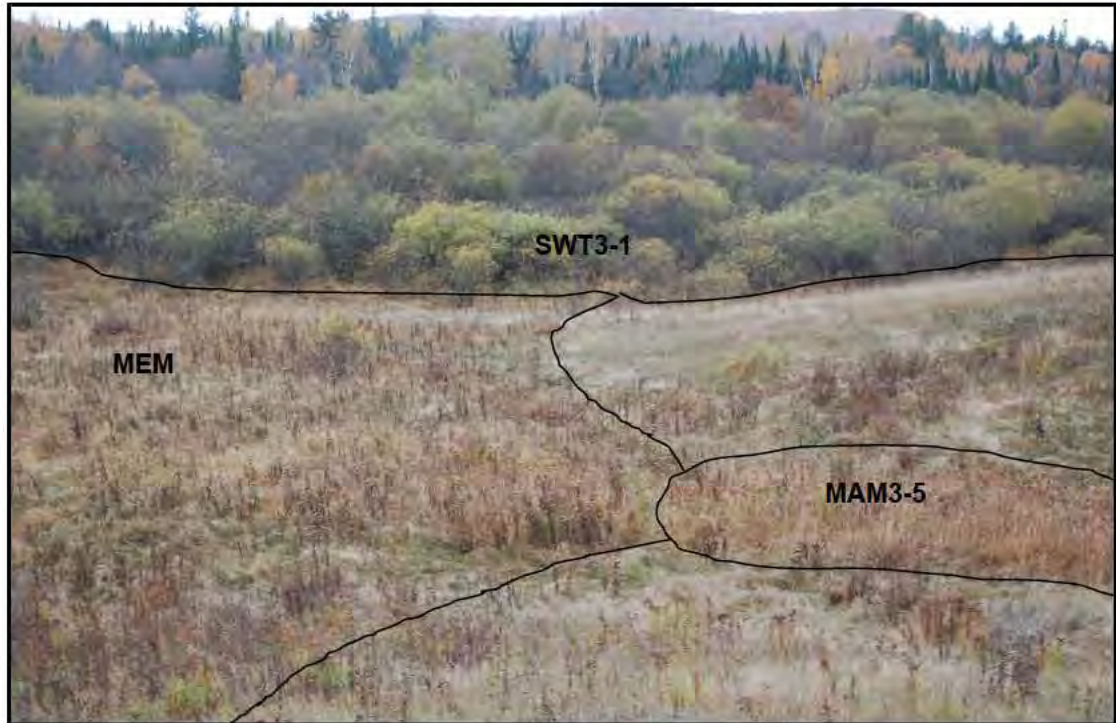
### 3.1 Wetland A

The *NHA Site Investigation Report* (Hatch, 2012) identifies Wetland A as a *Narrow-leaved Sedge Mineral Meadow Marsh* (MAM3-5). This wetland is shown as connected to the *Alder Mineral Thicket Swamp Type* (SWT3-1) located south of the Project Location, within the 120-m setback (Appendix A).

Wetland A is found between two rolling hills in a narrow valley that naturally conveys surface water runoff from the adjacent lands (Figure 3.1). This wetland community is dominated by small-fruited bulrush (*Scirpus microcarpus*) with lakebank sedge (*Carex lacustre*), beaked sedge (*Carex utriculata*). The substrate was found to be a silty clay loam over sandy loam with imperfect drainage and a moisture regime (MR) of 5. These soils showed distinct mottling, indicating periodic saturation and aeration. No gleying was observed within the soil profile. Substrates with a MR of 5 are considered “*nearly hydric*” soils and therefore, to consider these areas as wetlands, the “**50% wetland vegetation rule**” must be met. The vegetation community within the 50-m gap is characterized as a *Mixed Meadow* (MEM) as it was dominated by upland species. This included, cow vetch (*Vicia cracca*), wild strawberry (*Fragaria virginiana*), goldenrod species (*Solidago sp.*) and aster species (*Aster sp.*).

Based on findings from the site visit completed on October 11, 2012, the extent of Wetland A has been determined to be smaller than what was originally delineated. It was also found that there is a 50-m gap between Wetland A and the SWT3-1 community. Overall, Wetland A was found to be approximately 0.2 ha. This narrow wetland is approximately 268 m in length and ranged between 15 to 30 m in width. This suggests an increase in developable area within the Project Location. Development of these additional lands must ensure that post-development volume, rate and delivery points of surface flow are similar to pre-development conditions. Setbacks and mitigation measures previously established for wetlands in the Environmental Impact Study (Hatch, 2012) would remain accurate for the remaining wetland communities as per the revised boundaries shown in Figure 3.2 are followed. The following photograph (Figure 3.3) shows the southern-most extent of Wetland A (MAM3-5), MEM and SWT3-1 communities.





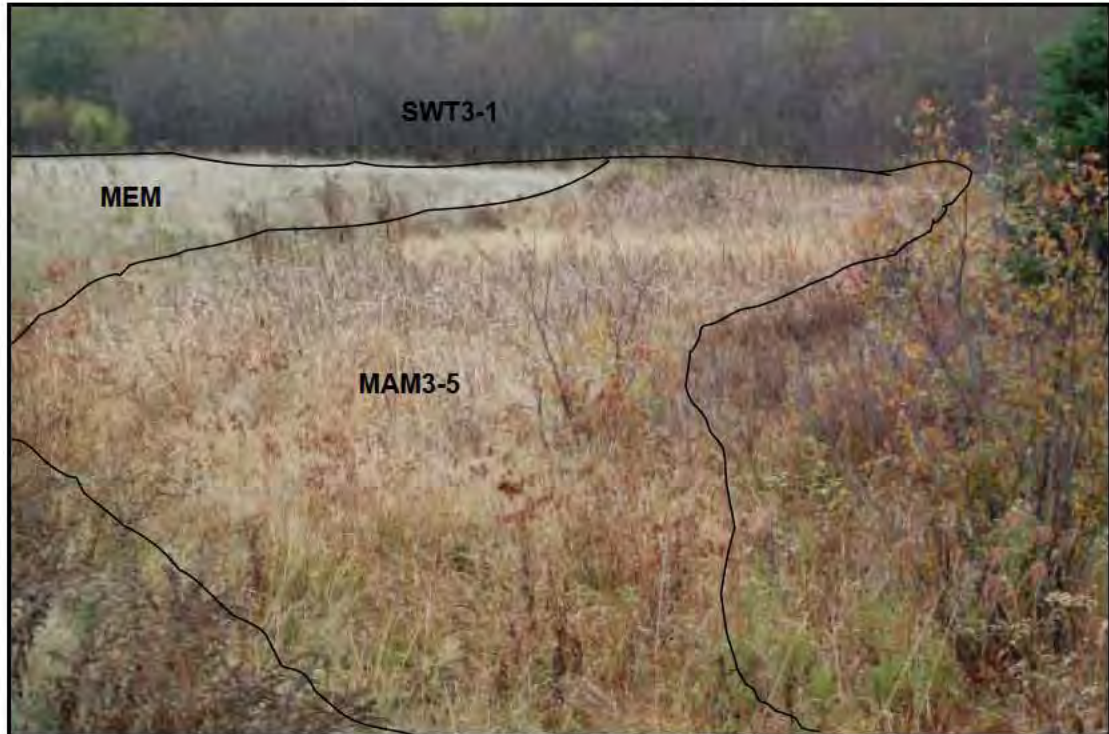
**Figure 3.3 View From the Top of a Knoll Along the Southern Boundary, Facing South Toward the 120-m Setback**

### 3.2 Wetland B

Wetland B is identified as a *Narrow-leaved Sedge Mineral Meadow Marsh* (MAM3-5) in the *NHA Site Investigation Report* (Hatch, 2012). This wetland is shown as connected to the *Alder Mineral Thicket Swamp Type* (SWT3-1) located south of the Project Location, within the 120-m setback (Appendix A).

Wetland B is found in a narrow valley between two rolling hills that naturally convey surface water runoff from the adjacent lands (Figure 3.1). The site visit completed on October 11, 2012, determined that Wetland B does not extend as far north as previously delineated. It was also confirmed that this wetland is directly connected to the SWT3-1 community that extends beyond the 120-m setback. Overall, Wetland B was found to be approximately 0.08 ha. This narrow wetland is approximately 110 m in length and ranged between 10 to 25 m in width. This wetland community is dominated by small-fruited bulrush (*Scirpus microcarpus*) and narrow-leaved cattail (*Typha angustifolia*) with lakebank sedge (*Carex lacustre*). The substrate was found to be a silty clay loam with very poor drainage and a moisture regime (MR) of 9. Substrates with a MR >5 are “*hydric*” soils and considered a wetland. These soils showed a distinctive grey gley layer throughout the profile, indicating prolonged water saturation. The following photograph (Figure 3.4) shows the northern-most extent of Wetland B, facing south toward the 120 m setback.





**Figure 3.4 View of the Northern Boundary of Wetland B,  
Facing South Toward the 120-m Setback**

The vegetation north of this wetland community (previously associated with Wetland B) is characterized as a *Mixed Meadow* (MEM) as it is dominated by upland species. This community is situated on shallow soils. As a result, a soil sample was not obtained. Therefore, the “50% *wetland vegetation rule*” was used to determine community type. The dominant vegetation included, cow vetch (*Vicia cracca*), common yarrow (*Achillea millefolium*) wild strawberry (*Fragaria virginiana*), goldenrod species (*Solidago sp.*) and aster species (*Aster sp.*). It is recommended that the setbacks previously established for Wetland B, follow the revised boundaries shown in Figure 3.1. The following photograph (Figure 3.5) shows the *Mixed Meadow* (MEM) community no longer associated with Wetland B.



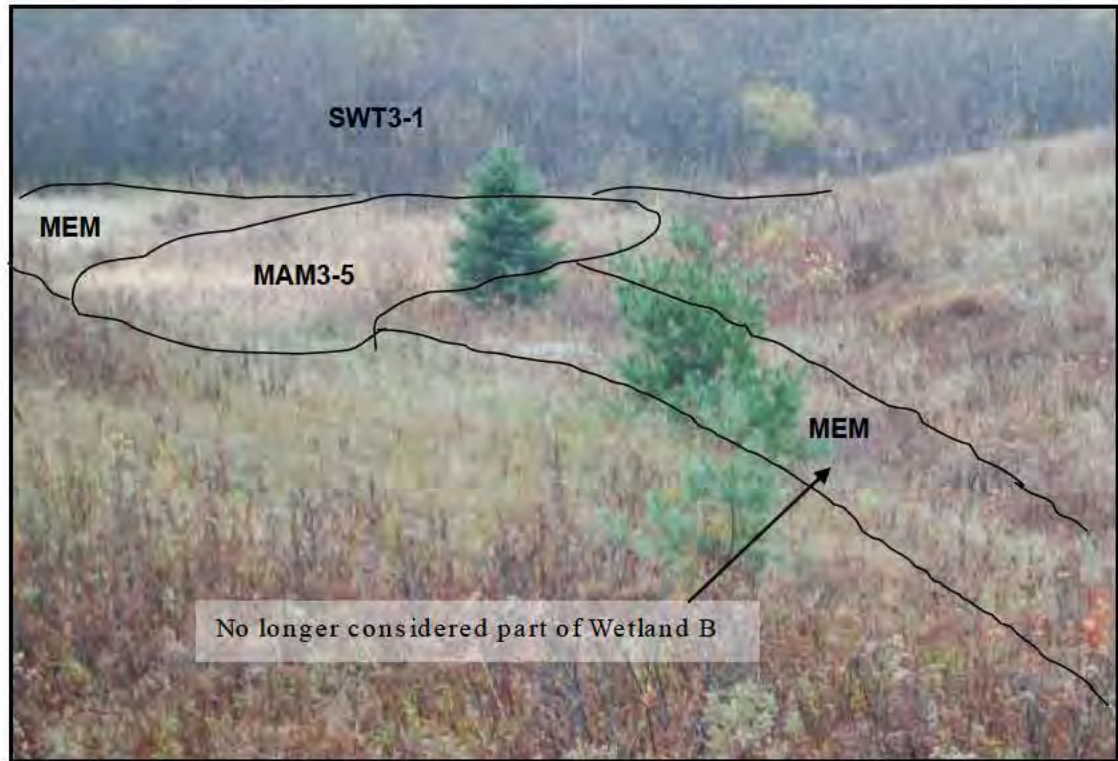


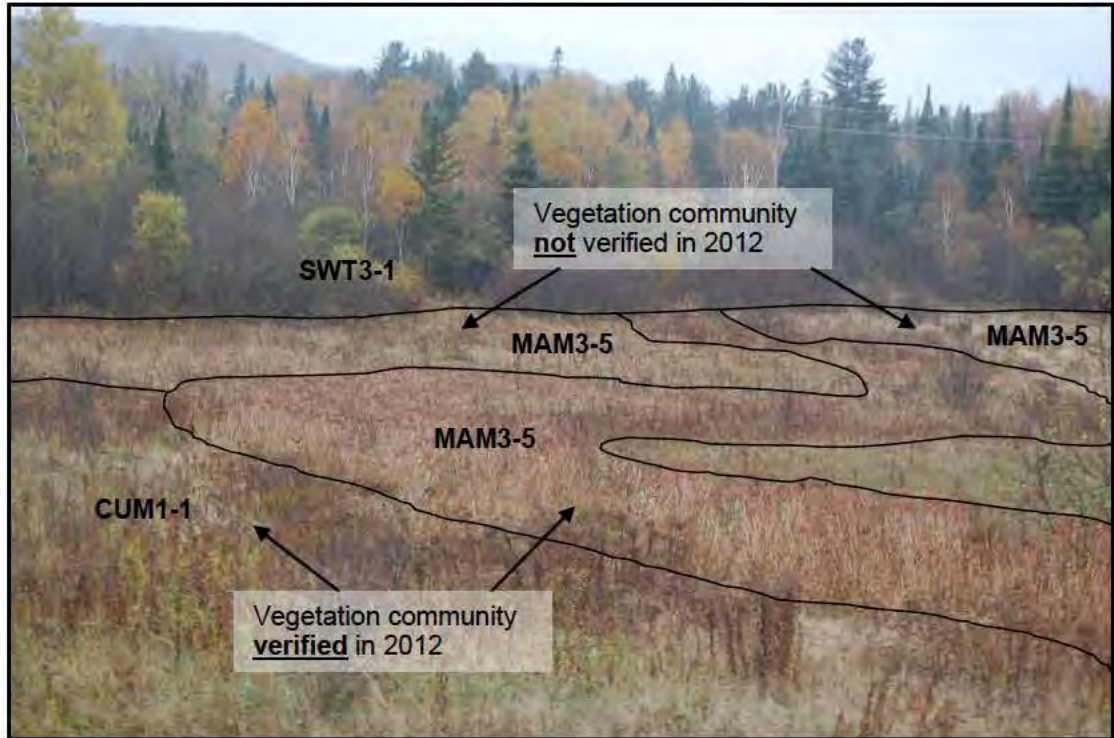
Figure 3.5 View of the Mixed Meadow Community and Wetland B, Facing South Toward the 120-m Setback

### 3.3 Wetland C

Wetland C is identified as a *Narrow-leaved Sedge Mineral Meadow Marsh* (MAM3-5) in the NHA Site Investigation Report (Hatch, 2012). This wetland is shown as connected to the *Alder Mineral Thicket Swamp Type* (SWT3-1) located south of the Project Location, within the 120-m setback (Appendix A).

Wetland C is found along a grassed ridge that slopes downhill and naturally conveys surface water runoff from the adjacent lands (Figure 3.1). The site visit completed on October 11, 2012, determined that Wetland C does not extend as far north as previously delineated. The southern boundary of this wetland was not assessed. Therefore, the previous delineated boundary for the southern portion remains unchanged. Overall, Wetland C was found to be approximately 0.16 ha. This narrow wetland is approximately 134 m in length and ranged between 10 to 20 m in width. The substrate for this wetland was not determined, although it is presumed to be similar to Wetland A as it has similar characteristics and species composition (i.e., dominated by small-fruited bulrush (*Scirpus microcarpus*)). The “50% wetland vegetation rule” was used to determine community type. The following photograph (Figure 3.5) shows the northern boundary of Wetland C and the *Dry-Moist Old Field Meadow Type* (CUM1-1) community no longer associated with Wetland C. The area along the southern boundary not verified during the site investigation is also indicated in Figure 3.6.





**Figure 3.6 View of the Northern Boundary of Wetland C, Facing South Toward the 120-m Setback**

The vegetation north of this wetland community (previously associated with Wetland C) is characterized as a *Mineral Cultural Thicket Ecosite* (CUT1), dominated by a mix of early successional tree species and upland meadow species. A soil sample was not obtained as this community type is situated on shallow soils. The *Water Body Site Investigation Report* (Hatch, 2012) identified a stream and two seepage areas within the CUT1 and MAM3-5 communities (Appendix A). A 30-m setback will be maintained from the watercourse and two seepage areas. It is recommended that the setbacks previously established for Wetland C, follow the revised boundaries shown in Figure 3.1. The following photograph (Figure 3.7) shows the CUT1 community, facing south toward Wetland C.





**Figure 3.7 View of the Cultural Thicket Community, Facing South Toward Wetland C**

Martine Esraelian  
ME:srg  
Attachment

# Appendix A

## Ecological Land Classification - November 2011

---

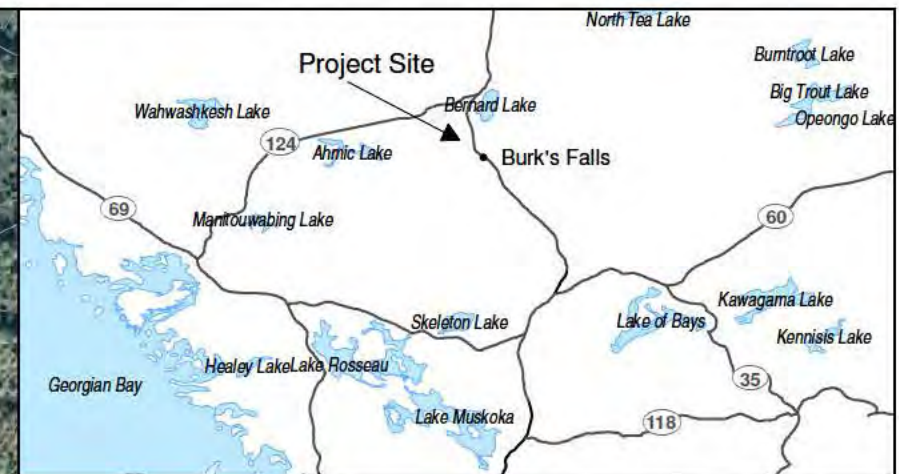
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Page 9





**Legend**

- Seepage Area
  - Watercourse
  - Road
  - +— Railway
  - Trail
  - Topographic Contour (5 m Interval)
  - Project Location
  - 120 m from Project Location
  - Parcel
  - Waterbody
- Ecological Land Classification Boundaries**
- CUM1-1 - Dry-Moist Old Field Meadow Type
  - CUT1 - Mineral Cultural Thicket Ecosite
  - FOC - Fresh-Moist Coniferous Forest Ecosite (Balsam Fir)
  - FOD - Dry-Fresh Deciduous Forest Type
  - FOD3-1 - Dry-Fresh Poplar Deciduous Forest Type
  - FOD5-4 - Dry-Fresh Sugar Maple - Ironwood Deciduous Forest Type
  - MAM3-5 - Narrow Leaved Sedge Mineral Meadow Marsh
  - SWM - Mixed Swamp Ecosite
  - SWT3-1 - Alder Mineral Thicket Swamp Type



Notes:  
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 2. Produced by Hatch under licence from Ontario Ministry of Natural Resources, Copyright (c) Queens Printer 2011.  
 3. Spatial referencing UTM NAD 83.

Figure 4.1  
 Northland Power Inc.  
**Burk's Falls West Solar Project**  
**Ecological Land Classification**



---

November 8, 2012

Sean Male,  
Terrestrial Ecologist, Environmental Assessment & Management  
HATCH  
4342 Queen Street, Suite 500  
Niagara Falls, Ont.  
L2E 7J7

**RE: Modifications to Burk's Falls West Solar Project Wetland Boundaries**

Dear Mr. Sean Male,

The Ministry of Natural Resources (MNR) has received the document dated November 1, 2012 which describes modifications to the Burk's Falls West Solar Project wetland boundaries made subsequent to MNR's letter confirming the Natural Heritage Assessment in respect of the project.

Upon review of the modifications, MNR is satisfied that the Natural Heritage Assessment requirements of Ontario Regulation 359/09 have been met. Please add this letter as an addendum to the confirmation letter issued September 2, 2011 for the Burk's Falls West Solar Project.

If you wish to discuss, please contact me at [amy.cameron@ontario.ca](mailto:amy.cameron@ontario.ca) or 705-875-7481.

Sincerely,



Amy Cameron  
Coordinator  
Renewable Energy Operations Team  
Southern Region MNR

cc Emily Gryck, Renewable Energy Operations Team, Project Manager, MNR  
Erin Cotnam, Renewable Energy Operations Team, Project Manager, MNR  
Jason Webb, Renewable Energy Operations Team, Planning Ecologist, MNR  
Kathy Woeller, A/Parry Sound District Manager, MNR  
Narren Santos, Environmental Approvals Access & Service Integration Branch, MOE  
Zeljko Romic, Environmental Approvals Access & Service Integration Branch, MOE