

Supplementary Documentation in Support of the Application for Consent for
Severance of a Portion from Broken Lot 8 Concession 4 Van Horne Twp
PIN 42080-0169 (LT)
and the Addition of Two Parts to that Severed Piece

Submitted by J Dove 2025/9/05

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Rationale:

The intent of this application is to create a logical alignment of purposes for 2 pieces of property: to group all the functions of the photovoltaic generation site together into one lot, and to combine the retained portions of the remaining properties into a Conservation Area.

Over the years I have required the use of heavy equipment to maintain the solar operation. The equipment required includes a skidder to level gravel, and to plough the road and the solar site through the winter (which I am contractually obliged to do by both HydroOne and TbayTel); and a telescopic boom to access the upper areas of the platforms for cleaning and repairs. To protect and repair that equipment I have constructed a machine shed, and a heavy equipment garage on that part of Lot 8 which we wish to sever. Broken lot 8 is owned by my wife, Alison Margaret Dove, who is in full agreement with this course of action.

I draw your attention to the topographical maps (Appendix 4). The reader will observe fairly steep contours to the North and South. This requires any land utilization to be performed at the relatively flat top of the ridge, which explains why it was obligatory to build the necessary infrastructure to the West of the solar site. It also explains the locations of the solar site and the cellular tower on the height of land.

The solar installation required numerous assessments to be submitted to the Ministry of the Environment including archeological; historical; environmental impact; impact on local residents, and noise assessments. The facility met all the criteria and was approved with one stipulation: that there be no noise generated at the site from May 15 - July 15 each year. This is the nesting season of the Canada Warbler which migrates from Northern

South America to breed on the more open parts of the steep slopes surrounding the ridge. It is considered an endangered species. Following construction of the PV facility in the fall of 2012, I paid for monitoring of the Canada Warblers around the site for the next couple of years and found that there had been no decrease in numbers, showing that the birds were not perturbed by the solar site, and that the noise moratorium was effective. The noise moratorium has been maintained each year, as required by the MoE.

There has been recent communication from the Independent Electricity System Operator (IESO) with a generic request about the ability to expand the capacity of the facility. For this reason I have shown a slight Western expansion of the Northern part of the lot that is the subject of this severance request, as it corresponds to the lateral borders of the East-West ridge. While no doubt an assessment will be required by the MoE if consideration is given to expanding the PV Generation footprint, that is the only possible site to do so. I now have a track record of 12 years of nesting seasons to confirm that the presence of the solar project has not created an environmental disturbance that has affected the birds.

Respectfully submitted,



John Dove

Appendix I: Surveyor's Plan 23R15165 showing sketch outlining the proposed portion to be severed, and the proposed additions to it (Parts 1 & 3).

Appendix II: Surveyor's Plan of 23R15165

Appendix III: Google Earth picture of Broken Lots 7 & 8 Concession 4 showing approximate lot lines and land uses

Appendix IV: a) topographical overview

b) approximate locations of structures

c) approximate area calculation for portion to be severed

d) approximate area calculation of Broken Lot 8 Concession 4

e) outline of Northern part of Broken Lot 7 Concession 4

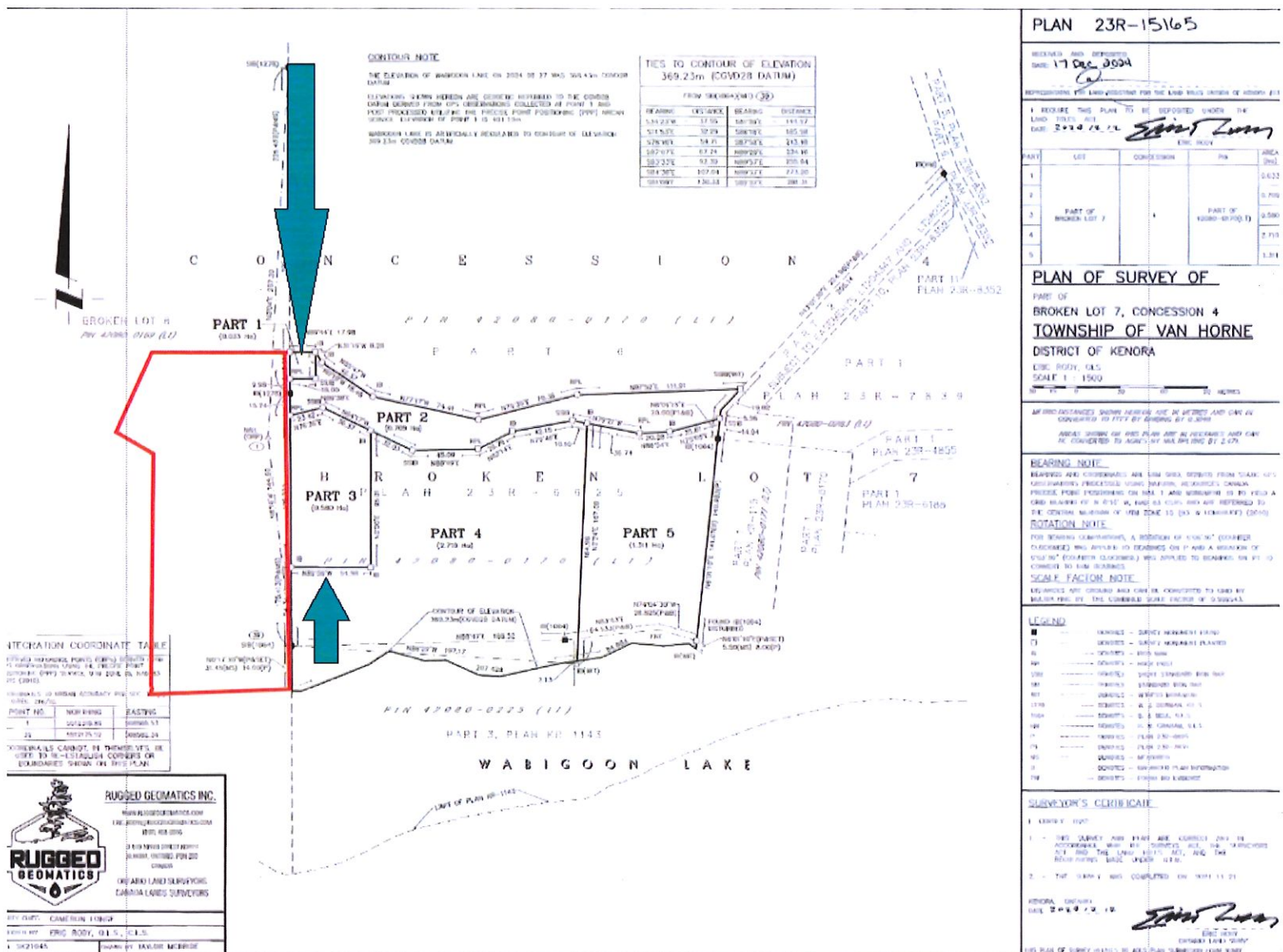
Appendix V: The answer to question 9 showing how this application is compatible with the Provincial Policy Statement.

Appendix VI: The certificate of approval issued by the Ministry of the Environment for the photovoltaic installation issued 2012 August 07 Approval Number 4004-8W4KXD

Appendix VII: Pictures of the PV installation and the surrounding infrastructure;

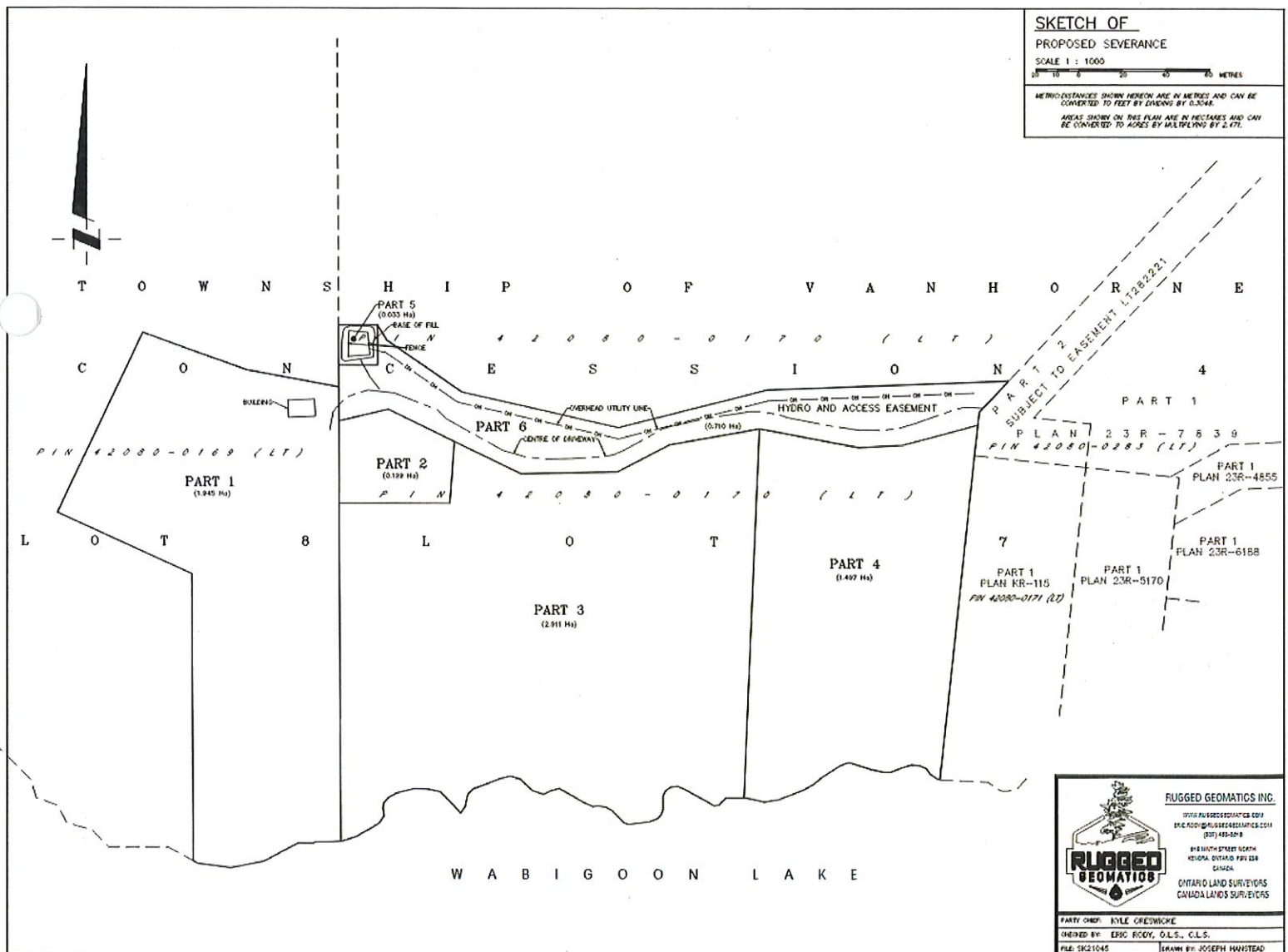
Appendix VIII:

- 1) Notification of compliance from the Northwestern Health Unit
- 2) Letter of Capacity from a local sewage disposal operator
- 3) Well Driller's Certificate for the well, Tag #A308196

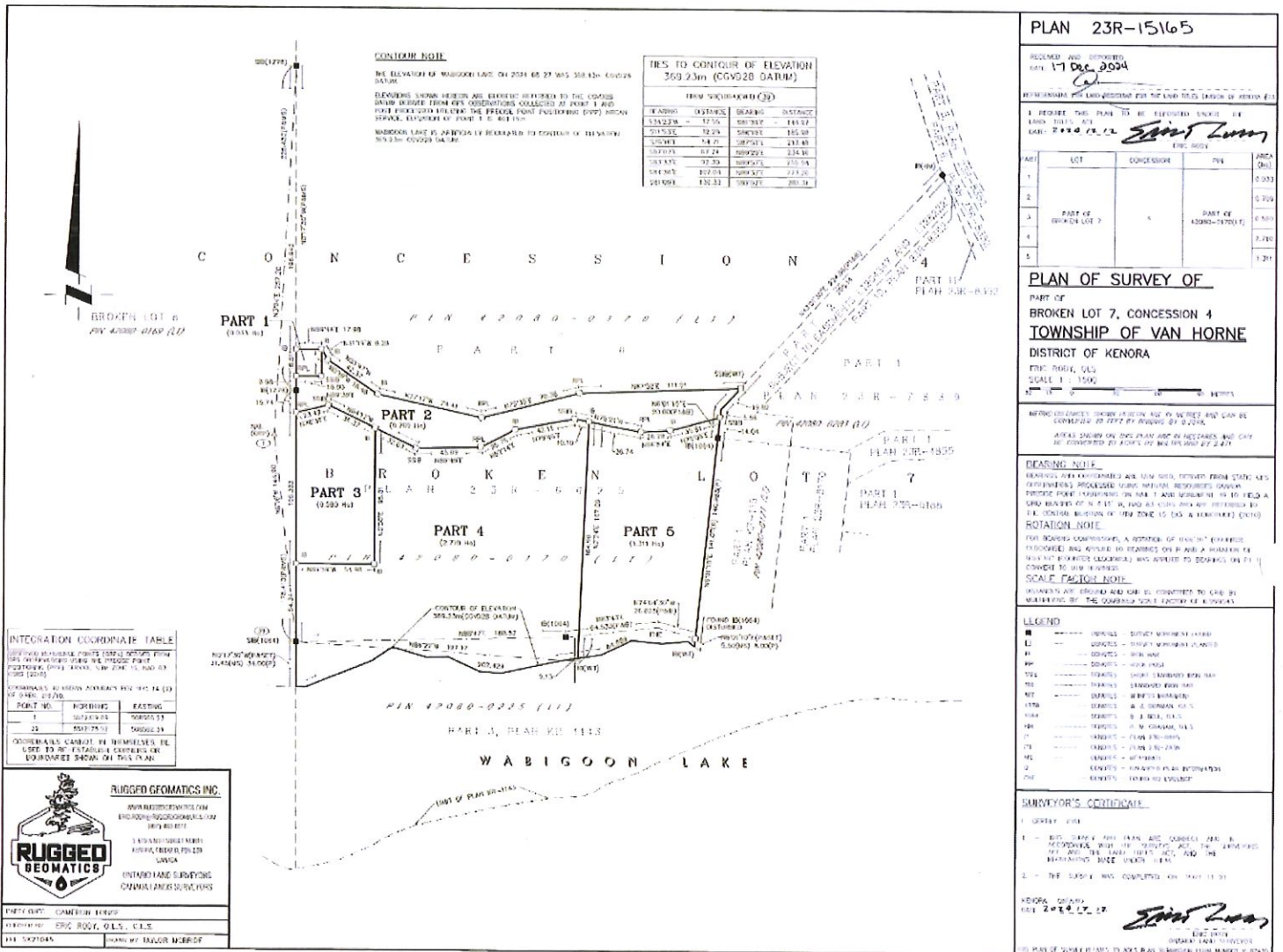


Appendix I: b.

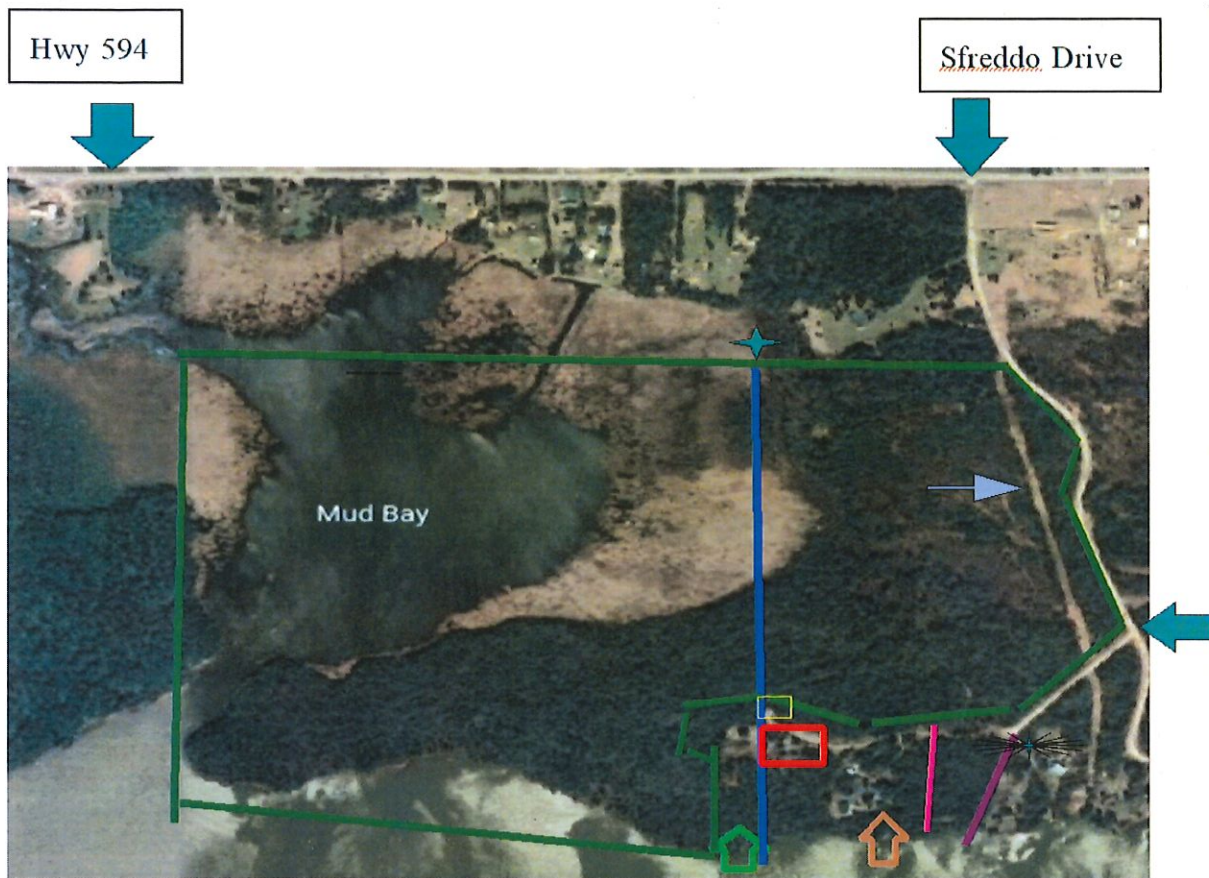
This was the original sketch plan done by the surveyor, showing the outlines of the proposed lots. These "Part" designations were altered in subsequent discussion with the MMAH. This is included as the lot boundaries are much more clear than on the preceding sketch. The area labelled Part 1 in this sketch is the subject of the current application and is faithful to the proposed dimensions. The area labelled Part 2 is not.



Appendix II: Surveyor's Plan of 23R15165



Appendix III: Google Earth picture of the immediate area



Legend:

Yellow box: TbayTel cellular tower (Part 1 Plan 23R15165)

Red box: 60 kW Photovoltaic installation (Part 3 Plan 23R15165)

Blue line: Lot line separating Broken Lot 8 C4 from Broken Lot 7 C4

Light green arrow: proposed lot to be severed from Broken Lot 8 C4

Brown arrow: residential property (Part 4 Plan 23R15165)

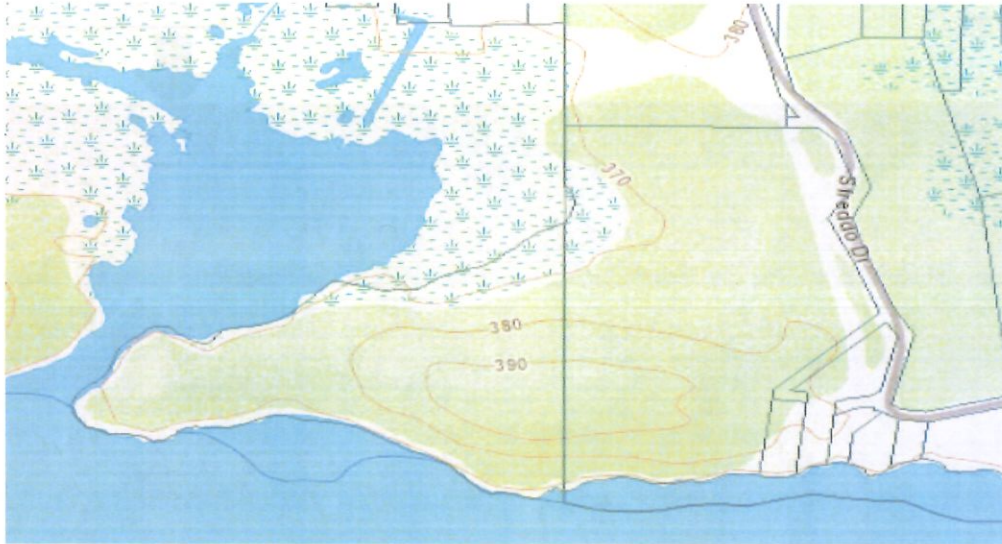
Purple lines: lot for Seasonal Residential use (Part 5 Plan 23R15165)

Green arrows: road access, the lower showing the intersection of Sfredo Drive and Doves Rd.

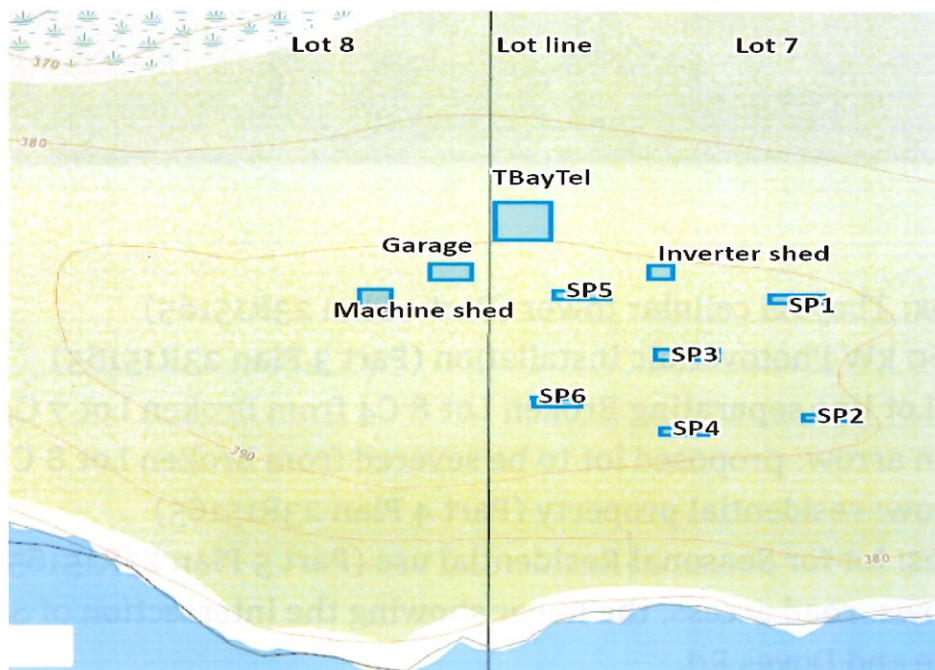
Light Blue arrow: indicates position of Hydro line on L7C4

Appendix IV:

a) overview



b) approximate locations of structures



SP = solar platforms on Part 3 L7 C4 Plan 23R15165

Appendix IV (ctd)

- c) Approximate area calculation for lot to be severed from Broken Lot 8 (see surveyor's addendum to Plan 23R15165 for accuracy)



Green star: locates sparsely treed bedrock pan

Green arrow: locates natural cleft in the cliff allowing access on foot to the lower lot area

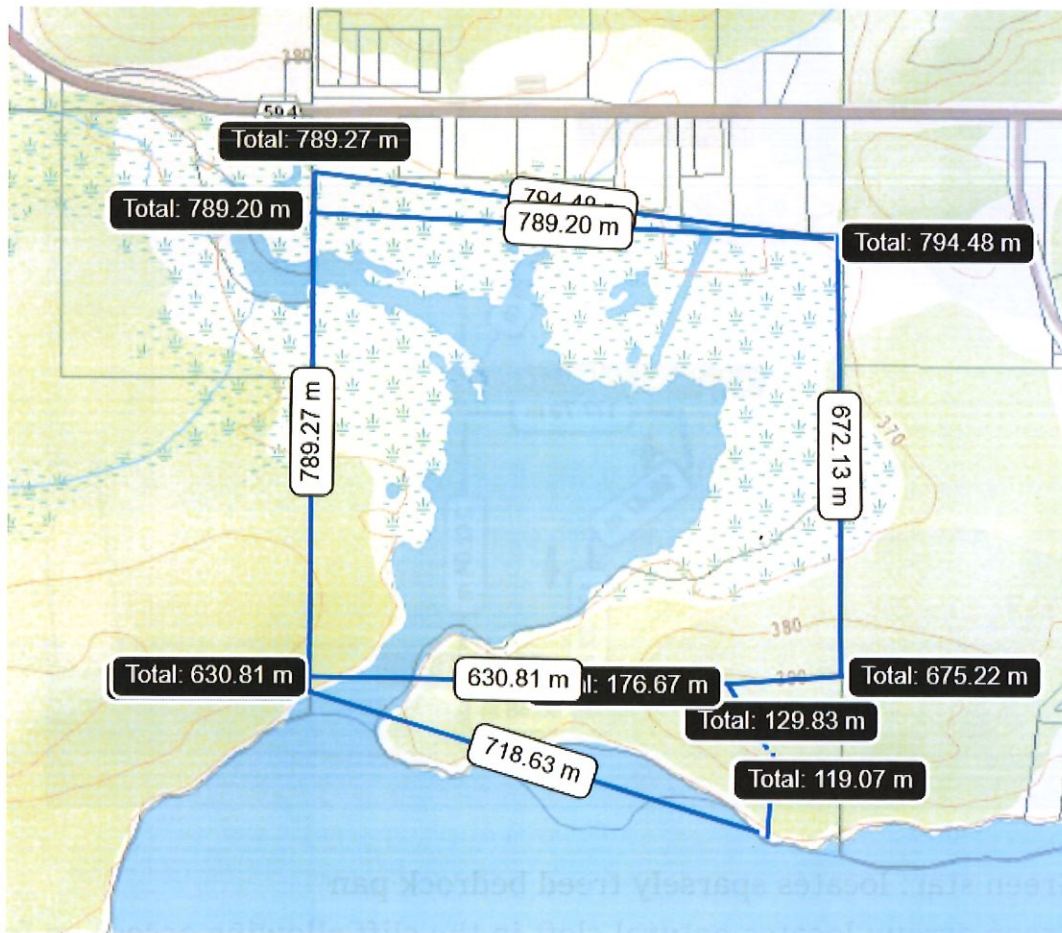
Total estimated area: 4 ha

Appendix IV (ctd):

d) Approximate area calculation Broken Lot 8 Concession 4 = 62.8 ha

Frontage = 718 m

Depth = 678 m



Appendix 4 (ctd):

e) Outline of Northern part of Broken Lot 7 Concession 4, Van Horne Twp showing frontages on Sfreddo Drive and Doves Road.

The easement for access (Part 2, Plan 23R15165) is also a corridor for the HydroOne power line, and follows the Southernmost line labelled 297.59m.

