



DRAFT

Construction Plan Report

In support of an application for a
Renewable Energy Approval (REA)
Pursuant to Ontario Regulation 359/09

For the

Penn Energy – Van Dorp

SOLAR ENERGY FACILITY

FIT Contract No. F-001573- SPV-130-505

FIT Application No. FIT-FLTV77L



Northumberland
county



**In the Municipality of Port Hope
Northumberland County
ONTARIO, CANADA**

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A note regarding REA application requirements and additional Project Information:

This document is one component of a series of reports and other related documents that, collectively, constitute a complete Renewable Energy Approval (REA) application package which will be submitted to the Ministry of the Environment (MOE) for review and approval. As such, this report is intended to compliment the other documents and may reference and/or rely upon information contained in them; therefore, the contents herein should not be considered independently.

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Notice:

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1.0 INTRODUCTION

Penn Energy Renewables, Ltd. (Penn) has executed a FIT contract with the Ontario Power Authority (OPA) for the construction of a 10 megawatt (MW), ground-mounted, Class 3 solar energy facility west of the populated area of Port Hope, within the limits of the Municipality of Port Hope, Northumberland County, Ontario. The subject lands are located in part of Lots 23 and 24, Concession 2, in the Municipality of Port Hope. The proposed Renewable Energy Generation Facility (REGF) would consist of a collection of solar photovoltaic (PV) modules (each approximately 1.00 m x 1.67 m or 1.00 m x 2.00 m in dimension) that are grouped into arrays tilted and facing south. These stationary arrays are strung together forming a series of rows oriented east to west. The Environmental Protection Act (EPA) administered by the Ministry of the Environment (MOE) regulates Renewable Energy Approvals (REAs) under Part V.0.1 of the act, pursuant to Ontario Regulation 359/09. A proponent of a renewable energy project is required to submit numerous reports as part of an REA application; one of which is a Construction Plan Report (CPR).

According to the MOE's publication "Technical Guide to Renewable Energy Approvals Chapter 5: Guidance for preparing the Construction Plan Report" (2011)...

The purpose of the Construction Plan Report is to describe in sufficient detail project activities related to the construction phase so that all potential negative environmental effects may be identified. The report must describe mitigation measures in respect of negative environmental effects of the construction or installation.

This report begins with a summary of the construction stages and general timing of each. It continues by detailing specific tasks and attributes of each stage, potential negative environmental effects due to construction/installation activities, and any proposed mitigation or monitoring. Much of this information is taken from other reports prepared for this REA application, for example, the *Natural Heritage Assessment and Environmental Impact Study Report* by Niblett Environmental Associates, Inc. (**NHA/EIS**), the *Archaeological Assessment (Stages 1 and 2) Report* by Northeastern Archaeological Associates (**AA**) and the *Water Bodies Assessment Report* by Niblett Environmental Associates, Inc. (**WA**).

2.0 DESCRIPTION OF CONSTRUCTION PROCESS

The primary stages (with approximate timing) of REGF construction are **Site Preparation** (3 months), **Facility and Equipment Installation** (4 months), **Interconnection/Testing/Commissioning** (1 month) and **Close-out** (2 weeks). Since these stages will overlap significantly, the anticipated total duration is approximately 6 months – anticipated to commence in Spring 2013. The entire REGF will likely be constructed and installed in one continuous phase, unless interrupted by winter weather.



2.1 Site Preparation

Surveyor layout and staking; temporary power; water well; erosion and sediment controls; clearing/grubbing; topsoil stockpiling; rough grading; temporary parking and staging areas; internal lanes and roadway access connections; perimeter fencing.

Materials Brought On Site: Utility poles and low-voltage conductor; erosion/sediment control materials (fencing, fabric, straw bales, etc.); gravel/aggregate to provide necessary bearing capacity for lanes, parking and staging areas; chain-link fencing and barbed-wire. Portable toilets, an office trailer and refuse/recycling dumpster(s) will also be utilized throughout construction.

Construction Equipment Utilized: Typical earth-moving equipment (grader, bulldozer, backhoe, front-loader, dump truck, water storage tank/truck, etc.); light-duty trucks and similar vehicles.

Timing and Operational Plans: Approximately three months overall; the surveying and utility installation will occur in the first month, while all erosion and sediment controls are installed; any necessary clearing and grubbing will coincide with stockpiling of topsoil and rough grading which should take about 6-8 weeks; then (during the last few weeks) internal lanes, road access, perimeter fencing and temporary parking/staging areas will be constructed.

Temporary Land Uses: Much of the REGF Project Location will encounter changes and various uses during this stage. Some will be permanent (rough grading and construction of internal lanes/road connections) while others will only be temporary (e.g., staging areas and erosion/sediment controls).

Materials Generated at/Transported from Project Location: None anticipated other than waste from clearing and grubbing; rough grading is designed to balance cut and fill materials; topsoil will be retained for reapplication, landscaping and re-seeding; standard construction waste will be disposed of according to applicable regulations and standard practice.

2.1.1 Potential Negative Environmental Effects of Site Preparation

Stormwater Runoff Impacts: According to the NHA/EIS, grading and leveling of the site may increase erosion, however, grading is expected to be minimal as the majority of the project installation will follow existing grades and not materially change the existing hydrological regime. There is no planned import or export of fill or other material to or from the site. The anticipated grading is not expected to significantly increase the rate and/or flow of stormwater discharge from the site and may, in fact, increase stormwater infiltration by slightly reducing the average pitch of the site. Impact will be limited to potential sediment runoff prior to the land being restabilized.

Dust and Noise Emissions: Dust and noise emissions due to typical construction activities are unavoidable, but no negative environmental effects are anticipated – especially since stock mufflers will be utilized on construction equipment and machinery.

Destruction of Vegetation and Habitat: The majority of the project location is already cleared. Where clearing is proposed, the contractor shall employ best management practices to minimize disturbance to



trees not intended for removal. The site will be re-seeded where necessary or landscaped prior to close-out of construction. Noise from grading may disrupt local wildlife, however, grading is expected to be minimal as the majority of the project installation will follow existing grades. Per the Environmental Impact Study Report (EIS), certain areas outside of the project location boundary contain generalized habitat for the monarch butterfly (SWH01). To avoid disturbance to this habitat, the mitigation measures in 2.1.2 should be employed.

Impacts on Water Bodies: No water bodies were identified within the project location boundary. Within 120m of the project location, the WA identified one permanent streams connecting to the Port Britain Creek and a drainage ditch under Highway 401. No impacts are anticipated to these streams however, mitigation measures are detailed below to ensure such.

Impacts Related to Water Taking: None. Penn anticipates constructing an onsite well to provide water to the REGF. Penn anticipates that the well will be located in the south-east corner of the property per the Hydrogeological Impact Statement prepared by Levac Robichaud Leclerc Associates Ltd. During the Site Preparation phase of the construction, water from the well will be utilized primarily for dust control and, to a lesser extent, for other construction-related water needs during the construction of the project. During the construction phase of the project, Penn anticipates that it would utilize not more than 7,600 liters of water per day on any day. The Levac report further states “The local supply aquifer is indicated to be more than adequate to meet the expected demands of the project. Additionally, the proposed water taking operation described above is expected to have no significant impacts on the local hydrogeological regime, including interference with neighbouring wells (dug or drilled), and land uses as well as any local surface water features.”

Fuel Spills: Spills from construction equipment/machinery are a potential threat to the environment, but this can be mitigated (see below for specific recommendations).

Impacts on Archaeological Resources: None. The AA (as confirmed by the Ministry of Tourism and Culture) found no significant archaeological materials after conducting Stage 2 surface survey and an additional 250 shovel tests and recommended complete clearance of the project location.

2.1.2 Proposed Mitigation/Monitoring Plan for Site Preparation

Modifications of Construction Activities:

- Clearly delineate the limits/perimeter of the area to be cleared to prevent the loss of vegetation and retain trees not intended for removal;
- Establish a clearly delineated 5 m allowance outside of the perimeter fence;
- Install sediment fencing along the project location boundary where adjacent to any area designated as SWH01 (field meadow communities) on Figure 4 of the EIS;
- Install sediment fencing along the project location boundary where adjacent to the wetland designated as WE01 on Figure 4 of the EIS;
- No disturbance is to occur between the project location boundary and the area designated as WO02 on Figure 4 of the EIS;



- No encroachment to be permitted into the woodland designated as WO02 on Figure 4 in the EIS;
- A 30m setback to be implemented from the wetland designated as WE01 on Figure 4 of the EIS;
- Maintain a 30m buffer between project activities and two water features identified in the WA;
- Workers to be instructed to respect the delineated project location boundary;
- Install silt fencing between water features identified in the WA/WBR and project location boundary to control sediment;
- Re-seed/re-vegetate as soon as possible after disturbance with native seed mixes;
- Utilize small machinery outside of perimeter fence during all activities to minimize harm to the root system of trees not intended for removal
- Dust suppression to be performed when required;
- The internal lanes will be left as a farm lane (i.e. unpaved, gravel or dirt road) to allow rainwater to infiltrate the soil; and
- Ensure that properly operating mufflers (i.e. standard OEM, or similar) are used on all project machinery and vehicles to minimize noise impacts.

Treatment Technologies:

- Fueling and maintenance activities would occur within an area where sediment erosion control measures and all precautions have been made to prevent oil, grease, antifreeze or other materials from inadvertently entering the ground or the surface water flow. No such activity shall occur within 120m of the wetland.
- Monitor area for leakage, in the unlikely event of spillage halt all construction activities and corrective measures must be implemented. Any spills must be immediately reported to the MOE Spills Action Centre (1.800. 268.6060)

Scheduling and Operational Changes:

- Conduct construction activities during daylight hours whenever possible to minimize light impacts to wildlife.

Environmental Effects Monitoring Plan: The EEMP is contained within the Design and Operations Report.

2.2 Facility and Equipment Installation

PV array foundations (piles/screw-posts), racking and modules; low-voltage wiring and combiner/collection cabling; trenching for conductors; collection house/transformer foundation pads; placement of collection houses; inverters and mid-size transformers; final connections of collection equipment; overhead structures; high-voltage conductors to substation; permanent power (120-240v).

Materials Brought On Site: Metal posts and racking materials for assembly of PV arrays; PV modules and associated wiring; combiner/collection accessories (cables, connectors, etc.); stone and conduit for trenches; stone and concrete for building/transformer foundations; pre-fabricated collection houses



(including pre-installed inverters, control equipment and accessories); mid-size transformers; wood or steel poles and high-voltage conductors; related wiring, cables, controls, switches, disconnects, etc.

Construction Equipment Utilized: Typical light-duty construction equipment; specialized machines for installation of PV array foundations (similar to a Bobcat); delivery and staging vehicles (medium and large trucks, fork lift, etc.); bucket truck; concrete truck; small- to medium-sized grading/compacting equipment; hand tools.

Timing and Operational Plans: Numerous tasks and trades will be concurrently underway throughout this 4-month stage. Because of the large number of modular, repetitive components, installation can be progressively staggered (e.g. the panel installation following the racking installers who can be right behind the foundation crew.) Additionally, other components can be erected at the same time: low- and high-voltage conductors, collection houses, transformers, etc.

Temporary Land Uses: In addition to the construction office trailer, dumpster and parking areas, the primary temporary use of land will be for staging of materials, equipment and related supplies.

Materials Generated at/Transported from Project Location: No materials requiring export from the site will be generated other than standard construction waste, which will be disposed of according to applicable regulations and standard practice.

2.2.1 Potential Negative Environmental Effects of Facility and Equipment Installation

Stormwater Runoff Impacts: Although the solar panels are themselves impervious, the design and placement of the solar panels promotes the flow of rainwater to the ground surface beneath and surrounding the panels. Grasses and/or alternative species of groundcover will be planted in these areas. As a result, runoff from these solar panels will travel predominantly along the surface of the ground, maintaining the opportunity to infiltrate in a manner similar to pre-development conditions. Limited impervious surfaces (e.g., inverter, transformer and substation pads) will be constructed for this development. The site access lanes and a small parking area would be constructed of gravel and would, as a consequence, maintain some level of stormwater infiltration. Sediment can be controlled by the use of mitigation measures detailed below.

Dust and Noise Emissions: Dust and noise emissions due to typical construction activities are unavoidable, but no negative environmental effects are anticipated – especially since stock mufflers will be utilized on construction equipment and machinery.

Destruction of Vegetation and Habitat: None beyond the Site Preparation phase.

Impacts on Water Bodies: No water bodies were identified within the project location boundary. Within 120m of the project location, the WA identified one permanent streams connecting to the Port Britain Creek and a drainage ditch under Highway 401. No impacts are anticipated to these streams however, mitigation measures are detailed below to ensure such.



Impacts Related to Water Taking: None. Penn anticipates constructing an onsite well to provide water to the REGF. Penn anticipates that the well will be located in the south-east corner of the property per the Hydrogeological Impact Statement prepared by Levac Robichaud Leclerc Associates Ltd. During the Facility and Equipment phase of the construction, water from the well will be utilized primarily for dust control and, to a lesser extent, for other construction-related water needs during the construction of the project. During the construction phase of the project, Penn anticipates that it would utilize not more than 7,600 liters of water per day on any day. The Levac report further states “The local supply aquifer is indicated to be more than adequate to meet the expected demands of the project. Additionally, the proposed water taking operation described above is expected to have no significant impacts on the local hydrogeological regime, including interference with neighbouring wells (dug or drilled), and land uses as well as any local surface water features.”

Fuel Spills: Spills from construction equipment/machinery are a potential threat to the environment, but this can be mitigated. Penn anticipates selecting a primary transformer for the grid-tie substation that utilizes biodegradable transformer oil(s), such as, by way of example, vegetable-based FR-3. Such transformer oils are non-toxic and readily biodegradable. They are less volatile than petroleum-based oils and have higher flash points for improved safety. They are known to quickly and thoroughly degrade in both soil and aquatic environments.

Impacts on Archaeological Resources: None. The AA (as confirmed by the Ministry of Tourism and Culture) found no significant archaeological materials after conducting Stage 2 surface survey and an additional 250 shovel tests and recommended complete clearance of the project location.

2.2.2 Proposed Mitigation/Monitoring Plan for Facility and Equipment Installation

Modifications of Construction Activities:

- Maintain the limits/perimeter of the area to be cleared to prevent the loss of vegetation and retain trees not intended for removal;
- Maintain a clearly delineated 5 m allowance outside of the perimeter fence;
- Repair any damaged, installed silt fencing throughout construction
- No disturbance is to occur between the project location boundary and the area designated as WO02 on Figure 4 of the EIS;
- No encroachment to be permitted into the woodland designated as WO02 on Figure 4 in the EIS;
- A 30m setback to be implemented from the wetland designated as WE01 on Figure 4 of the EIS;
- Maintain a 30m buffer between project activities and two water features identified in the WA;
- Workers to be instructed to respect the delineated project location boundary;
- Re-seed/re-vegetate as soon as possible after disturbance with native seed mixes;
- Utilize small machinery outside of perimeter fence during all activities to minimize harm to the root system of trees not intended for removal
- Dust suppression to be performed when required;



- The internal lanes will be left as a farm lane (i.e. unpaved, gravel or dirt road) to allow rainwater to infiltrate the soil; and
- Ensure that properly operating mufflers (i.e. standard OEM, or similar) are used on all project machinery and vehicles to minimize noise impacts.

Treatment Technologies:

- Fueling and maintenance activities would occur within an area where sediment erosion control measures and all precautions have been made to prevent oil, grease, antifreeze or other materials from inadvertently entering the ground or the surface water flow. No such activity shall occur within 120m of the wetland.
- Monitor area for leakage, in the unlikely event of spillage halt all construction activities and corrective measures must be implemented. Any spills must be immediately reported to the MOE Spills Action Centre (1.800. 268.6060)

Scheduling and Operational Changes:

- Conduct construction activities during daylight hours whenever possible to minimize light impacts to wildlife.

Environmental Effects Monitoring Plan: The EEMP is contained within the Design and Operations Report..

2.3 Interconnection/Testing/Commissioning

Grid-tie substation (main 44 kV transformer, switchgear, disconnects, meter, etc.); foundation pads for various equipment and a maintenance building; placement of pre-fab maintenance building; overhead structure(s); 44 kV conductor to existing LDC distribution line; LDC coordination; system testing, calibration and troubleshooting; commissioning.

Materials Brought On Site: 44kV transformer, switchgear, disconnects, meter and related equipment; pre-fabricated maintenance building; wood or steel poles and high-voltage interconnection conductor; fencing and gates; tele-protection communication equipment and mounting pole; site lighting and security system.

Construction Equipment Utilized: Small- to medium-sized grading/compacting equipment; delivery and staging vehicles (medium and large trucks, fork lift, etc.); bucket truck; concrete truck; typical light-duty construction equipment; small crane; hand tools.

Timing and Operational Plans: Much of this work can be executed in parallel with the previous stage (Facility and Equipment Installation); of course the testing and commissioning require almost all construction and installation activities to have been completed. Overall, these activities may last approximately one month;

Temporary Land Uses: Only a relatively small area will be used temporarily for tasks in this stage; they will be primarily for staging of the equipment and supplies as well as crew parking.



Materials Generated at/Transported from Project Location: No materials requiring export from the site will be generated other than standard construction waste, which will be disposed of according to applicable regulations and standard practice.

2.3.1 Potential Negative Environmental Effects of Interconnection/Testing/Commissioning

Stormwater Runoff Impacts: None are anticipated given the implementation of mitigation measures detailed below.

Dust and Noise Emissions: Dust and noise emissions due to typical construction activities are unavoidable, but no negative environmental effects are anticipated – especially since stock mufflers will be utilized on construction equipment and machinery.

Destruction of Vegetation and Habitat: None.

Impacts on Water Bodies: No water bodies were identified within the project location boundary. Within 120m of the project location, the WA identified one permanent streams connecting to the Port Britain Creek and a drainage ditch under Highway 401. No impacts are anticipated to these streams however, mitigation measures are detailed below to ensure such.

None. During the Interconnection/Testing/Commissioning phase of the construction, Penn anticipates that it will perform the initial cleaning of the modules. The duration of the module cleaning scope of work is approximately one week. It is anticipated that the module cleaning process will use not more than 30,240 liters of water per day on any day. A hydrogeological report by Levac Robichaud Leclerc Associates Ltd., dated January 2012, confirms such taking would have “no significant impacts on the local hydrogeological regime.”

Fuel Spills: Spills from construction equipment/machinery are a potential threat to the environment, but this can be mitigated (see below for specific recommendations). Penn anticipates selecting a primary transformer for the grid-tie substation that utilizes biodegradable transformer oil(s), such as, by way of example, vegetable-based FR-3. Such transformer oils are non-toxic and readily biodegradable. They are less volatile than petroleum-based oils and have higher flash points for improved safety. They are known to quickly and thoroughly degrade in both soil and aquatic environments.

Impacts on Archaeological Resources: None. The AA (as confirmed by the Ministry of Tourism and Culture) found no significant archaeological materials after conducting Stage 2 surface survey and an additional 250 shovel tests and recommended complete clearance of the project location.

2.3.2 Proposed Mitigation/Monitoring Plan for Interconnection/Testing/Commissioning

Modifications of Construction Activities:

- Maintain the limits/perimeter of the area to be cleared to prevent the loss of vegetation and retain trees not intended for removal;
- Maintain a clearly delineated 5 m allowance outside of the perimeter fence;
- Repair any damaged, installed silt fencing throughout construction



- No disturbance is to occur between the project location boundary and the area designated as WO02 on Figure 4 of the EIS;
- No encroachment to be permitted into the woodland designated as WO02 on Figure 4 in the EIS;
- A 30m setback to be implemented from the wetland designated as WE01 on Figure 4 of the EIS;
- Maintain a 30m buffer between project activities and two water features identified in the WA;
- Workers to be instructed to respect the delineated project location boundary;
- Re-seed/re-vegetate as soon as possible after disturbance with native seed mixes;
- Utilize small machinery outside of perimeter fence during all activities to minimize harm to the root system of trees not intended for removal
- Dust suppression to be performed when required;

Treatment Technologies:

- Fueling and maintenance activities would occur within an area where sediment erosion control measures and all precautions have been made to prevent oil, grease, antifreeze or other materials from inadvertently entering the ground or the surface water flow. No such activity shall occur within 120m of the wetland.
- Monitor area for leakage, in the unlikely event of spillage halt all construction activities and corrective measures must be implemented. Any spills must be immediately reported to the MOE Spills Action Centre (1.800. 268.6060)

Scheduling and Operational Changes:

- Conduct construction activities during daylight hours whenever possible to minimize light impacts to wildlife.

Environmental Effects Monitoring Plan: The EEMP is contained within the Design and Operations Report..

2.4 Close-out

Removal of temporary services and facilities (e.g. portable toilets, office trailer and refuse/recycling dumpsters); topsoil replacement and final grading; landscaping and re-seeding;

Materials Brought On Site: Sod/seed mix for turf grass and various plants for the perimeter landscaping.

Construction Equipment Utilized: Medium and/or large trucks, fork lift, etc. to remove temporary facilities; small- to medium-sized landscaping equipment; bucket truck; concrete truck; typical light-duty construction equipment; small crane; hand tools.

Timing and Operational Plans: approximately two weeks

Temporary Land Uses: none



Materials Generated at/Transported from Project Location: Portable toilets, an office trailer and refuse/recycling dumpster(s)

2.4.1 Potential Negative Environmental Effects of Close-out

Stormwater Runoff Impacts: None.

Dust and Noise Emissions: Dust and noise emissions due to typical construction activities are unavoidable, but no negative environmental effects are anticipated – especially since stock mufflers will be utilized on construction equipment and machinery.

Destruction of Vegetation and Habitat: None.

Impacts on Water Bodies: No water bodies were identified within the project location boundary. Within 120m of the project location, the WA identified one permanent streams connecting to the Port Britain Creek and a drainage ditch under Highway 401. No impacts are anticipated to these streams however, mitigation measures are detailed below to ensure such.

Impacts Related to Water Taking: None. During the Close-out phase of the Construction, Penn will utilize water to help establish the landscaping and seeded areas of the site. Penn anticipates that it would utilize not more than 37,800 liters per day of water during the period in which it is establishing the seeded and landscaped areas. After the seeded and landscaped areas are established, the primary use of water will be for module cleaning. Averaged over the course of a year, this usage is expected to be less than 1,000 liters per day. A hydrogeological report by Levac Robichaud Leclerc Associates Ltd., dated January 2012, confirms such taking would have “no significant impacts on the local hydrogeological regime.”

Fuel Spills: Spills from construction equipment/machinery are a potential threat to the environment, but this can be mitigated (see below for specific recommendations).

Impacts on Archaeological Resources: None. The AA (as confirmed by the Ministry of Tourism and Culture) found no significant archaeological materials after conducting Stage 2 surface survey and an additional 250 shovel tests and recommended complete clearance of the project location.

2.4.2 Proposed Mitigation/Monitoring Plan for Close-out

Modifications of Construction Activities:

- Maintain the limits/perimeter of the area to be cleared to prevent the loss of vegetation and retain trees not intended for removal;
- Maintain a clearly delineated 5 m allowance outside of the perimeter fence;
- Repair any damaged, installed silt fencing throughout construction
- No disturbance is to occur between the project location boundary and the area designated as WO02 on Figure 4 of the EIS;
- No encroachment to be permitted into the woodland designated as WO02 on Figure 4 in the EIS;



- A 30m setback to be implemented from the wetland designated as WE01 on Figure 4 of the EIS;
- Maintain a 30m buffer between project activities and two water features identified in the WA;
- Workers to be instructed to respect the delineated project location boundary;
- Re-seed/re-vegetate as soon as possible after disturbance with native seed mixes;
- Utilize small machinery outside of perimeter fence during all activities to minimize harm to the root system of trees not intended for removal
- Dust suppression to be performed when required;

Treatment Technologies:

- Fueling and maintenance activities would occur within an area where sediment erosion control measures and all precautions have been made to prevent oil, grease, antifreeze or other materials from inadvertently entering the ground or the surface water flow. No such activity shall occur within 120m of the wetland.
- Monitor area for leakage, in the unlikely event of spillage halt all construction activities and corrective measures must be implemented. Any spills must be immediately reported to the MOE Spills Action Centre (1.800. 268.6060)

Scheduling and Operational Changes:

- Conduct construction activities during daylight hours whenever possible to minimize light impacts to wildlife.

Environmental Effects Monitoring Plan: The EEMP is contained within the Design and Operations Report..

