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TO	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON NOVEMBER 12, 2013
FROM:	GEORGE KOTSIFAS, P. Eng. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	REQUEST FOR MUNICIPAL COUNCIL SUPPORT RESOLUTION GROUND MOUNTED SOLAR PROJECT UNDER THE FEED-IN TARIFF (FIT) PROGRAM

RECOMMENDATION

That, on the recommendation of the Manager of Development Services and Planning Liaison, the following actions be taken with respect to the application for a Category 2 FIT project to construct a ground mounted solar project at 1750 Crumlin Road, on the London International Airport property:

- a) the Applicant **BE ADVISED** that the Municipal Council supports the construction and operation of this project; and
- b) a Municipal Council Support Resolution in the form attached as Appendix “B” to this report **BE ISSUED** for this project; and
- c) the Mayor and the City Clerk **BE AUTHORIZED** to sign the Municipal Council Support Resolution noted in b) above;

it being noted that the sole purpose of this resolution is to enable the applicant to receive priority points under the Feed-in Tariff (FIT) Program and may not be used for any other form of municipal approval in relation to the project.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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July 23, 2012 – Report to PEC on municipal support resolutions for local renewable electricity generation projects seeking Ontario Feed-in-Tariff (FIT) Contracts.

September 24, 2012 – Follow-up report to PEC on municipal support resolutions for local renewable electricity generation projects seeking Ontario FIT Contracts.

January 8, 2013 – Report to PEC on Planning Fees By-law CP-18, to implement fees for applications under the FIT Program.

October 29, 2013 – Report to PEC on municipal support resolutions for projects seeking contracts under Version 3.0 of the Ontario FIT Program.

PURPOSE

The purpose of this report is to recommend a Municipal Council support resolution for a ground mounted solar project seeking a contract under the Ontario Power Authority FIT Program Version 3.0.

BACKGROUND

The Ontario government Feed-in Tariff (FIT) Program was enacted in conjunction with the *Green Energy and Green Economy Act, 2009*, to facilitate the increased development of renewable generating facilities in the Province. The Province has recently announced that the

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window for receiving applications under the current FIT Program (Version 3.0), opens on November 4, 2013 and closes on December 13, 2013. Applications that are received during this timeframe will be evaluated by the Ontario Power Authority and awarded priority points, which are used to determine an applicant’s ranking relative to other applications.

Fees for different types of FIT projects in the City of London were established by an amendment to the Planning Fees By-law CP-18, adopted by Council on January 15, 2013. Revised forms for municipal Council Support Resolutions under FIT Version 3.0 were recently released by the Ontario Power Authority for both Blanket Municipal Support Resolutions and individual project Municipal Support Resolutions for use by Ontario municipalities. These revised forms were presented in a report to the Planning and Environment Committee meeting on October 29th, and endorsed by Council on November 5th, 2013.

In order to receive priority points under the “Municipal Council Support” category a project must have received the support of the local municipality in which the project is located in the form of a Municipal Council Support Resolution. As noted in Table 1 below, the process requirements for FIT Category 2 Type Projects, including ground mounted solar panel installations, require a report to the Planning and Environment Committee and in some instances a site specific Municipal Support Resolution.

Table 1:

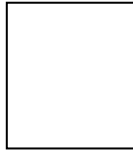
Project Type	Description	File Handler	Process Requirements	Fee
Micro FIT	Renewable Electricity Generation Projects (10 kW or less)	Zoning Officer	Issuance of Compliance form	\$60
FIT - Category 1	All rooftop solar panel installations anywhere	Zoning Officer	Issuance of Compliance form	\$30
FIT - Category 2	All ground mounted solar panel installations at specific locations with little impact on adjacent properties	Development Services Staff	PEC Report for Municipal Support Resolution	\$300
FIT - Category 3	Wind turbines, biomass and biogas installations at specific locations	Development Services Staff	PEC Report for Municipal Support Resolution	\$1000

The *Green Energy Act, 2009, as amended*, permits renewable energy projects to be installed notwithstanding restrictions that might otherwise be imposed to prevent or restrict the activity by local municipal by-laws (i.e. Zoning). The purpose of the Municipal Support Resolution is to enable an applicant to receive priority points that can be applied under the FIT Program evaluation criteria and the resolution does not apply to any other form of municipal approval in relation to the project. Municipal Council could refuse to endorse a Municipal Support Resolution if it is determined that the proposed facility could significantly impact adjacent land uses or municipal operations.

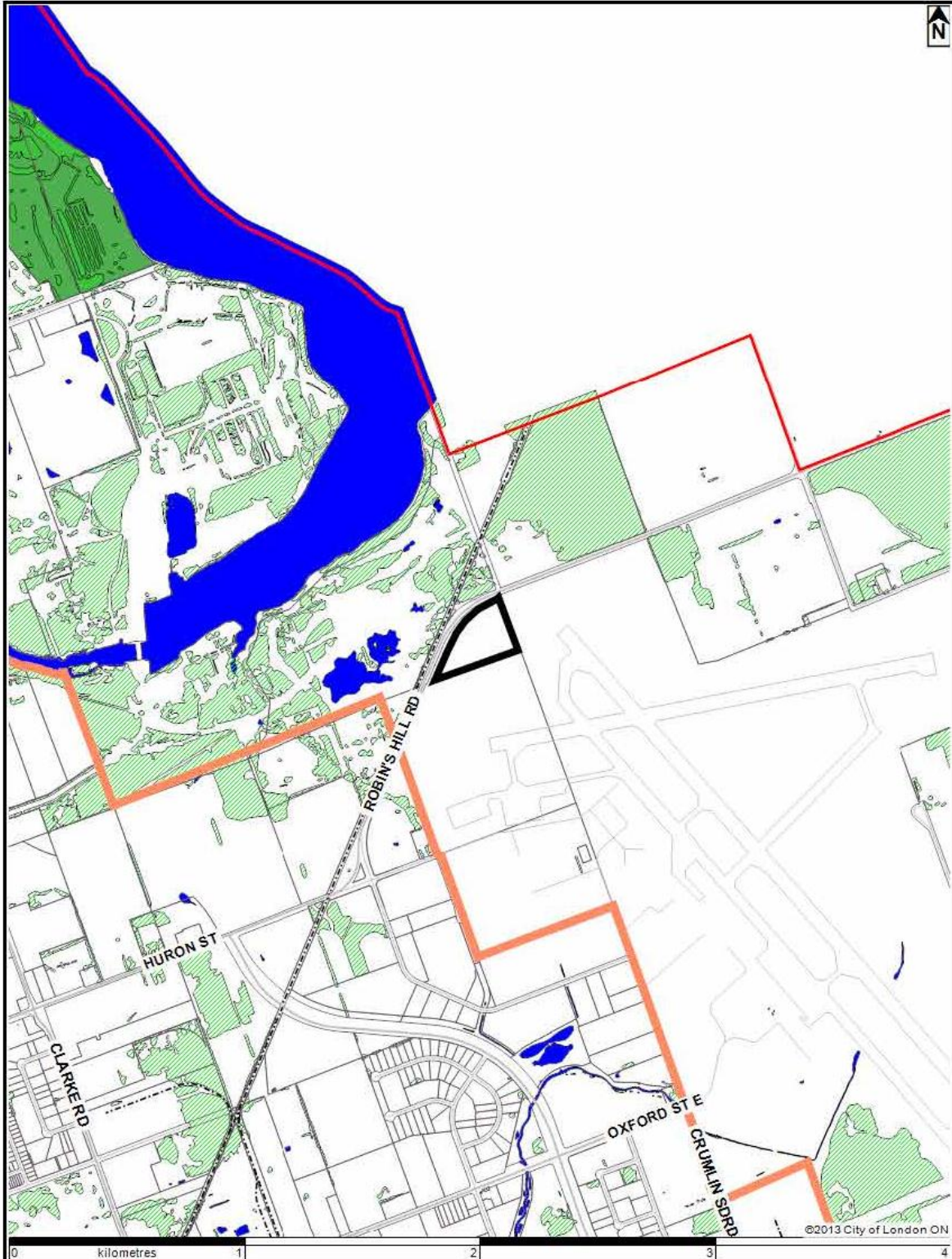
Current Application:

An application has been received from QS19 2012 LP (QPA Solar Inc.) for a Municipal Council Resolution in support of a FIT Category 2 project. The proposal is for a 500kw ground mount solar project located on a 2 hectare (5 acre) site south/east of Robin’s Hill Road and entirely within the London International Airport property. Documentation submitted with the application is attached as Appendix “A”.

The site in question is zoned General Industrial Special Provision (GI1(4)), which permits a broad range of industrial uses, related activities and airport operations. The applicant has indicated that potential concerns with sight lines for pilots, reflection from sun glare and other potential airport related impacts have been addressed; and that a ‘letter of intent’ has been signed with the London International Airport for a lease on the proposed site.



Location Map



LOCATION MAP






Subject Site: **London Int'l Airport**
Applicant: **QPA SOLAR Inc.**

Created By: **TG**
Date: **2013-10-26**
Scale: **1:20200**

Corporation of the City of London
Prepared By: Planning and Development



LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

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The application was circulated internally and no significant issues were identified with respect to potential impacts on other land uses or municipal operations. Existing land uses surrounding the site include recreational (golf course) to the north/west and airport lands to the south/east. An existing gated access to the airport lands (opposite the driveway to Forest City National Golf Course) would be used for access to the site and traffic impacts would be minimal. The existing locked gate would continue to provide restricted access to the site after the project is completed, and would only be used for periodic maintenance of the facility.

The general template for Municipal Council Approval resolutions under Version 3.0 of the FIT Program, which was endorsed by Council on November 5th, is attached as Appendix "B". The resolution wording specific to this project is attached as Appendix "C".

CONCLUSION

Council is being requested to endorse a Municipal Support Resolution under the FIT Version 3.0 Program for a ground mounted solar project on the London Airport Lands. The project is considered to be appropriate for the proposed location, and is not expected to have any significant impact on surrounding land uses or municipal operations. This endorsement will provide the applicant with priority points to be considered in the evaluation of FIT applications by the Ontario Power Authority but is not relevant to any other form of municipal approval in relation to the application.

PREPARED & RECOMMENDED BY:	REVIEWED BY:
TERRY GRAWAY, RPP MCIP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	PETER KOKKOROS, P.Eng. DEPUTY CHIEF BUILDING OFFICIAL DEVELOPMENT & COMPLIANCE SERVICES
SUBMITTED BY:	
GEORGE KOTSIFAS, P.Eng. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL	

Y:\shared\DevelopmentServices\FITProgram\QPA Solar\November 12, 2013 PEC Report
TG/

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Appendix "A"



October 22, 2013

Mr. Terry Grawey, OPI, RPP
Manager, Development Services Division
City of London
300 Dufferin Avenue – 6th Floor
London ON
N6A 4L9

Dear Sir:

Terry, thank you for taking the time to meet with me today and review the requirements to obtain Municipal Endorsement for a proposed ground mount solar system.

Specific to the City of London Renewable Energy Project Application, this is a Category - 2 (Ground Mount Solar Projects at Specific Locations). The system calls for approximately 5 acres at the north end of London International Airport. We have a signed Letter of Intent from the airport management to enter into a lease agreement subject to QPA Solar Inc. receiving a contract from the Ontario Power Authority under FIT 3.0 (see Schedule "A" Intent to Lease). The proposed site is located at the north corner of the airport property (see Schedule "B" – Site Plan – X marks the location). The system will generate 500 kw AC.

This particular site was chosen because it does not interfere with site lines for pilots or air traffic controllers. Nor is there a risk of sun glare reflecting off the solar panels: they will be angled to face west by south west at an angle off the ground of no more than 20 degrees. There are no residential properties within site of this location. Commercial properties to the south are almost a kilometre distant, and for the most part, blocked by Airport buildings. Forest City National Golf Course is out of sight to the north. For construction and maintenance access, there is a gate and road access off the concession road.

As you stated in our meeting, you, too only found out last week that new endorsements were required. Hence we are both running into a very tight time frame to process this request!

Last year QPA Solar Inc. received London Municipal Endorsement at a Council meeting on July 23, 2012: Part 2 – CONSENT ITEMS, Item 5. Terry, I believe this is the date you requested.

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Appendix "A"

● Page 2

October 22, 2013

The window to submit applications is November 4 – December 13, 2013. Applications will be accepted for green energy systems of more than 10 kw up to 500 kw. All applications for solar systems for the FIT Version 3.0 are time and date stamped when received by the OPA. The OPA will then assess every application, using a defined point system, two which are for Municipal Endorsement. Every point is critical to maximize the points and qualify to move to the final step in the defined process: award contracts based on the earliest date and time stamps.

There are defined protocols you must follow when seeking Council endorsements such as this. We ask that you do whatever is necessary to work within your time frames. Upon receipt of the endorsement, we trust no later than late November, we will then attempt to add it to our application with the OPA.

As I stated, I will be out of the country from October 30 to November 6. I will touch base with you on November 7. In the interim, should you require any additional information, please contact:

Ingrid Bos, Administration Manager
Email: ibos@qpasolar.com
Telephone: 905 627-2029

Terry, again thank you for your willingness to do whatever you can to expedite the approval process.

Sincerely,

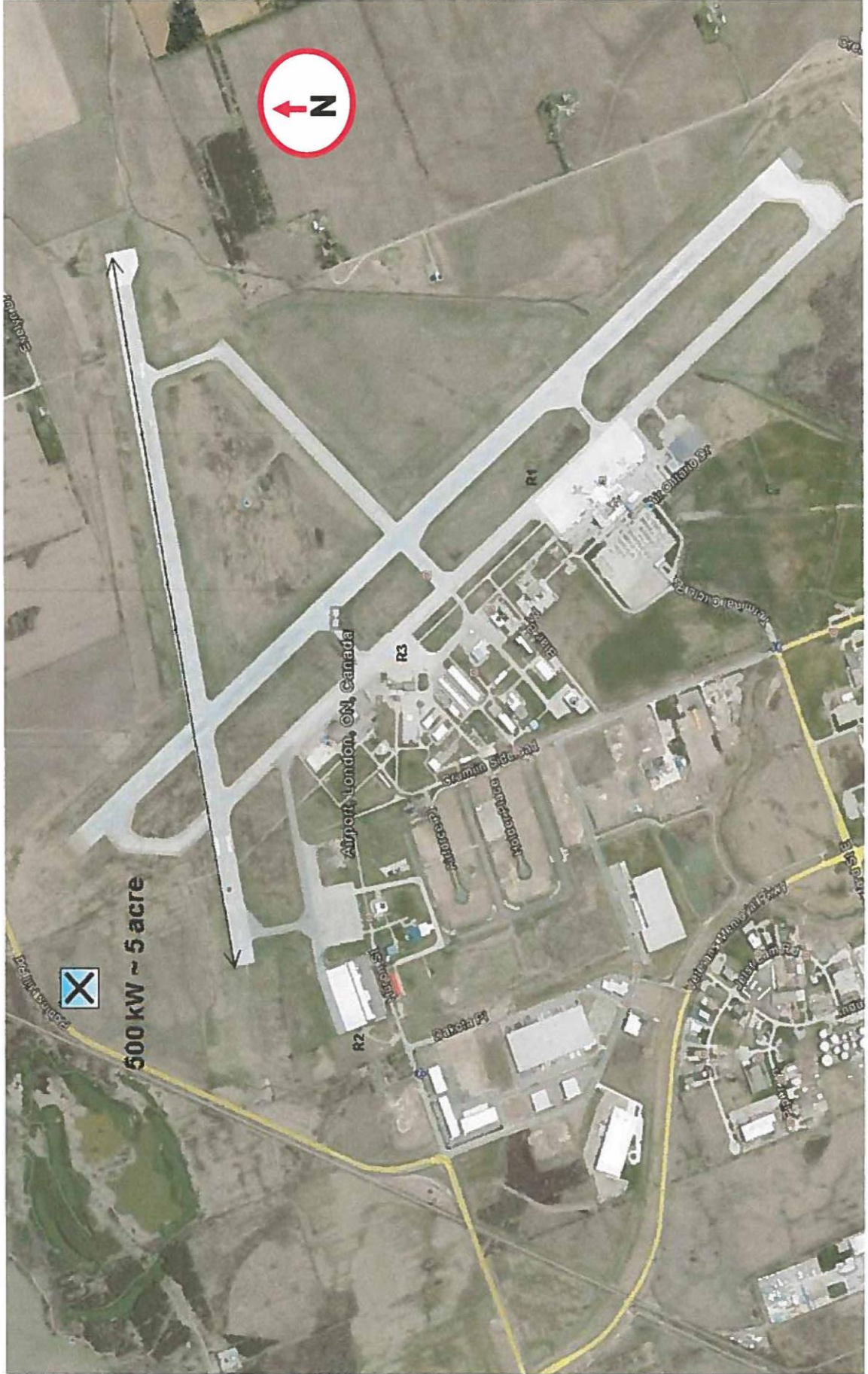


Richard Weston MBA CHRP
Director of Business Development
QPA Solar Inc.
519 679-2330

Appendix "A"

SCHEDULE "B"

SITE PLAN



Two empty rectangular boxes for entering agenda item and page numbers.

Appendix "B"



Buttons for 'Save As', 'Clear All', and 'Print'.

120 Adelaide Street West, Suite 1600
Toronto, Ontario M5H 1T1
T 416-967-7474
F 416-967-1947
www.powerauthority.on.ca

TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION
(Section 5.1(g)(i) of the FIT Rules, Version 3.0)

OPARP/f-FIT-012r2

Resolution NO: _____ Date: _____

[WHEREAS] capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 3.0.

[AND WHEREAS] _____ insert name of Applicant _____ (the "Applicant") proposes to construct and operate a
_____ insert description of facility, including renewable fuel (e.g., rooftop solar facility, biogas facility)

(the "Project") on _____ insert address or legal description _____ (the "Lands") in
_____ insert the name of the Local Municipality _____ under the Province's FIT Program;

[AND WHEREAS] the Applicant has requested that Council of _____ insert the name of the Local Municipality _____
indicate by resolution Council's support for the construction and operation of the Project on the Property;

[AND WHEREAS], pursuant to the FIT Rules, Version 3.0, Applications whose Projects receive the formal support of Local
Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons
applying for FIT Contracts;

[NOW THEREFORE BE IT RESOLVED THAT]:

Council of the _____ insert the name of the Local Municipality _____ supports the
construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the
purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

Title:

Title:

(signature lines for elected representatives.)

FIT reference number: _____
(The reference number must be inserted by the Applicant in order for the resolution to comply with the FIT rules, even where Local Municipal letterhead is used. This is not to be inserted by the Local Municipality.)

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Appendix “C”

Resolution No: _____

Date: _____

WHEREAS capitalized terms not defined herein have the meaning ascribed to them in the FIT Rules, Version 3.0.

AND WHEREAS QS19 2012 LP (the “Applicant”) proposes to construct and operate a ground mount solar facility (the “Project”) on the London International Airport property at 1750 Crumlin Road (the “Lands”) in the City of London under the Province’s FIT Program.

AND WHEREAS the Applicant has requested that the Council of the City of London indicate by resolution Council’s support for the construction and operation of the Project on the Property.

AND WHEREAS, pursuant to the FIT rules Version 3.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in these Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the Corporation of the City of London supports the construction and operation of the Project on the Lands.

This resolution’s sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

FIT reference number: _____

(The reference number must be inserted by Applicant in order for the resolution to comply with the FIT rules, even where local Municipal letterhead is used. This is not to be inserted by the Local Municipality)