

Township of Admaston/Bromley

FIT (over 10KW) Solar Projects Protocol

1. ZONING RESTRICTIONS

Under the new FIT 2.0 Rules enforced by the Ontario Power Authority (OPA) any new contracts are prevented from building GROUND MOUNT solar devices on property zoned Agricultural Class 1, 2 and 3. Upon application to the OPA under the FIT program the OPA confirms the zoning from the prescribed forms submitted by the applicant. Agricultural land use restrictions are verified and enforced using the OMAFRA CLI maps as well as soil studies performed on the project sites.

The forms must also be signed off by the municipal planning officials attesting to the land not being residential or abutting residential properties.

These same forms ensure that ground mount projects are not installed on commercial or industrial land unless the solar energy project is the secondary use on that property.

- 2. The device for production and distribution of solar energy when installed on a building, shall be subject to all the requirements of the applicable zoning by-law in the zone in which the device is located and must be in compliance with all municipal, provincial and federal bylaws, statutes and regulations. According to the Ontario Building Code Act – An ACCESSORY BUILDING PERMIT APPLICATION MUST BE COMPLETED AND APPROVED AND ALL REGULATIONS MUST BE FOLLOWED THROUGH BEFORE installing any Roof Mount Solar Panels.**
- 3. The ground mount device for production and distribution of solar energy when not located on a building, shall be subject to all the requirements of the applicable zoning by-law in the zone in which the device is located and must be in compliance with all municipal, provincial and federal bylaws, statutes and regulations. No building permit applications are required for ground mount solar energy devices.**
- 4. Under the new FIT 2.0 Rules the applicant can receive two priority points for a support resolution (Appendix A) from the municipality where the project is located. If such a resolution is required a letter to council (Appendix B) must be delivered to the Clerk by 12 noon on the Monday preceding a council meeting on the first or third Thursday of the month.**

TOWNSHIP OF ADMASTON/BROMLEY



477 Stone Road, RR2
Renfrew ON K7V 3Z5

Date: August 16, 2012

Resolution No. _____

Moved by: _____ Seconded by: _____

WHEREAS OWNER NAME(S) plans to construct and operate a solar roof top generation project on an already existing building located on Lot #, Concession #, geographic Township of Admaston, Township of Admaston/Bromley;

AND WHEREAS, pursuant to the rules governing the FIT Program, applicants whose projects receive the formal support of Municipalities will be awarded priority points, which may result in these Applicants being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

The Council of the Township of Admaston/Bromley supports the construction and operation of a solar farm building roof top generation project proposed by OWNER NAME(S) under the FIT Program upon the following conditions:

- (1) That the said applicants adhere to the Township Official Plan and Zoning By-Law Policies for the solar building roof top project.
- (2) That the said applicant make application and obtain the required building permit prior to construction.
- (3) This resolution shall expire twelve (12) months after its adoption by Council.

"Carried"

Mayor

Date _____

Township of Admaston/Bromley
477 Stone Road
RR #2
Renfrew, ON
K7V 3Z5

To the Council of the Township of Admaston/Bromley:

Please accept this letter as a request for support under the FIT Program
for the purpose of constructing a farm building to facilitate the
construction and operation of a solar roof top generation project.

I/We are proposing to build _____ building(s) on the following
(number)

property : (please provide lot and concession of each property)

Use of Farm Building _____

Thank You.

Signature and Address of Registered Owners

PRESCRIBED FORM: ZONING CERTIFICATE FOR NON-ROOFTOP SOLAR FACILITY

Sections 3.3(d)(iv)(B) and 3.3(d)(v)(B) of the FIT Rules, Version 2.0

OPARP/F-FIT-018r1

To be submitted by an Applicant as part of an Application under the FIT Program where such Application is in respect of a Non-Rooftop Solar Project

To be completed and executed by a chief building official, municipal chief administrative officer, municipal clerk or equivalent official municipal official that is not a registered professional planner in Ontario.

For a Land Use Planner, director of planning or equivalent municipal official who, in each case is, a registered planner in Ontario, use: "Prescribed Form: Zoning Opinion for Non-Rooftop Solar Facility (Sections 3.3(d)(iv)(A) and 3.3(d)(v)(A) of the FIT Rules)".

| | | | | | |
|---------------------------------------|--|-----------|--|--------------|--|
| Legal Name of Applicant(s): | | | | | |
| Municipal address of Site: | | | | | |
| City/Town: | | Province: | | Postal Code: | |
| Property Identification Number (PIN): | | | | | |
| Legal Description of Site: | | | | | |

WHEREAS the Application is for a Non-Rooftop Solar Facility;

AND WHEREAS Section 3.3(d)(iv)(B) and 3.3(d)(v)(B) of the FIT Rules requires a written certification of a chief building official, municipal chief administrative officer, municipal clerk or equivalent official of the municipality in which the Site is located, setting out certain certifications regarding the use of the Site;

AND WHEREAS insert legal name of the municipal official (the "Undersigned") is the (check applicable box):

- Chief Building Official;
- Municipal Chief Administrative Officer;
- Municipal Clerk
- Other (*specify*): _____
of the Local Municipality in which the Site and/or Property Abutting the Site is located.

NOW THEREFORE THE UNDERSIGNED CERTIFIES to the OPA, on behalf of the Municipality (as defined below) and without personal liability, and acknowledges that the OPA is relying on the certification that hereinafter follows:

1. Interpretation

Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules.

FIT reference number: _____
(Note: Must be inserted by Applicant to complete Application)

PRESCRIBED FORM: ZONING CERTIFICATE FOR NON-ROOFTOP SOLAR FACILITY

Sections 3.3(d)(iv)(B) and 3.3(d)(v)(B) of the FIT Rules, Version 2.0

OPARP/f-mFIT-001r3

(a) **Abut** means in respect of two or more Properties, Properties that have a common border or boundary or are only separated from such common border or boundary by a right-of-way (other than a right-of-way in respect of which the owner, lessee, occupant or resident of one of such Properties has a property interest) having a width, at any point, of not greater than 15 metres. For greater certainty, Properties separated by “highways” (as defined in the *Highway Traffic Act*, RSO 1990, c H.8) or “railways” (as defined in the *Canada Transportation Act*, SC 1996, c 10) do not Abut. **Abutting** shall have a corresponding meaning.

(b) **Lawfully Permitted Use** means a use permitted by:

- (i) a zoning by-law passed pursuant to Section 34 of the *Planning Act*, RSO 1990, c P.13; or
- (ii) in territories without municipal organization, land use control imposed by:
 - (A) a planning board being established and passing zoning by-laws; or
 - (B) zoning orders made by the Ontario Minister of Municipal Affairs and Housing; or
- (iii) a development permit issued pursuant to a development permit by-law.

(c) **Local Municipality** means a “local municipality” as defined by the *Municipal Act, 2001*, SO 2001, c 25.

(d) **Site** means, in respect of a Facility, the real property on, over, in or under which the Facility is, or is to be, situated, as such real property is identified in the Application and in the FIT Contract and which may be located in whole or in part on a Property or multiple Properties, provided real property on which the Connection Line (but not the rest of the Facility) is located shall be excluded from the “Site”.

2. The Site, and/or Property Abutting the Site is located, in whole or in part, in the Local Municipality of _____ insert name of Municipality _____ (the “Municipality”).

(Note: Where the Site or any Abutting Property is or is proposed to be located in the Municipality and in one or more neighbouring municipalities, a separate Prescribed Form: Zoning Opinion for Non-Rooftop Solar Facility or Prescribed Form: Zoning Certificate for Non-Rooftop Solar Facility must be completed and executed in respect of each such neighbouring Municipality.)

3. The Undersigned has examined the zoning by-law(s) of the Municipality (where applicable).
4. The Undersigned certifies that neither the Site nor any Property Abutting the Site (to the extent located in the Municipality), in each case, is Property on which residential use is a Lawfully Permitted Use, provided that if a Lawfully Permitted Use of the Site is agricultural, any residential use of the Site, or Property Abutting the Site is ancillary to the agricultural use.
5. If the Non-Rooftop Solar Facility is proposed to be located on a Property on which commercial use or industrial use is a Lawfully Permitted Use, the proposed Non-Rooftop Solar Facility does not constitute the main, primary or only purpose for which the Property is used.

Signed this _____ day of _____, 20____

By: _____

Signature

| | |
|-----------------|--|
| Name: | |
| Title: | |
| Municipality: | |
| E-mail address: | |
| Phone number: | |