



Municipality of French River

AGENDA REGULAR MEETING OF COUNCIL held in the Council Chambers Wednesday, October 26, 2016 at 6pm

1. **Call to order, roll call and adoption of the agenda**
2. **Moment of reflection**
3. **Disclosure of Pecuniary Interest and General Nature Thereof**
4. **Delegations**
 - 4.1 Polaron Solatech Corp., 500kW Solar Projects
 - PIN: 73451-0319, 6042 Hwy 64
 - PIN: 73451-0055, 6042 Hwy 64
 - PIN: 73451-0057, 6042 Hwy 64
 - PIN: 73451-0310, 6042 Hwy 64
 - PIN: 73446-0550, 987 Hwy 535
 - PIN: 73451-0117, 358 Mercer Rd
 - PIN: 73451-0137, 5782 Hwy 64

*Resolutions to support the projects and adopt the By-laws to enter into Community Vibrancy Fund Agreements are considered under the Consent Agenda
5. **Management, Committee and Board Reports**
 - 5.1 **General Government**
 - 5.1.1 Verbal Report - Christmas Holiday Schedule, Events & Activities
 - 5.1.2 Resolution to support AMO - *What's next Ontario?*
 - 5.1.3 Report - Property Standards Appeal Committee
 - 5.1.4 Resolution to approve a Grants and Subsidy Application from Children Christmas Party Committee for a hall rental fee rebate for the Children Christmas Party on November 26
 - 5.1.5 Resolution to adopt By-law 2016-63 - Land Use Agreement with Oza Pilon (harvest/cultivate land)
 - 5.2 **Finance Department**
 - 5.2.1 Budget vs Actual Report
 - 5.3 **Public Works & Environmental Department**
 - 5.3.1 Resolution to adopt By-law 2016-55 - Estaire Transfer Site Agreement Renewal
 - 5.3.2 Resolution to authorize an Application to the Clean Water and Wastewater Fund (CWWF)
 - 5.4 **Committee Advising on Recycling Ecologically (CARE)**
 - 5.4.1 Presentation of the Marketing Plan
 - 5.5 **Ontario Provincial Police / Community Policing Advisory Committee**
 - 5.5.1 Monthly Municipal Policing Report (August 2016)

6.0 Consent Agenda

6.1 Adoption of Minutes by Resolution

6.1.1 Regular Council Meeting held October 12, 2016

6.2 Minutes Received by Resolution

6.2.1 Sudbury East Planning Board held August 11, 2016

6.3 Award of Tenders, Request for Proposals, Funding Matters and Support by Resolution

6.3.1 Resolution to support the PIN: 73451-0319, 6042 Hwy 64 solar project

6.3.2 Resolution to support the PIN: 73451-0055, 6042 Hwy 64 solar project

6.3.3 Resolution to support the PIN: 73451-0057, 6042 Hwy 64 solar project

6.3.4 Resolution to support the PIN: 73451-0310, 6042 Hwy 64 solar project

6.3.5 Resolution to support the PIN: 73446-0550, 987 Hwy 535 solar project

6.3.6 Resolution to support the PIN: 73451-0117, 358 Mercer Rd solar project

6.3.7 Resolution to support the PIN: 73451-0137, 5782 Hwy 64 solar project

6.4 Correspondence for Council's Information Received by Resolution

6.5 Adoption of By-laws by Resolution

6.5.1 2016-56 Community Vibrancy Fund Agreement for PIN: 73451-0319 project

6.5.2 2016-57 Community Vibrancy Fund Agreement for PIN: 73451-0055 project

6.5.3 2016-58 Community Vibrancy Fund Agreement for PIN: 73451-0057 project

6.5.4 2016-59 Community Vibrancy Fund Agreement for PIN: 73446-0550 project

6.5.5 2016-60 Community Vibrancy Fund Agreement for PIN: 73451-0117 project

6.5.6 2016-61 Community Vibrancy Fund Agreement for PIN: 73451-0310 project

6.5.7 2016-62 Community Vibrancy Fund Agreement for PIN: 73451-0137 project

6.5.8 2016-64 Confirmation By-law

7.0 Correspondence for Council's Consideration

8.0 Addendums

9.0 Notices of Motion

10.0 Announcement and Inquiries Members of Council may make brief verbal reports (meeting/conference/announcements). Inquiries shall deal with items pertaining to the current Agenda for the purpose of clarification only, and shall not be used to table new items that require Council's/Committee's consideration. Members of the Public may direct comments and questions to Council only.

10.1 Mayor's Report

11.0 Closed Session

- personal matters that would identify an individual, including municipal employees, with respect to an update of an human resources matter

12.0 Adjournment



Municipalité de la Rivière des Français

ORDRE DU JOUR RÉUNION RÉGULIÈRE DU CONSEIL

qui aura lieu dans la salle du conseil
Mercredi le 26 octobre 2016 à 18h00

1.0 Appel à l'ordre, présence et l'adoption de l'ordre du jour

2.0 Moment de réflexion

3.0 Révélation d'intérêt pécuniaire

4.0 Délégations

4.1 Polaron Solatech Corp., 500kW Solar Projects

- PIN: 73451-0319, 6042 Hwy 64
- PIN: 73451-0055, 6042 Hwy 64
- PIN: 73451-0057, 6042 Hwy 64
- PIN: 73451-0310, 6042 Hwy 64
- PIN: 73446-0550, 987 Hwy 535
- PIN: 73451-0117, 358 Mercer Rd
- PIN: 73451-0137, 5782 Hwy 64

*Résolutions d'appui et pour adopter les règlements sont considéré dans l'ordre du jour regroupé

5.0 Rapports de la direction, comités et conseils

5.1 Gouvernement général

5.1.1 Rapport verbal - Horaire des vacances, événements et activités de Noël

5.1.2 Résolution d'appui AMO - *'What's next Ontario?'*

5.1.3 Rapport - Comité des normes de bien-fonds

5.1.4 Résolution pour approuver une demande à la politique de subvention du Comité de la fête des enfants de Noël le 26 novembre

5.1.5 Résolution pour adopter le Règlement 2016-63 - Entente avec Oza Pilon (cultiver la terre)

5.2 Département des finances

5.2.1 Rapport du budget et valeur réelle

5.3 Département des travaux publics et de l'environnement

5.3.1 Résolution pour adopter le Règlement 2016-55 - Entente avec le site d'enfouissement d'Estaire

5.3.2 Résolution pour autoriser une demande au Fonds pour l'eau potable et le traitement des eaux usées

5.4 Comité Avisant le Recyclage Écologique (CARE)

5.4.1 Présentation du plan de Marketing

5.5 Police provinciale de l'Ontario / Comité consultatif de la police communautaire

5.5.1 Rapport mensuel de la police provinciale de l'Ontario (août 2016)

6.0 Ordre du jour regroupé

6.1 Procès-verbaux adoptés par résolution

6.1.1 Réunion régulière du Conseil le 12 octobre 2016

6.2 Procès-verbaux reçus par résolution

6.2.1 Conseil de planification de Sudbury Est le 11 août 2016

6.3 Soumissions et demandes de propositions, affaires financiers et d'appui adoptées par résolution

6.3.1 Résolution d'appui du projet solaire PIN: 73451-0319, 6042 Hwy 64

6.3.2 Résolution d'appui du projet solaire PIN: 73451-0055, 6042 Hwy 64

6.3.3 Résolution d'appui du projet solaire PIN: 73451-0057, 6042 Hwy 64

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6.3.6 Résolution d'appui du projet solaire PIN: 73451-0117, 358 Mercer Rd

6.3.7 Résolution d'appui du projet solaire PIN: 73451-0137, 5782 Hwy 64

6.4 Correspondance à titre de renseignement seulement reçus par résolution

6.5 Règlements adoptées par résolution

6.5.1 2016-56 Entente de Fonds Communautaire - projet solaire PIN: 73451-0319

6.5.2 2016-57 Entente de Fonds Communautaire - projet solaire PIN: 73451-0055

6.5.3 2016-58 Entente de Fonds Communautaire - projet solaire PIN: 73451-0057

6.5.4 2016-59 Entente de Fonds Communautaire - projet solaire PIN: 73446-0550

6.5.5 2016-60 Entente de Fonds Communautaire - projet solaire PIN: 73451-0117

6.5.6 2016-61 Entente de Fonds Communautaire - projet solaire PIN: 73451-0310

6.5.7 2016-62 Entente de Fonds Communautaire - projet solaire PIN: 73451-0137

6.5.8 2016-64 Règlement de confirmation

7.0 Correspondance pour la considération du Conseil

8.0 Addendum

9.0 Avis de motion

10.0 Annonce et questions Pour permettre aux Membres du Conseil de faire un court rapport (réunion /conférence /annonce). Des enquêtes doivent être concernant l'ordre du jour actuel dans le but de clarification seulement et ne doivent pas être utilisés pour apporter un nouveau sujet qui nécessite une décision du Conseil. Des membres du public peuvent diriger leur questions ou commentaire au Conseil seulement.

10.1 Rapport du Maire

11.0 Session à huis clos

- des renseignements privés concernant une personne qui peut être identifiée, y compris des employés de la municipalité ou du conseil local

12.0 Ajournement



Dear Mayor Claude,

My name is Mohan Wang, the Vice President of Polaron Solartech Corp. I am writing this letter to you today to apply for a Municipal Council Support Resolution for our proposed solar Ground Mount photovoltaics (PV) projects.

Company Description

Polaron Solartech Corp is a Better Business Bureau (BBB) accredited business and our company mandate is to create a sustainable future for all by providing customers in Ontario with innovative solar programs and solutions. Our company is one of the leading residential solar developer in Ontario with extensive experience in the installation of microFIT residential solar system projects. Polaron Solartech Corp. operates as a subsidiary of Xinyi Solar Holdings Ltd., one of the largest solar developers in the world. Xinyi Solar Holdings Ltd., specializes in research & development, manufacturing, sales and after service of solar glass. In addition, Xinyi Solar Holding Ltd also provides economical and efficient products for solar application systems, with active involvement in over 1.7 gigawatts (GW) of floating PV and ground-mounted solar farms (*pictured below*). With assets totaling over 10 billion Canadian dollars, Xinyi Solar Holdings Ltd is listed on the main board of the Hong Kong Stock Exchange (HKSE) since 2013.



Polaron Solartech Corp is an EPC (Engineering, Procurement & Construction) involved in all facets of design, development, financial planning, installation and professional maintenance for solar solutions in Ontario.

Benefits to the Local Community

Solar power systems derive sustainable, renewable energy from the sun which reduces the reliance on fossil fuels and positively contributes to a clean environment for everyone. Based on the calculated

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numbers, the energy generated by our proposed project will offset CO₂ emissions equivalent to 35,500 gallons of gasoline or the same as planting over 8176 trees. The implementation of a rooftop solar system can lessen the stress to the existing local electrical grid by reconciling off peak and on peak electrical usage. In addition to the environmental benefits, rooftop solar systems also brings about economic and social growth for the surrounding local communities. Our solar system installations enables business owners to capitalize on previously unused rooftop space to create an additional source of revenue. Installation, general upkeep and maintenance of the solar system will provide employment opportunities for local labor, effectively creating a trickle-down effect which stimulates the growth of the local economy. Finally, municipal endorsement of renewable energy source not only enhances the overall reputation of the township but also inspires residents to be more environmentally conscious and increases civic pride.

Municipal Support Resolution

Aligned with the values of our company, Polaron Solartech Corp strategy for project bidding is focused on including municipal & community involvement combined with competitive pricing. Our financial responsible approaches allows us to install more efficient solar systems for commercial rooftops, converting them from idle spaces into revenue generation assets for local business and building owners. Support from the local municipal council will enhance French River's standing as an environmental leader and will also greatly assist our efforts in securing limited FIT capacity allotments.

Due to the high interest in the Feed in Tariff (FIT) program, the IESO has set up what is known as a Priority Point System, where points are awarded to proposed projects for various criteria including having the support of the local municipality in the form of a Municipal Support Resolution. This resolution does require any financial commitment from the council, but it is merely to signify to the IESO that the respective council is supportive of solar power development for the area.

We firmly believe that Polaron Solartech Corp., with our experience, expertise and commitment, will be able to further the growth of the renewable energy industry and contribute to be in a better future for all of Ontario. With these considerations, we hope that Polaron Solartech Corp will be able to count on the support of yourself and your municipality in our efforts in obtaining a Municipal Council Resolution for our proposed solar system project. Due to time constraints associated with the FIT application process, we hope that our request can be presented at the earliest available council meeting and that a Municipal Support Resolution can be issued to us by Oct 31, 2016.

Attached, for your review, you will find the project specifications and conceptual design. Thank you very much for your time.

Yours Sincerely,

Mohan Wang
Polaron Solartech Corp.

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TELEPHONE (647) 557-1207 • FAX (905) 415-2797 • www.polaronsolar.com

Project Specifications

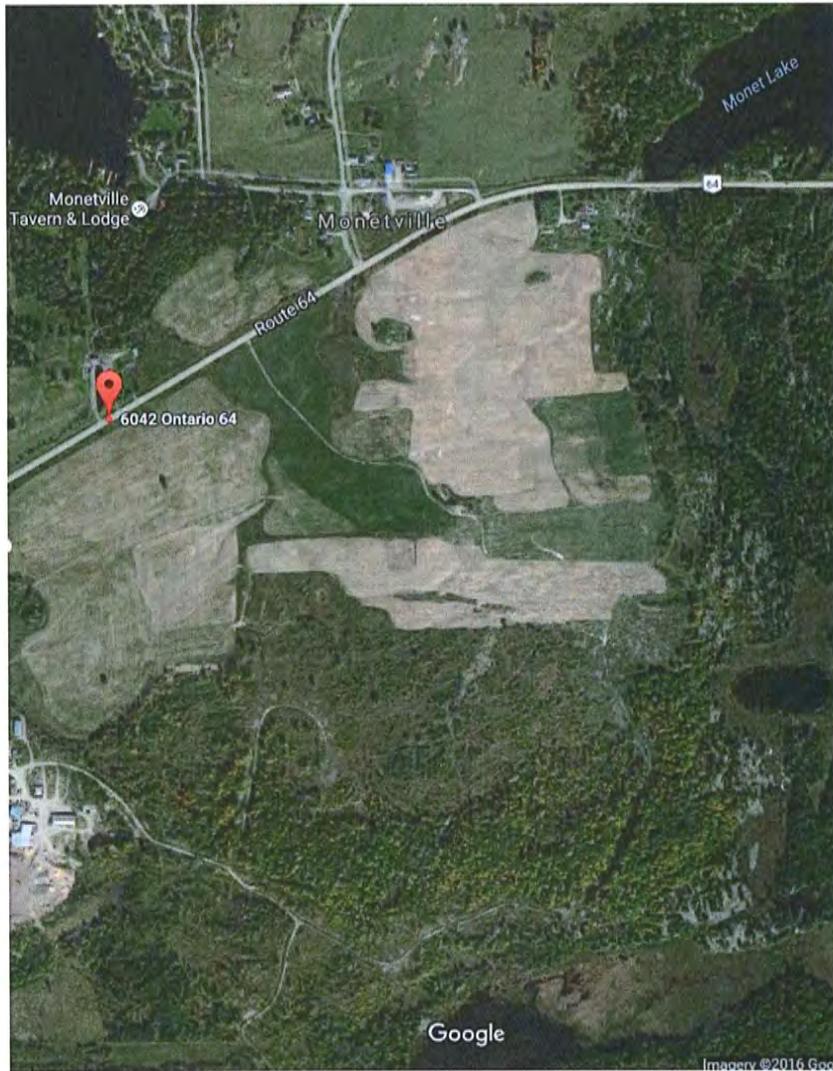
Project Location	6042 Hwy 64, French River, ON P0M
Project Type	Ground Mount Solar PV Installation
PIN Number	73451-0319
Legal Description	PCL 12459 SEC SES; PT BROKEN LT 5 CON 4 MARTLAND BEING THE W 1/2 OF THE W PT EXCEPT PT 10 EXPROP PL M831, PT 2, 53R6815; FRENCH RIVER
Estimated Size of Project	500 kW AC
Panel Brand	Canadian Solar
Model Name	CS6x-320P
Number of Panels	1875

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9270 Highway 17 East, Rutherglen,
ON P0H 2E0

01. Aerial View



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2. Street View



03. Site Location



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Municipality of French River
 Zoning By-law 2014-23
 Schedule A



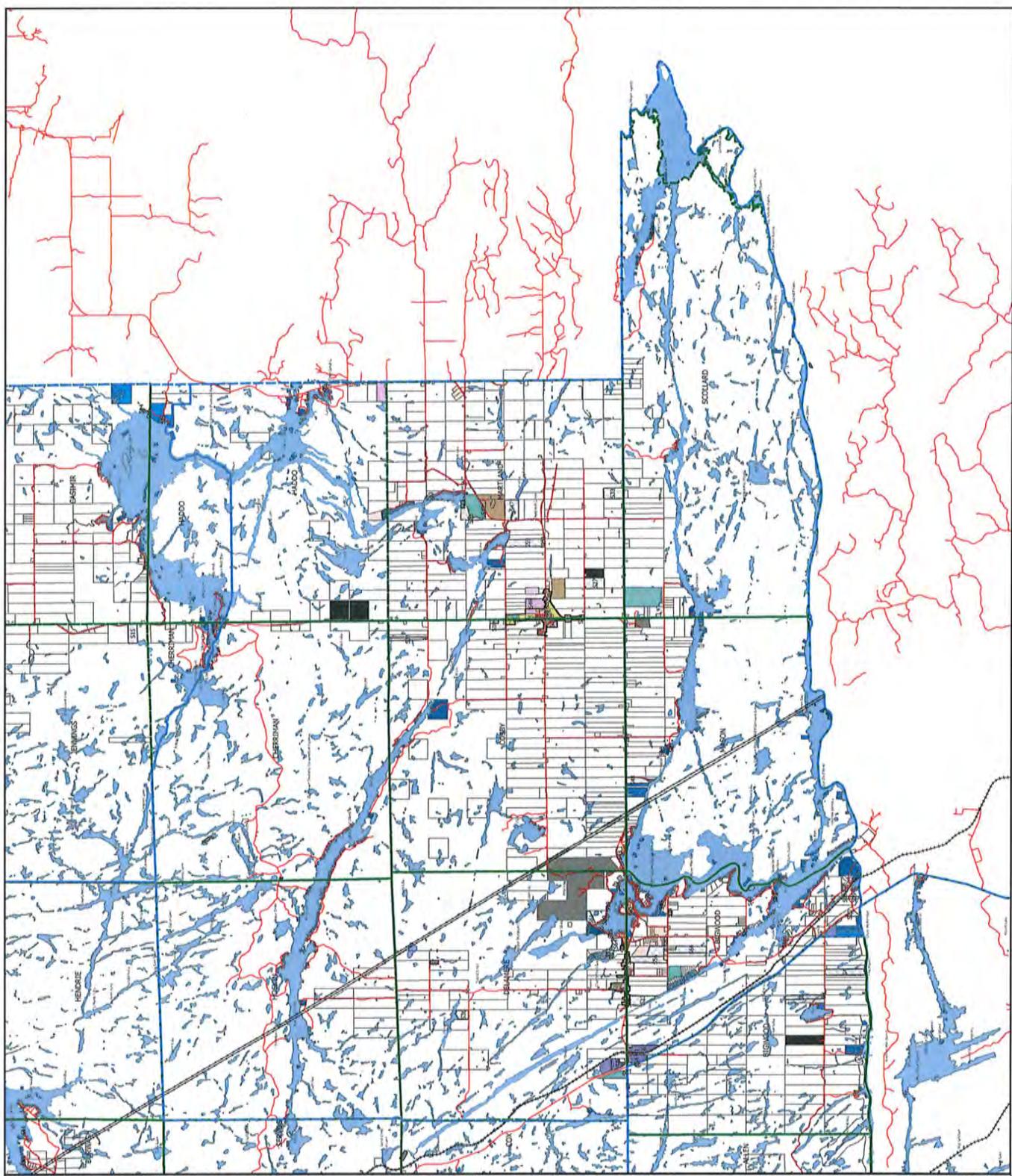
- Zoning Classification**
- Residential One (R1)
 - Residential Two (R2)
 - Residential Mobile Home Park (RMH)
 - Residential Rural (RR)
 - Waterfront Residential (WR)
 - Commercial Community (CC)
 - Commercial Highway (CH)
 - Waterfront Commercial Tourist (WCT)
 - Industrial Rural (IR)
 - Industrial General (IG)
 - Waste Disposal (WD)
 - Mineral/Mineral Extraction (ME)
 - Institutional One (I1)
 - Institutional Two (I2)
 - Open Space (OS)
 - Waterfront Landing (WL)
 - Rural (RU)
 - Special Provisions
- Base Map Features**
- Railway
 - Powerlines
 - Perlot Boundaries
 - District Boundaries
 - Township Boundaries

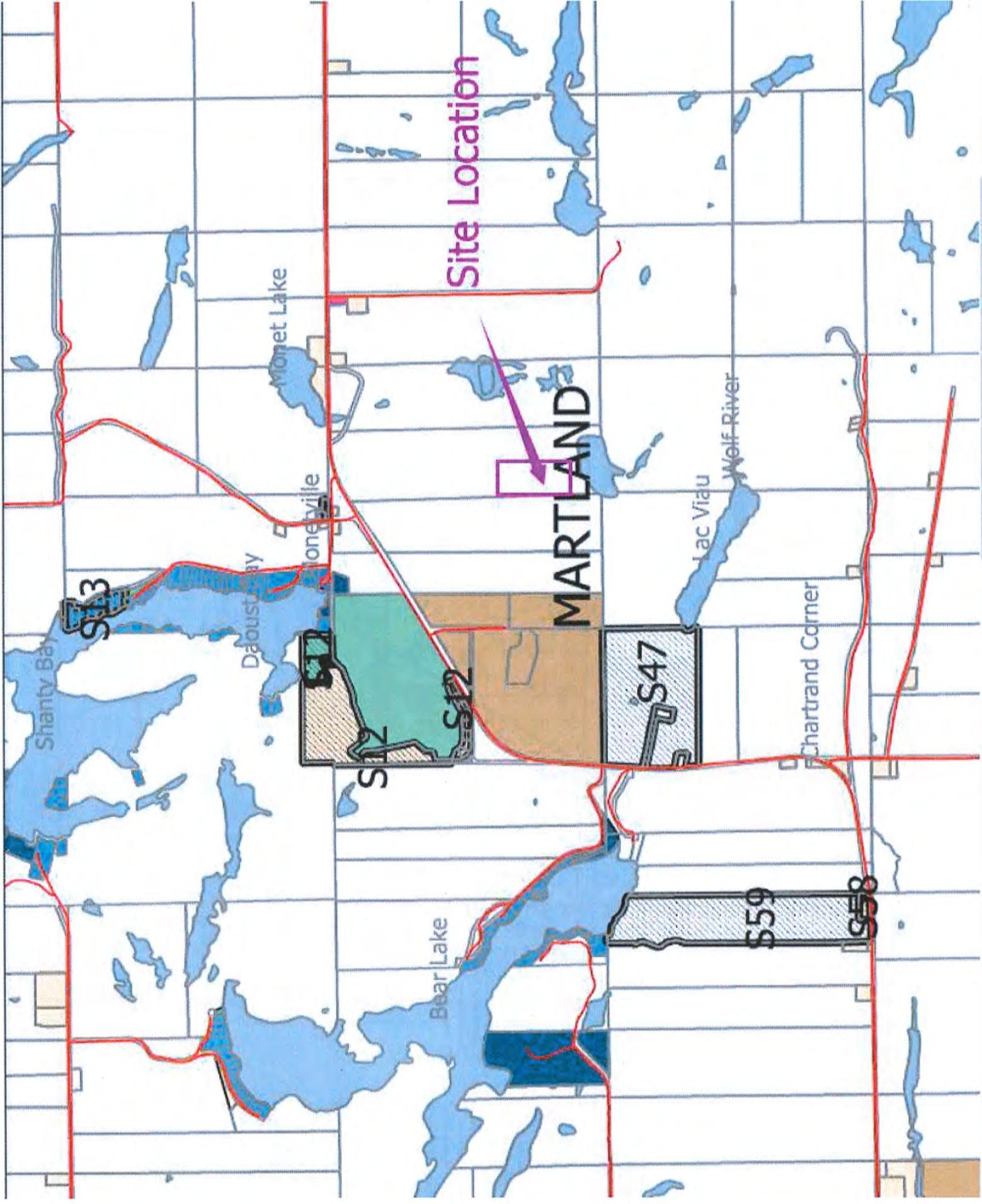


Prepared by:
 GIS Solutions
 Perth, ON, K7H 2K7
 TEL: 613-368-4321
 www.gisolutions.com

Date: June 15, 2014

This map was prepared for the Municipality of French River and is not to be used for any other purpose without the written consent of GIS Solutions. The Municipality of French River is not responsible for any errors or omissions on this map. The Municipality of French River is not responsible for any damages or losses resulting from the use of this map.





Site Location

MARTLAND

S13

S12

S47

S59

S58

Shanty Bay

Daboussy

Monnetville

Monnet Lake

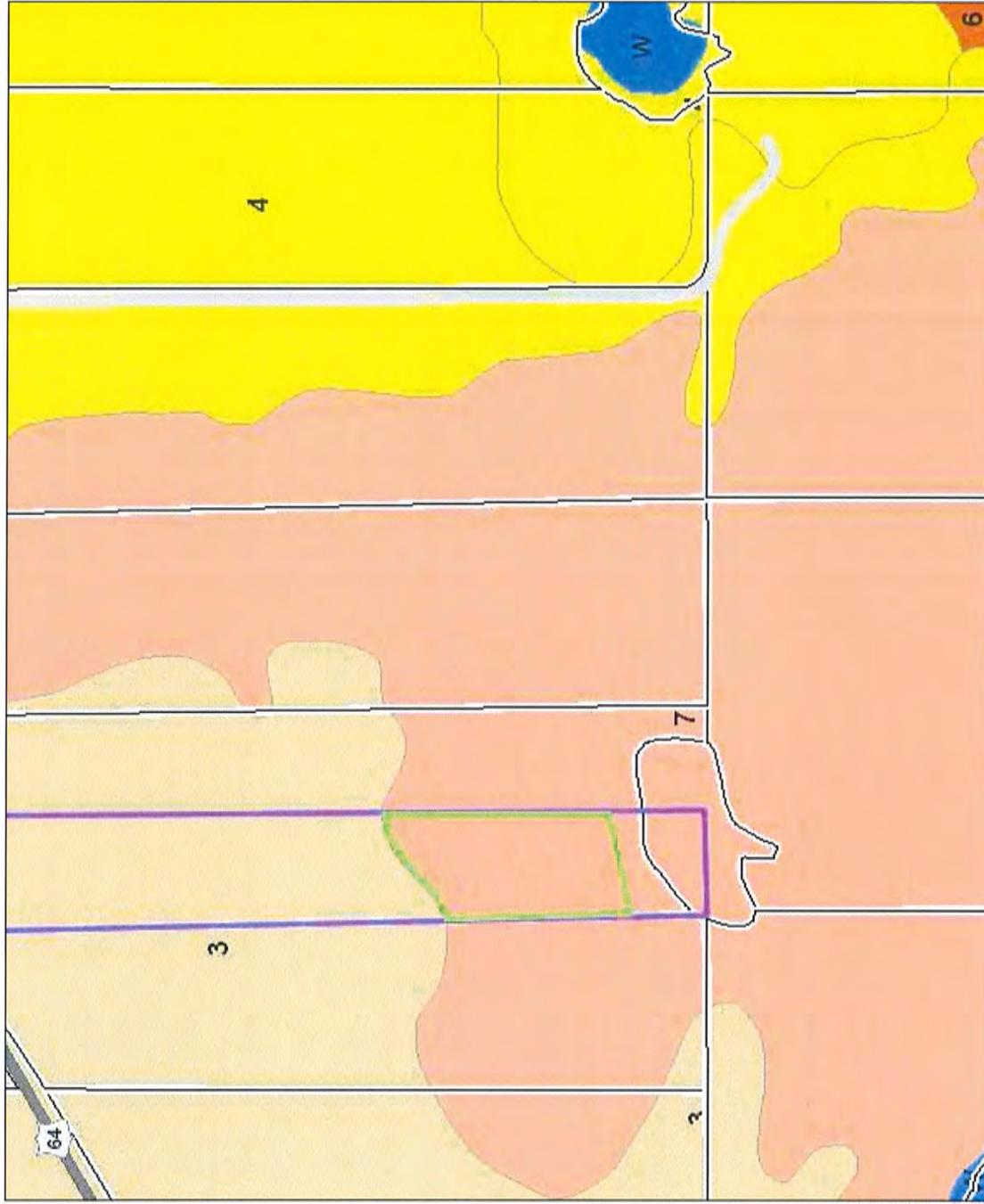
Lac Viou

Wolf River

Chartrand Corner

Bear Lake

FIT 5 CLI Project Map



FIT Reference Number

The Canada Land Inventory

Soil Capability Classification for Agriculture

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5
-  Class 6
-  Class 7
-  Organic Soil
-  Unclassified
-  Water

 Assessment Parcel

 Project Area

 Project Site



Map Created : 10/18/2016

Map Center: 46.15205 N, -80.35059 W

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TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 1 | Jun 2016 | IESOMRD/f-FIT-010r1

1	<p>Resolution number: _____</p> <p>Date resolution was passed: _____</p>	<p>FIT Reference Number: _____</p> <p><i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules, even where Local Municipality letterhead is used. This is not to be inserted by the Local Municipality.)</i></p>
---	--	---

2	<p>[WHEREAS] capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.</p> <p>[AND WHEREAS] _____ 2531789 Ontario Inc. _____ (the "Applicant") proposes to construct and operate a _____ Ground Mount Solar _____ (the "Project") on _____ 73451-0319 _____ (the "Lands") in _____ Municipality of French River _____ under the province's FIT Program;</p> <p>[AND WHEREAS] the Applicant has requested that Council of _____ Municipality of French River _____ indicate by resolution Council's support for the construction and operation of the Project on the Property.</p> <p>[AND WHEREAS] pursuant to the FIT Rules, Version 5.0, 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;</p>
---	---

<p>[NOW THEREFORE BE IT RESOLVED THAT]</p> <p>Council of the _____ Municipality of French River _____ supports the construction and operation of the Project on the Lands.</p> <p>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 for any other purpose.</p>
--

3	<p>Signed: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>Signed: _____</p> <p>Title: _____</p> <p>Date: _____</p>
<p><i>(Signature lines for elected representatives. At least one signature required.)</i></p>		



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PRESCRIBED FORM: MUNICIPAL COUNCIL RESOLUTION CONFIRMATION

Section 3.8(g) and 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 2 Jun 2016 IESOMRD/f-FIT-012r1

1	Resolution number: _____ Date resolution(s) was passed: _____	FIT Reference Number: _____ <i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules.)</i>
----------	--	--

2	Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0. I am the / an _____ Clerk of the _____ Municipality of French River (the "Municipality"), and have the delegated authority to provide this confirmation on behalf of the Municipality and without personal liability.
----------	---

3	_____ 2531789 Ontario Inc. (the "Applicant") proposes to construct and operate a <i>(This must be the same Applicant (i.e., same name) as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i> _____ Ground Mount Solar (the "Project") on <i>(This must be the same description as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i> _____ 73451-0319 (the "Lands") <i>(This must be the same description as the Lands in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i> in the Municipality under the province's FIT Program.
----------	--

4	The resolution(s) provided with this Confirmation is <i>(check one or both as applicable)</i> : a) <input checked="" type="checkbox"/> A Municipal Council Support Resolution <i>(if selected, check either 1) or 2) as applicable)</i> : 1) <input checked="" type="checkbox"/> A new FIT 5.0 Municipal Council Support Resolution. <i>(if selected the resolution must be attached as Exhibit "A")</i> 2) <input type="checkbox"/> A pre-existing FIT 4.0.1 Municipal Council Support Resolution which has not been rescinded. <i>(if selected the resolution must be attached as Exhibit "A")</i> i) I have confirmed that the Project being proposed by the Applicant under the Province's FIT Program is the same Project on the same Lands as the Project that was the subject of the Municipal Council Support Resolution attached as Exhibit "A". b) <input type="checkbox"/> A Land Use Restriction Exemption Resolution <i>(if selected, check either 1) or 2) as applicable)</i> : 1) <input type="checkbox"/> A new FIT 5.0 Land Use Restriction Exemption Resolution. <i>(if selected the resolution must be attached as Exhibit "A")</i> 2) <input type="checkbox"/> A pre-existing FIT 4.0.1 Land Use Restriction Exemption Resolution which has not been rescinded. <i>(if selected the resolution must be attached as Exhibit "A")</i> i) I have confirmed that the Project being proposed by the Applicant under the Province's FIT Program is the same Project on the same Lands as the Project that was the subject of the Land Use Restriction Exemption Resolution attached as Exhibit "A".
----------	---

5	Name: _____ Mélanie Bouffard _____ Signed: _____ Title: _____ Clerk _____ Date: _____ <i>(Signature block for authorized signee. Must be an original ink signature)</i>
----------	---



Dear Mayor Claude,

My name is Mohan Wang, the Vice President of Polaron Solartech Corp. I am writing this letter to you today to apply for a Municipal Council Support Resolution for our proposed solar Ground Mount photovoltaics (PV) projects.

Company Description

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Benefits to the Local Community

Solar power systems derive sustainable, renewable energy from the sun which reduces the reliance on fossil fuels and positively contributes to a clean environment for everyone. Based on the calculated

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numbers, the energy generated by our proposed project will offset CO₂ emissions equivalent to 35,500 gallons of gasoline or the same as planting over 8176 trees. The implementation of a rooftop solar system can lessen the stress to the existing local electrical grid by reconciling off peak and on peak electrical usage. In addition to the environmental benefits, rooftop solar systems also brings about economic and social growth for the surrounding local communities. Our solar system installations enables business owners to capitalize on previously unused rooftop space to create an additional source of revenue. Installation, general upkeep and maintenance of the solar system will provide employment opportunities for local labor, effectively creating a trickle-down effect which stimulates the growth of the local economy. Finally, municipal endorsement of renewable energy source not only enhances the overall reputation of the township but also inspires residents to be more environmentally conscious and increases civic pride.

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Attached, for your review, you will find the project specifications and conceptual design. Thank you very much for your time.

Yours Sincerely,

Mohan Wang
Polaron Solartech Corp.

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Project Specifications

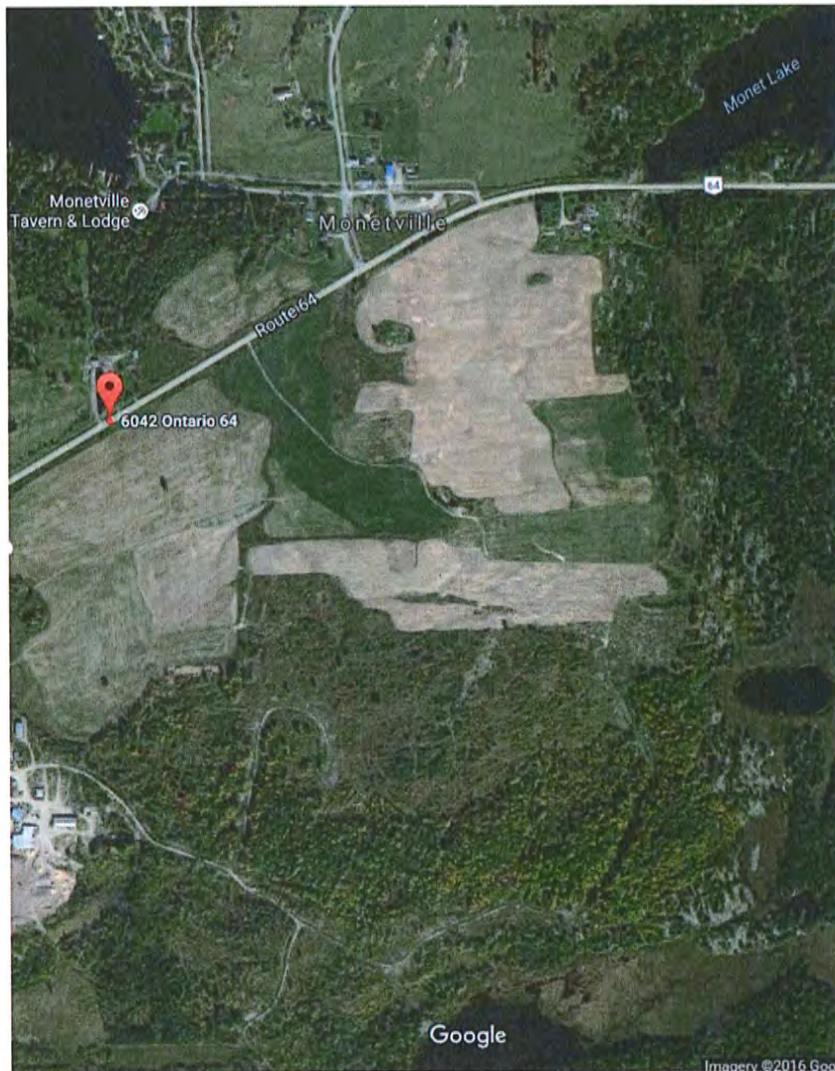
Project Location	6042 Hwy 64, French River, ON P0M
Project Type	Ground Mount Solar PV Installation
PIN Number	73451-0055
Legal Description	PCL 942 SEC SES; PT BROKEN LT 5 CON 4 MARTLAND AS IN NP3344 EXCEPTLT70218, PT 8, 9, EXPROP PL M831, PT 4, 53R8188; FRENCH RIVER
Estimated Size of Project	500 kW AC
Panel Brand	Canadian Solar
Model Name	CS6x-320P
Number of Panels	1875

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9270 Highway 17 East, Rutherglen,
ON P0H 2E0

01. Aerial View



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2. Street View



03. Site Location



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Municipality of French River
 Zoning By-law 2014-23
 Schedule A



- Zoning Classification**
- Residential One (R1)
 - Residential Two (R2)
 - Residential Mobile Home Park (RMH)
 - Residential Rural (RR)
 - Waterfront Residential (WR)
 - Commercial Community (CC)
 - Commercial Highway (CH)
 - Waterfront Commercial Tourist (WCT)
 - Industrial Rural (IR)
 - Industrial General (IG)
 - Waste Disposal (WD)
 - Mining/Mineral Extraction (ME)
 - Institutional One (I1)
 - Institutional Two (I2)
 - Open Space (OS)
 - Waterfront Landing (WL)
 - Rural (RU)
 - Special Provisions
- Base Map Features**
- Railway
 - Powerlines
 - Parish Boundaries
 - District Boundaries
 - Township Boundaries

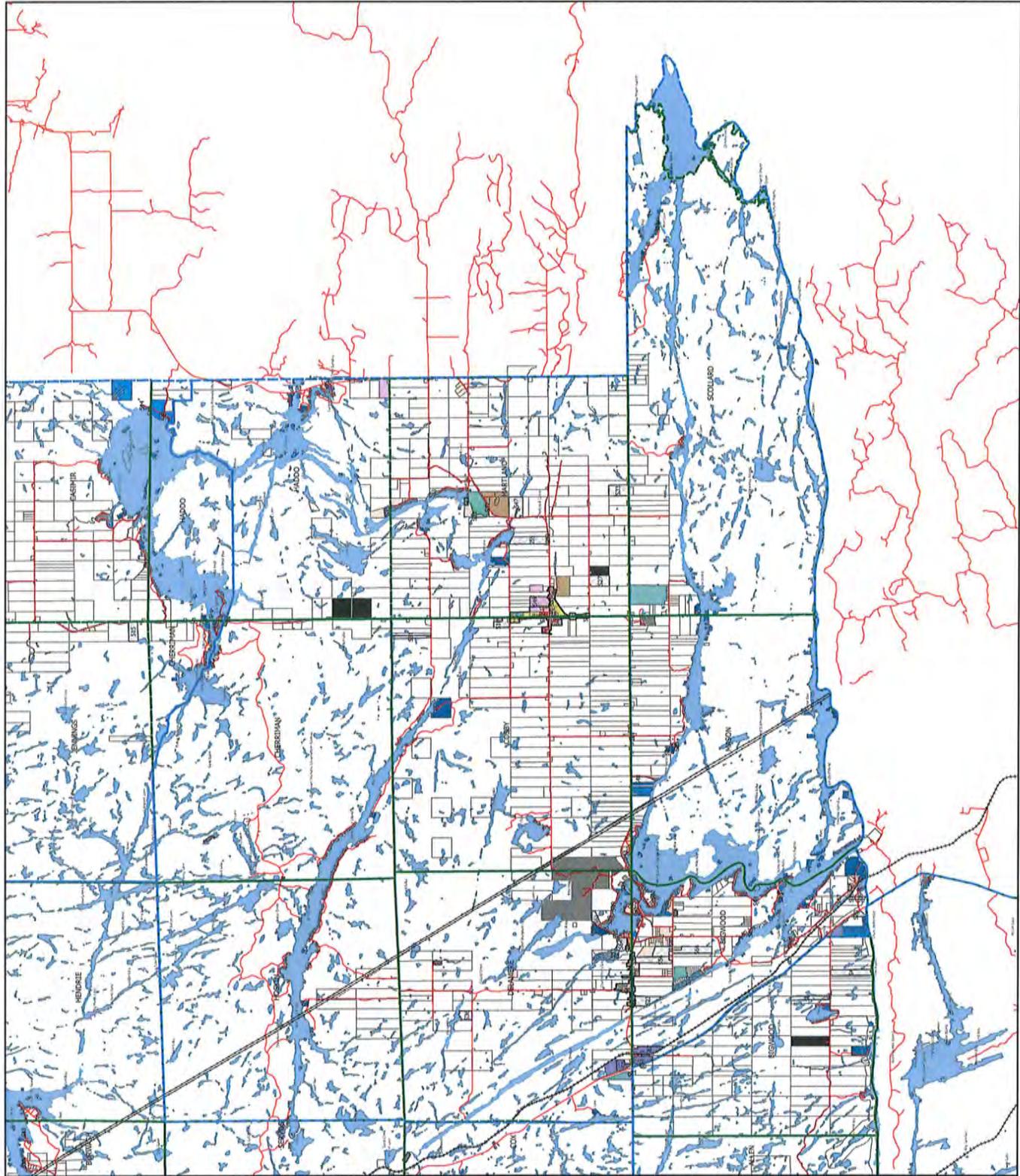


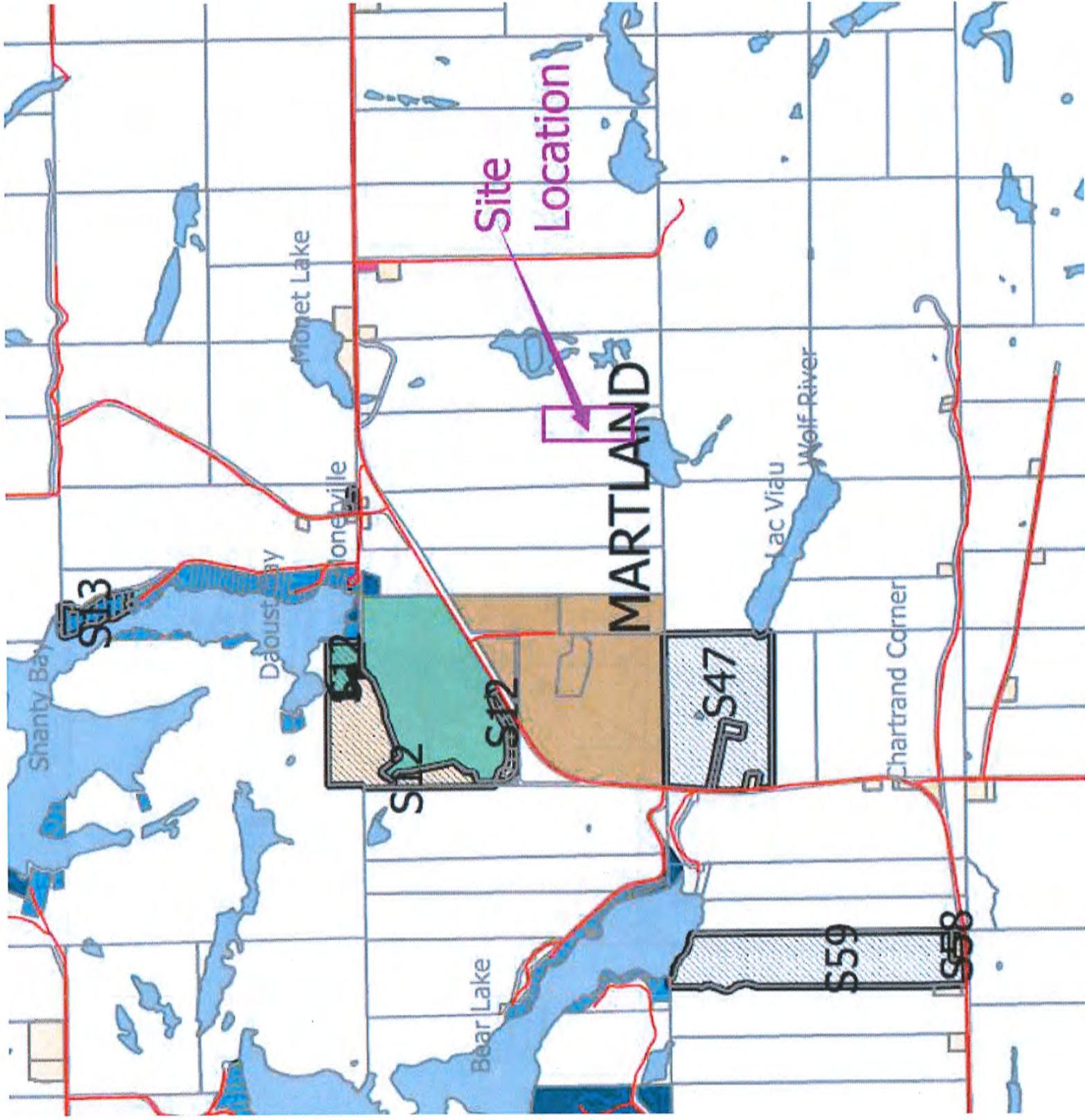
Scale: 0 1 2 3 4 km

Prepared by:
 CCS Technical Solutions
 55 South Street
 Perth, ON K7H 2S7
 TEL: 513-368-4371
 www.ccsolutions.com

Date: June 22, 2014

Warning: This map is a representation of the data available at the time of preparation. It is not intended to be used as a legal document. The user assumes all liability for any errors or omissions. The user agrees to hold the author harmless for any damages or losses resulting from the use of this map.





Site Location

MARTLAND

S13

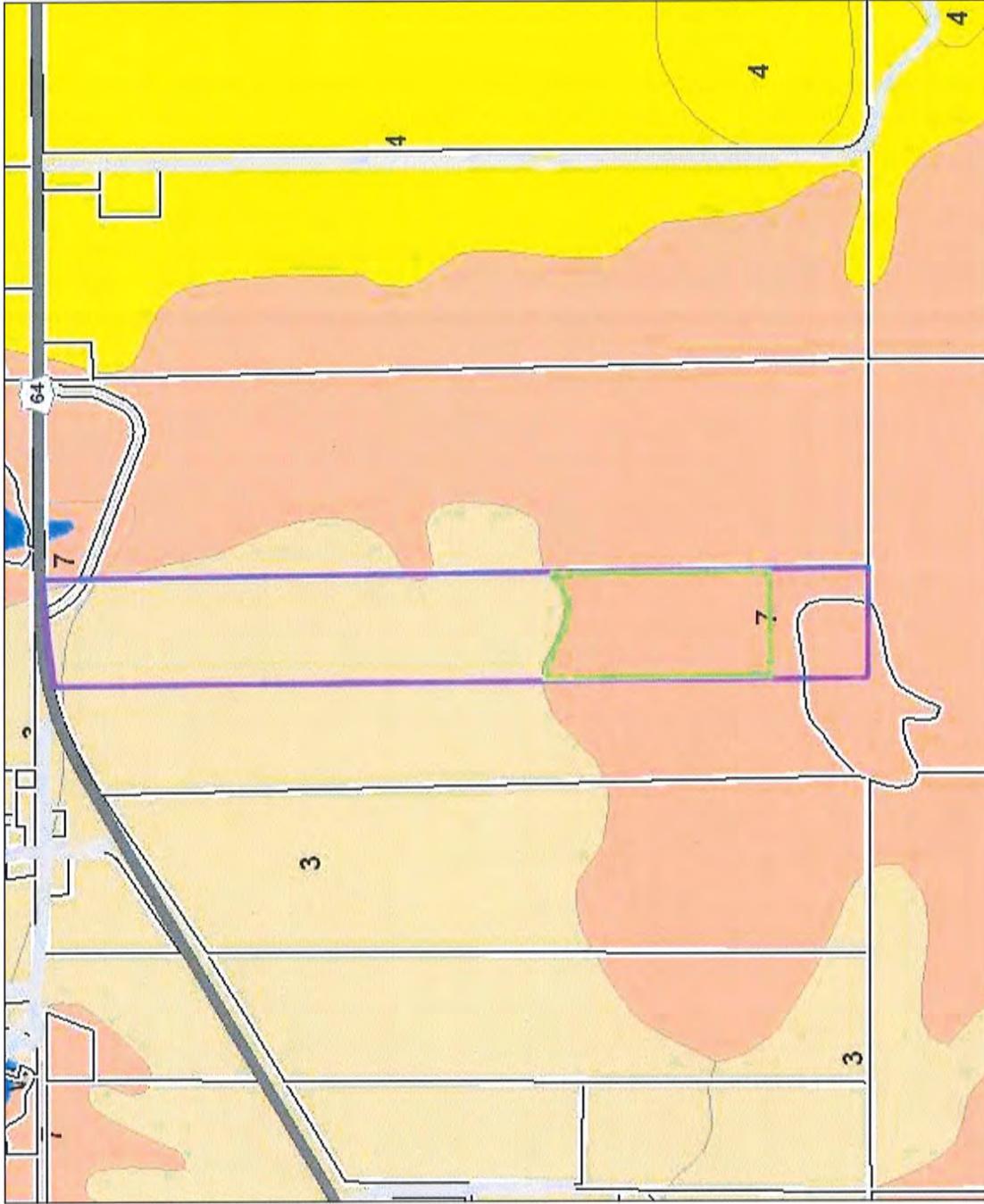
S12

S47

S59

S58

FIT 5 CLI Project Map



FIT Reference Number

The Canada Land Inventory

Soil Capability Classification for Agriculture

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Organic Soil
- Unclassified
- Water
- Assessment Parcel
- Project Area
- Project Site



Map Created : 10/18/2016

Map Center: 46.15492 N, -80.35409 W

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PRESCRIBED FORM: MUNICIPAL COUNCIL RESOLUTION CONFIRMATION

Section 3.8(g) and 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 2 | Jun 2016 | IESOMRD/f-FIT-012r1

1	Resolution number: _____ Date resolution(s) was passed: _____	FIT Reference Number: _____ <i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules.)</i>
----------	--	--

2	Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0. I am the / an _____ Clerk of the _____ Municipality of French River (the "Municipality"), and have the delegated authority to provide this confirmation on behalf of the Municipality and without personal liability.
----------	---

3	_____ 2531789 Ontario Inc. (the "Applicant") proposes to construct and operate a <i>(This must be the same Applicant (i.e., same name) as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i> _____ Ground Mount Solar (the "Project") on <i>(This must be the same description as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i> _____ 73451-0055 (the "Lands") <i>(This must be the same description as the Lands in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i> in the Municipality under the province's FIT Program.
----------	--

4	The resolution(s) provided with this Confirmation is <i>(check one or both as applicable)</i> : a) <input checked="" type="checkbox"/> A Municipal Council Support Resolution <i>(if selected, check either 1) or 2) as applicable)</i> : 1) <input checked="" type="checkbox"/> A new FIT 5.0 Municipal Council Support Resolution. <i>(if selected the resolution must be attached as Exhibit "A")</i> 2) <input type="checkbox"/> A pre-existing FIT 4.0.1 Municipal Council Support Resolution which has not been rescinded. <i>(if selected the resolution must be attached as Exhibit "A")</i> i) I have confirmed that the Project being proposed by the Applicant under the Province's FIT Program is the same Project on the same Lands as the Project that was the subject of the Municipal Council Support Resolution attached as Exhibit "A". b) <input type="checkbox"/> A Land Use Restriction Exemption Resolution <i>(if selected, check either 1) or 2) as applicable)</i> : 1) <input type="checkbox"/> A new FIT 5.0 Land Use Restriction Exemption Resolution. <i>(if selected the resolution must be attached as Exhibit "A")</i> 2) <input type="checkbox"/> A pre-existing FIT 4.0.1 Land Use Restriction Exemption Resolution which has not been rescinded. <i>(if selected the resolution must be attached as Exhibit "A")</i> i) I have confirmed that the Project being proposed by the Applicant under the Province's FIT Program is the same Project on the same Lands as the Project that was the subject of the Land Use Restriction Exemption Resolution attached as Exhibit "A".
----------	---

5	Name: _____ Mélanie Bouffard _____ Signed: _____ Title: _____ Clerk _____ Date: _____ <i>(Signature block for authorized signee. Must be an original ink signature)</i>
----------	---

TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 1 | Jun 2016 | IESOMRD/f-FIT-010r1

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----------	---

<p>[NOW THEREFORE BE IT RESOLVED THAT]</p> <p>Council of the _____ Municipality of French River _____ supports the construction and operation of the Project on the Lands.</p> <p>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 for any other purpose.</p>
--

3	<table style="width: 100%;"> <tr> <td style="width: 50%;">Signed: _____</td> <td style="width: 50%;">Signed: _____</td> </tr> <tr> <td>Title: _____</td> <td>Title: _____</td> </tr> <tr> <td>Date: _____</td> <td>Date: _____</td> </tr> </table> <p style="text-align: center;"><i>(Signature lines for elected representatives. At least one signature required.)</i></p>	Signed: _____	Signed: _____	Title: _____	Title: _____	Date: _____	Date: _____
Signed: _____	Signed: _____						
Title: _____	Title: _____						
Date: _____	Date: _____						



Dear Mayor Claude,

My name is Mohan Wang, the Vice President of Polaron Solartech Corp. I am writing this letter to you today to apply for a Municipal Council Support Resolution for our proposed solar Ground Mount photovoltaics (PV) projects.

Company Description

Polaron Solartech Corp is a Better Business Bureau (BBB) accredited business and our company mandate is to create a sustainable future for all by providing customers in Ontario with innovative solar programs and solutions. Our company is one of the leading residential solar developer in Ontario with extensive experience in the installation of microFIT residential solar system projects. Polaron Solartech Corp. operates as a subsidiary of Xinyi Solar Holdings Ltd., one of the largest solar developers in the world. Xinyi Solar Holdings Ltd., specializes in research & development, manufacturing, sales and after service of solar glass. In addition, Xinyi Solar Holding Ltd also provides economical and efficient products for solar application systems, with active involvement in over 1.7 gigawatts (GW) of floating PV and ground-mounted solar farms (*pictured below*). With assets totaling over 10 billion Canadian dollars, Xinyi Solar Holdings Ltd is listed on the main board of the Hong Kong Stock Exchange (HKSE) since 2013.



Polaron Solartech Corp is an EPC (Engineering, Procurement & Construction) involved in all facets of design, development, financial planning, installation and professional maintenance for solar solutions in Ontario.

Benefits to the Local Community

Solar power systems derive sustainable, renewable energy from the sun which reduces the reliance on fossil fuels and positively contributes to a clean environment for everyone. Based on the calculated

POLARON SOLARTECH CORPORATION

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TELEPHONE (647) 557-1207 • FAX (905) 415-2797 • www.polaronsolar.com

numbers, the energy generated by our proposed project will offset CO₂ emissions equivalent to 35,500 gallons of gasoline or the same as planting over 8176 trees. The implementation of a rooftop solar system can lessen the stress to the existing local electrical grid by reconciling off peak and on peak electrical usage. In addition to the environmental benefits, rooftop solar systems also brings about economic and social growth for the surrounding local communities. Our solar system installations enables business owners to capitalize on previously unused rooftop space to create an additional source of revenue. Installation, general upkeep and maintenance of the solar system will provide employment opportunities for local labor, effectively creating a trickle-down effect which stimulates the growth of the local economy. Finally, municipal endorsement of renewable energy source not only enhances the overall reputation of the township but also inspires residents to be more environmentally conscious and increases civic pride.

Municipal Support Resolution

Aligned with the values of our company, Polaron Solartech Corp strategy for project bidding is focused on including municipal & community involvement combined with competitive pricing. Our financial responsible approaches allows us to install more efficient solar systems for commercial rooftops, converting them from idle spaces into revenue generation assets for local business and building owners. Support from the local municipal council will enhance French River's standing as an environmental leader and will also greatly assist our efforts in securing limited FIT capacity allotments.

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We firmly believe that Polaron Solartech Corp., with our experience, expertise and commitment, will be able to further the growth of the renewable energy industry and contribute to be in a better future for all of Ontario. With these considerations, we hope that Polaron Solartech Corp will be able to count on the support of yourself and your municipality in our efforts in obtaining a Municipal Council Resolution for our proposed solar system project. Due to time constraints associated with the FIT application process, we hope that our request can be presented at the earliest available council meeting and that a Municipal Support Resolution can be issued to us by Oct 31, 2016.

Attached, for your review, you will find the project specifications and conceptual design. Thank you very much for your time.

Yours Sincerely,

Mohan Wang
Polaron Solartech Corp.

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TELEPHONE (647) 557-1207 • FAX (905) 415-2797 • www.polaronsolar.com

Project Specifications

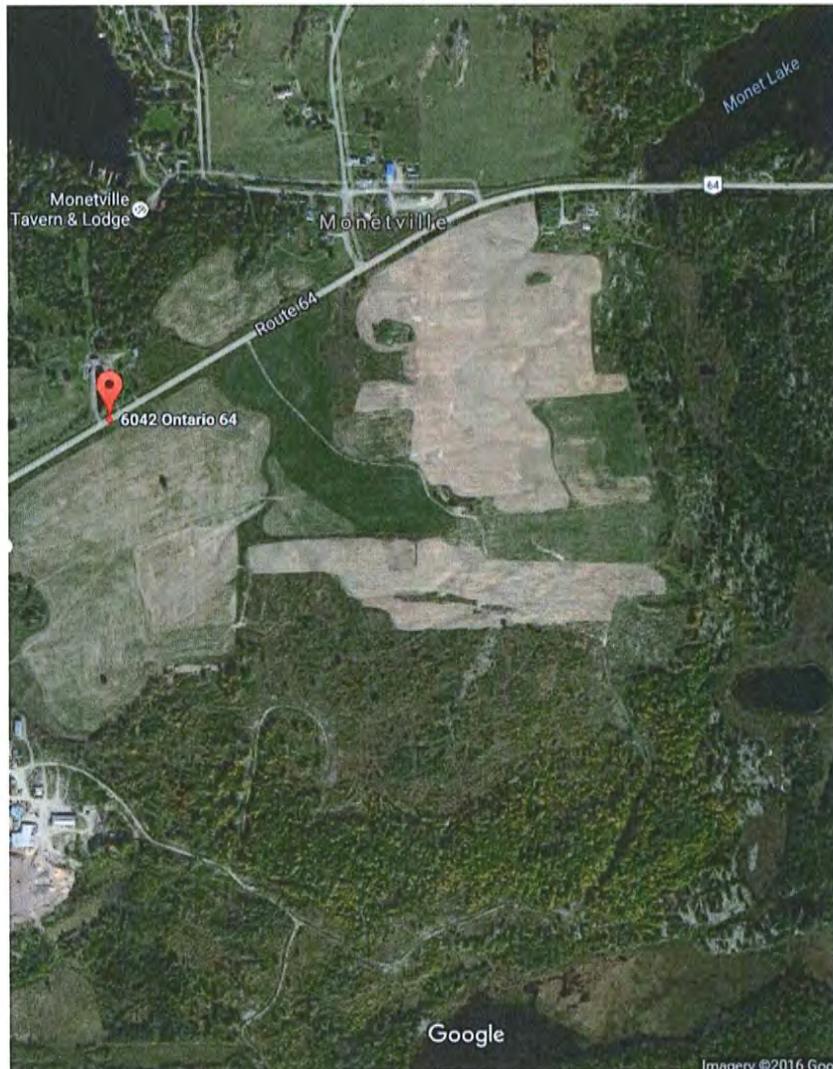
Project Location	6042 Hwy 64, French River, ON P0M
Project Type	Ground Mount Solar PV Installation
PIN Number	73451-0057
Legal Description	PCL 936 SEC SES; LT 6 CON 4 MARTLAND BEING THE E 135 ACRES EXCEPT LT10991, LT10827, LT76038, PT 11, 12, EXPROP PL M831, PT 1, 53R5145,
Estimated Size of Project	500 kW AC
Panel Brand	Canadian Solar
Model Name	CS6x-320P
Number of Panels	1875

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9270 Highway 17 East, Rutherglen,
ON P0H 2E0

01. Aerial View



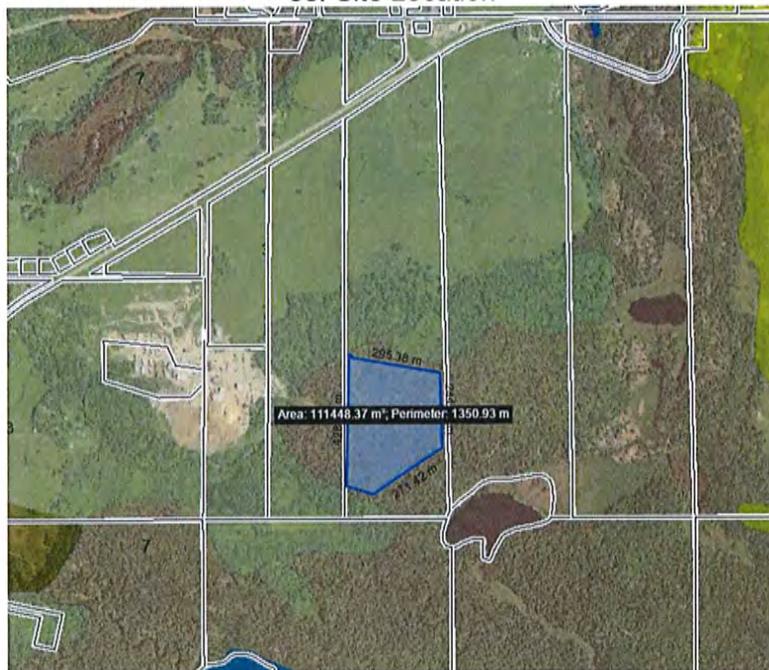
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2. Street View



03. Site Location



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Municipality of French River
 Zoning By-law 2014-23
 Schedule A



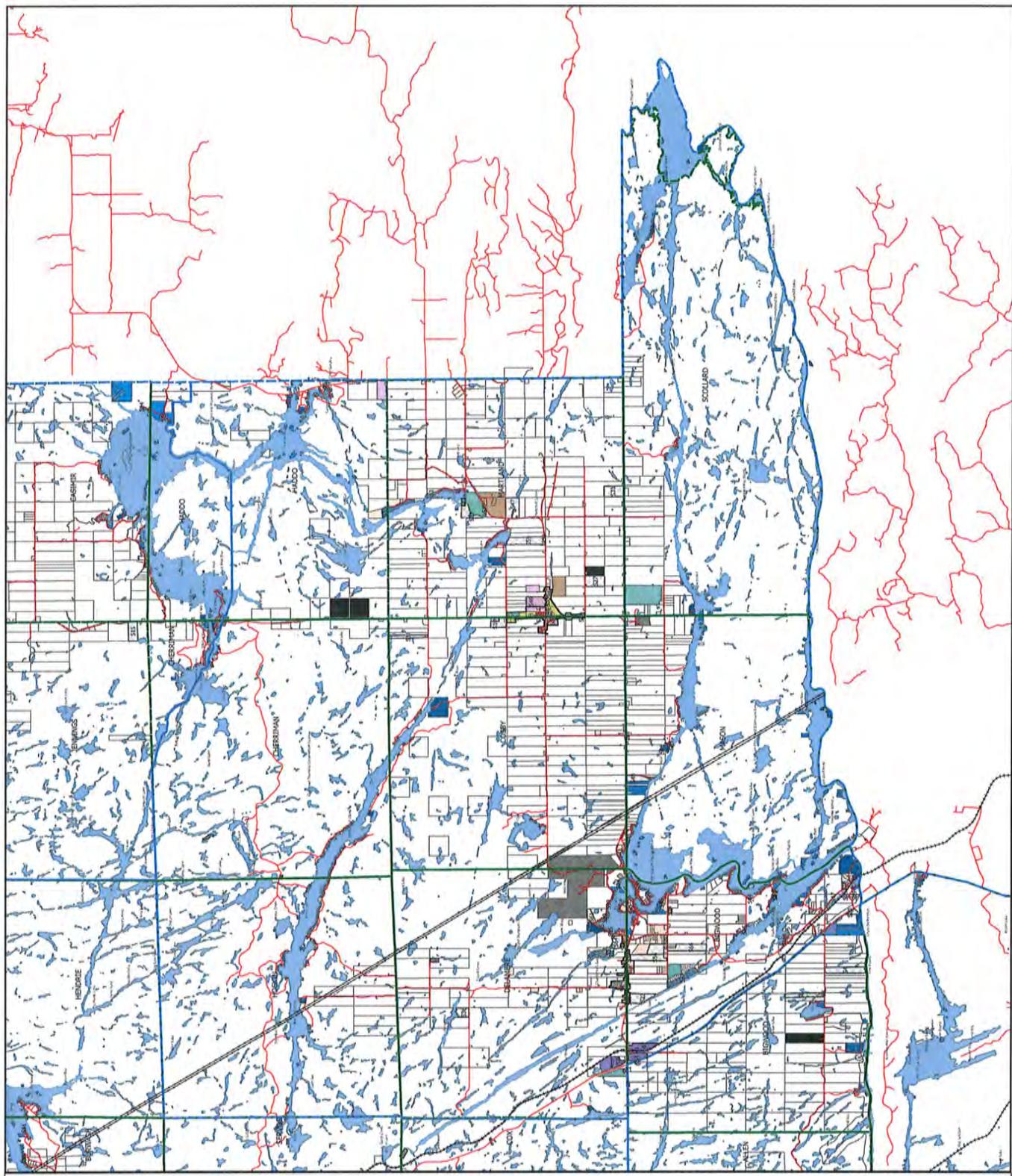
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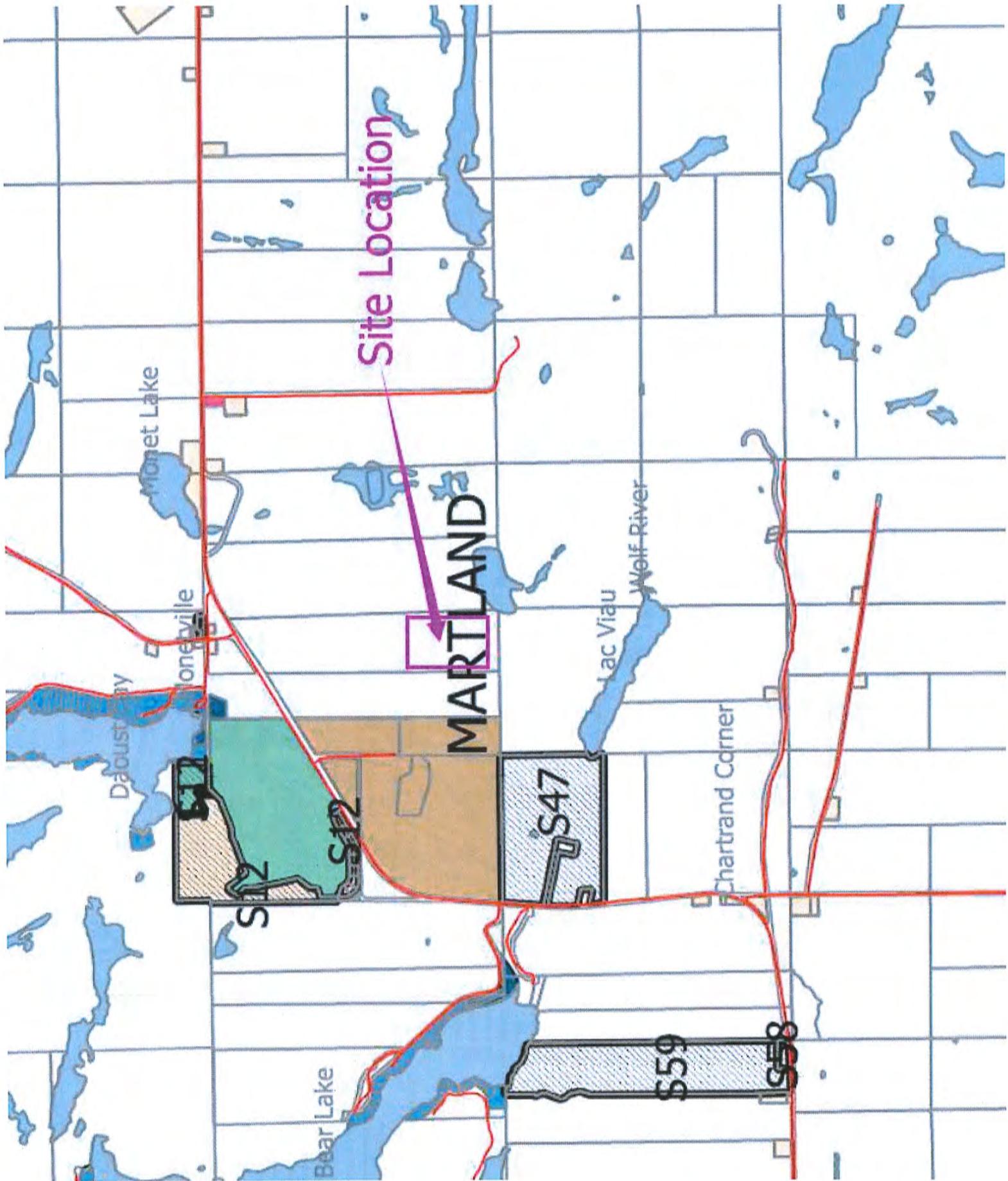


Date: June 22, 2014

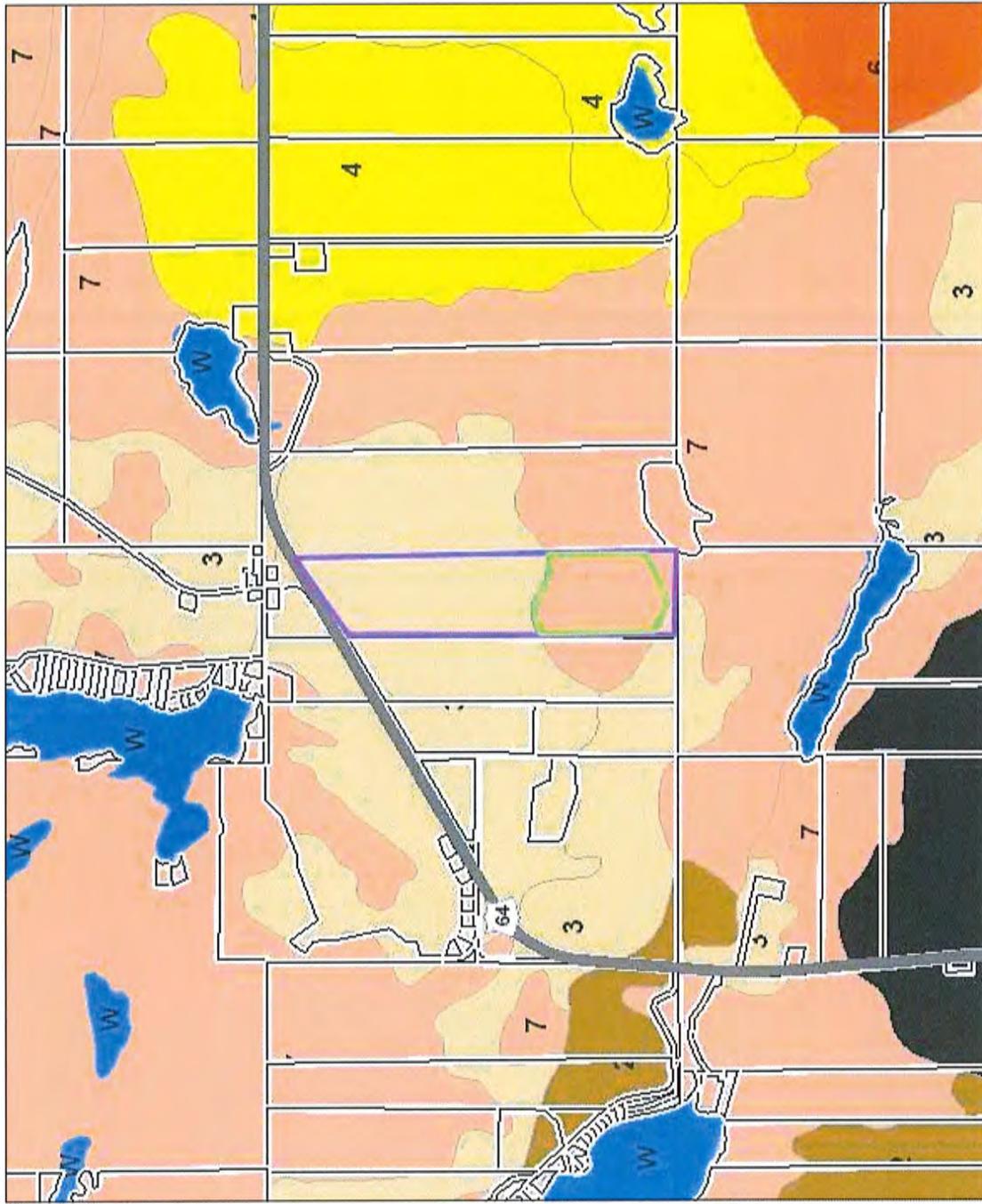
Prepared by:
 CTS Spatial Solutions
 1000 Highway 10
 Perth, ON N7H 2J7
 TEL: 613-868-8321
 www.cts.ca

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FIT 5 CLI Project Map



FIT Reference Number

The Canada Land Inventory

Soil Capability Classification for Agriculture

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Organic Soil
- Unclassified
- Water
- Assessment Parcel
- Project Area
- Project Site



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0 1.3 km

Map Created : 10/18/2016

Map Center: 46.15476 N, -80.36118 W

TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 1 | Jun 2016 | IESOMRD/f-FIT-010r1

<p>1</p> <p>Resolution number: _____</p> <p>Date resolution was passed: _____</p>	<p>FIT Reference Number: _____</p> <p><i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules, even where Local Municipality letterhead is used. This is not to be inserted by the Local Municipality.)</i></p>
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PRESCRIBED FORM: MUNICIPAL COUNCIL RESOLUTION CONFIRMATION

Section 3.8(g) and 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 2 | Jun 2016 | IESOMRD/f-FIT-012r1

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5	<p>Name: _____ Mélanie Bouffard _____ Signed: _____</p> <p>Title: _____ Clerk _____ Date: _____</p> <p style="text-align: center;"><i>(Signature block for authorized signee. Must be an original ink signature)</i></p>
----------	--



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Project Specifications

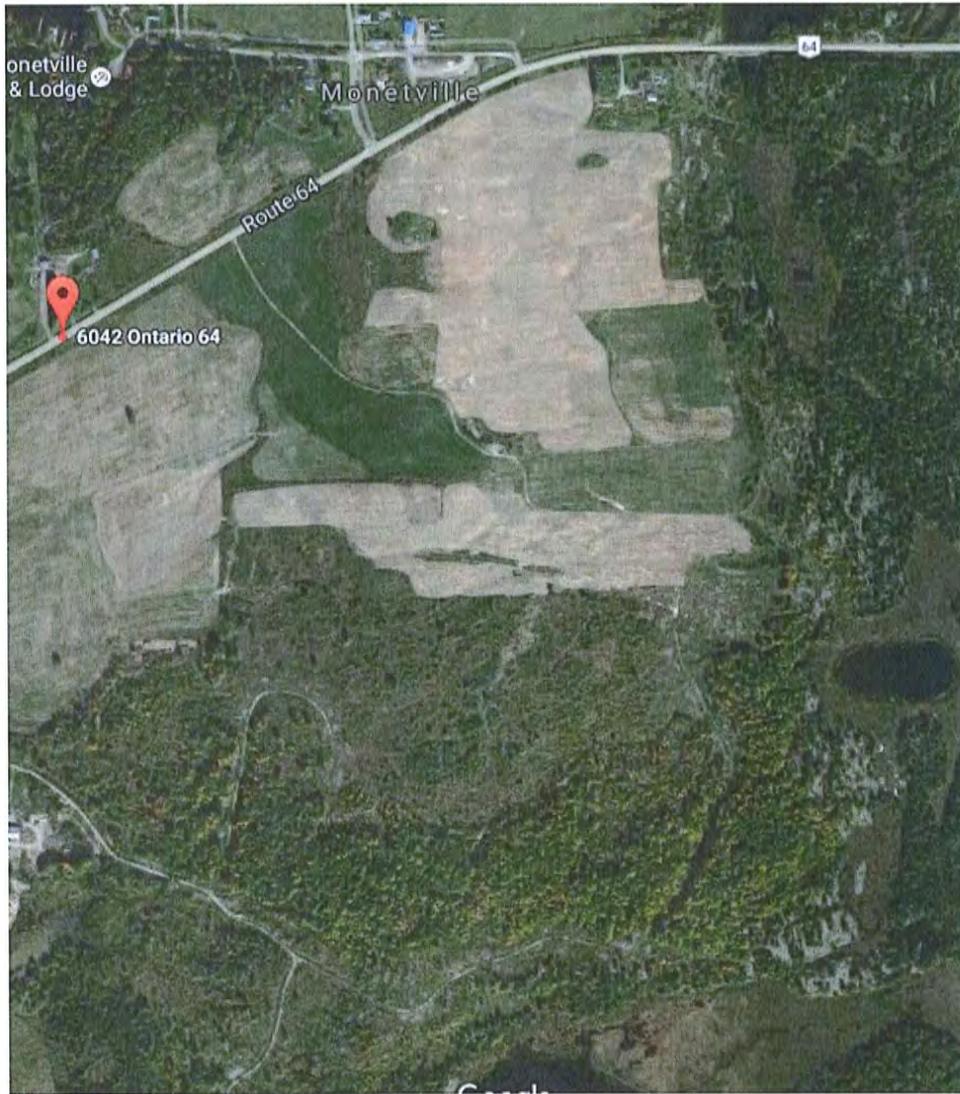
Project Location	6042 Hwy 64, French River, ON P0M
Project Type	Ground Mount Solar PV Installation
PIN Number	73451-0310
Legal Description	PCL 4782 SEC SES; PT BROKEN LT 5 CON 4 MARTLAND AS IN EP5470 EXCEPT PT6, 7, EXPROP PL M831, PT 3, 53R8188; FRENCH RIVER
Estimated Size of Project	500 kW AC
Panel Brand	Canadian Solar
Model Name	CS6x-320P
Number of Panels	1875

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9270 Highway 17 East, Rutherglen,
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01. Aerial View



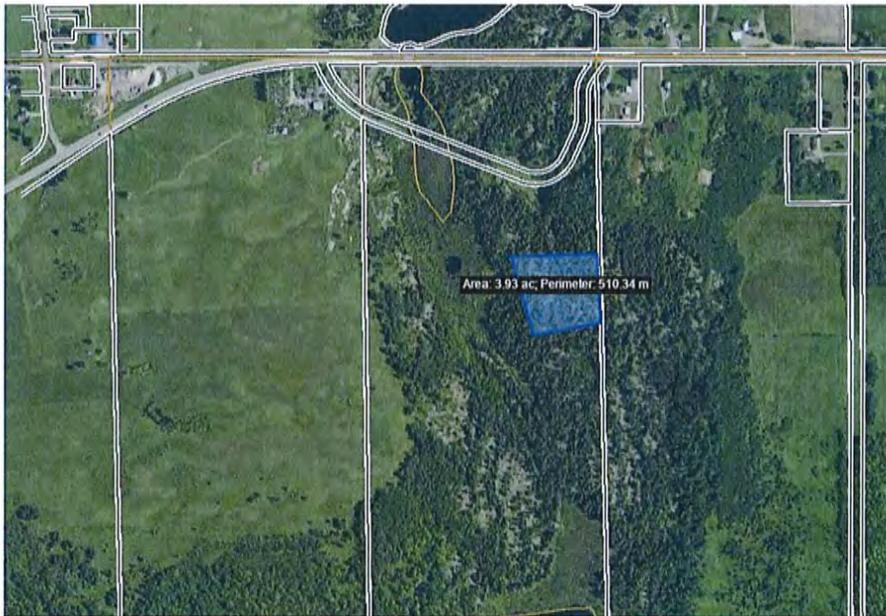
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2. Street View



03. Site Location



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Municipality of French River
 Zoning By-law 2014-23
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 - Waste Disposal (WD)
 - Mines/Mining Extraction (MX)
 - Institutional One (I1)
 - Institutional Two (I2)
 - Open Space (OS)
 - Waterfront Landing (WL)
 - Rural (RU)
 - Special Provisions
- Base Map Features**
- Railway
 - Powerlines
 - Road Boundaries
 - District Boundaries
 - Township Boundaries

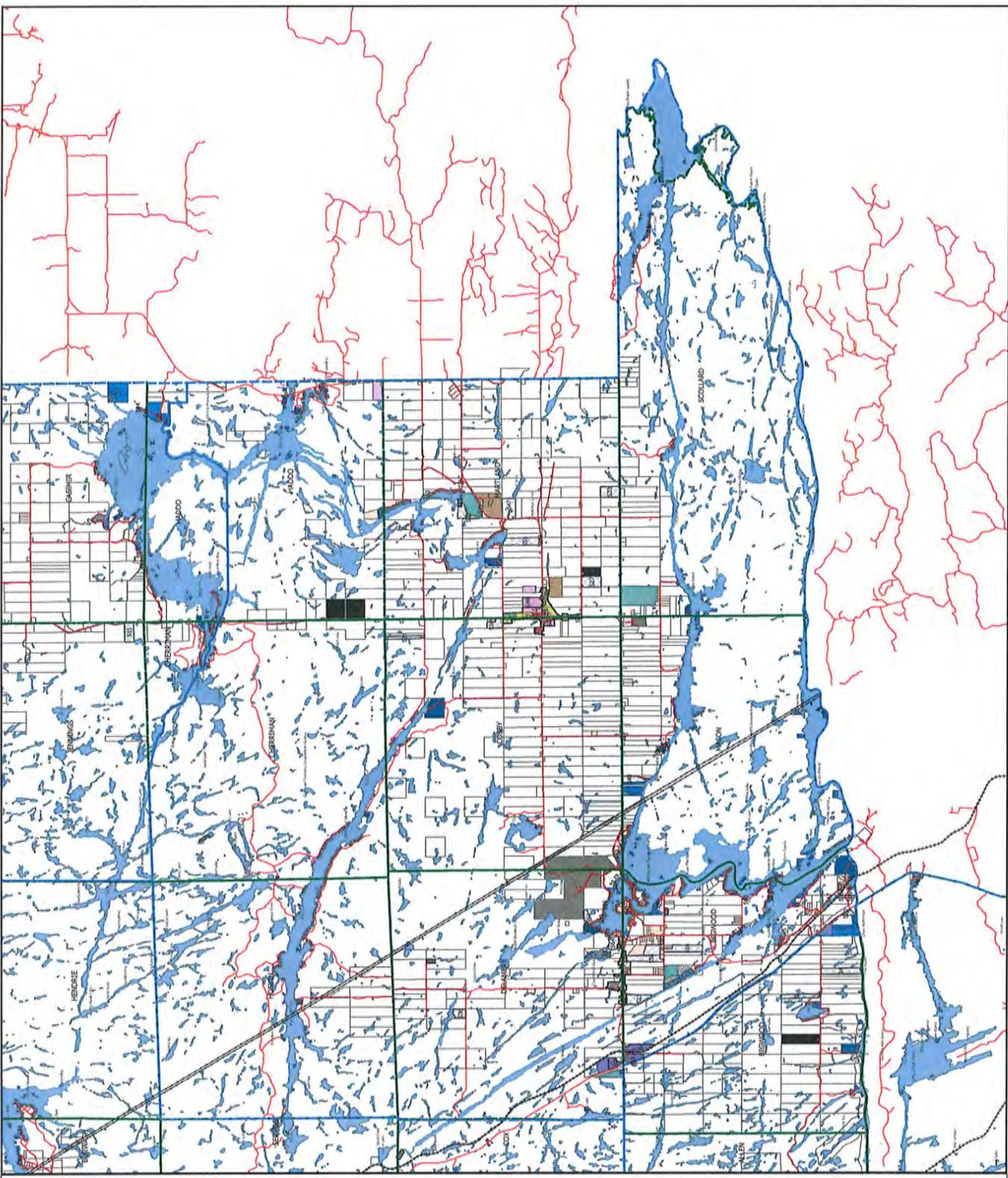


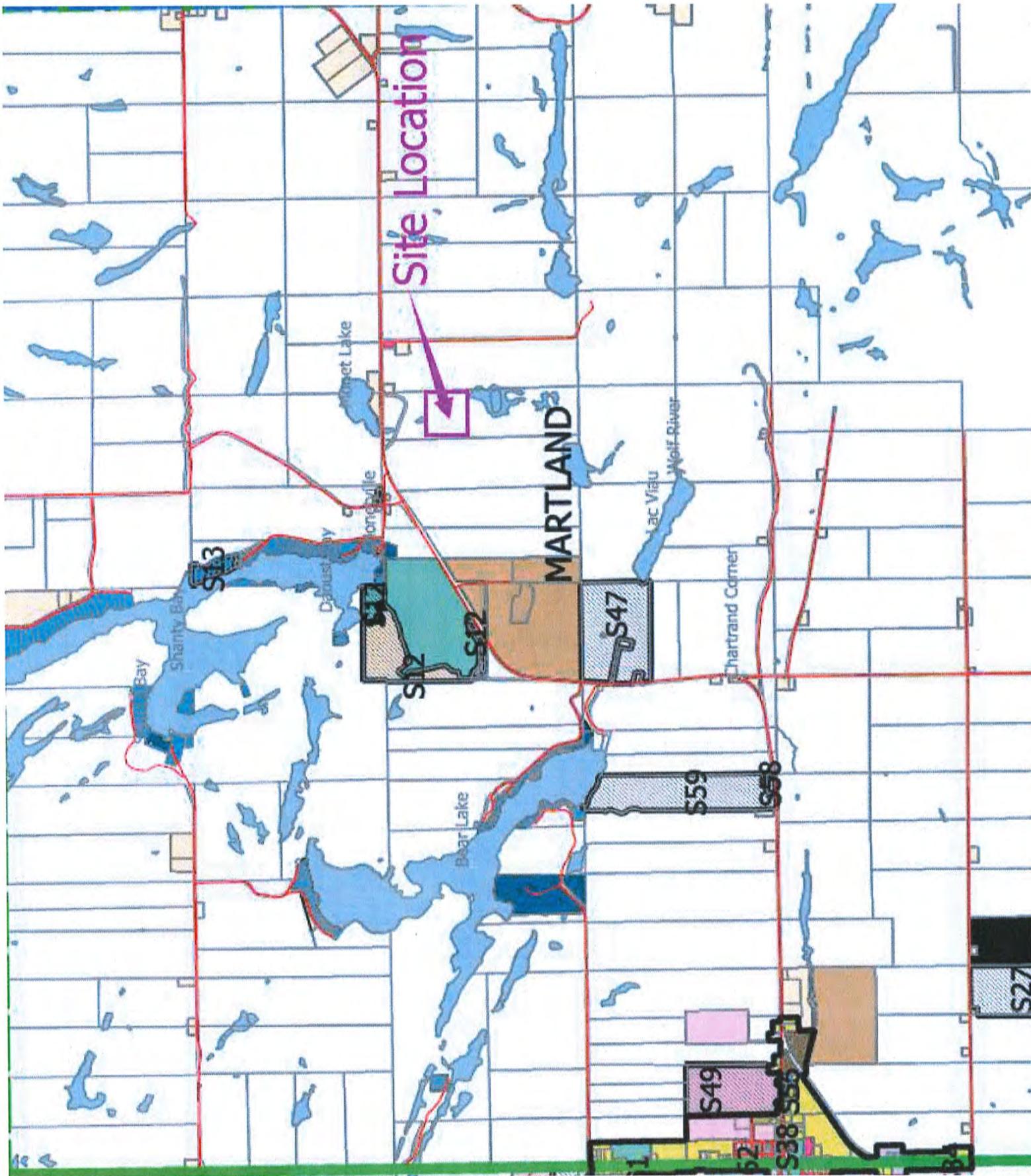
Scale: 0 1 2 3 4 km

Prepared by:
 CDS Spatial Solutions
 51 South Street
 Toronto, Ontario
 Tel: 416-310-8821
 www.cds.com

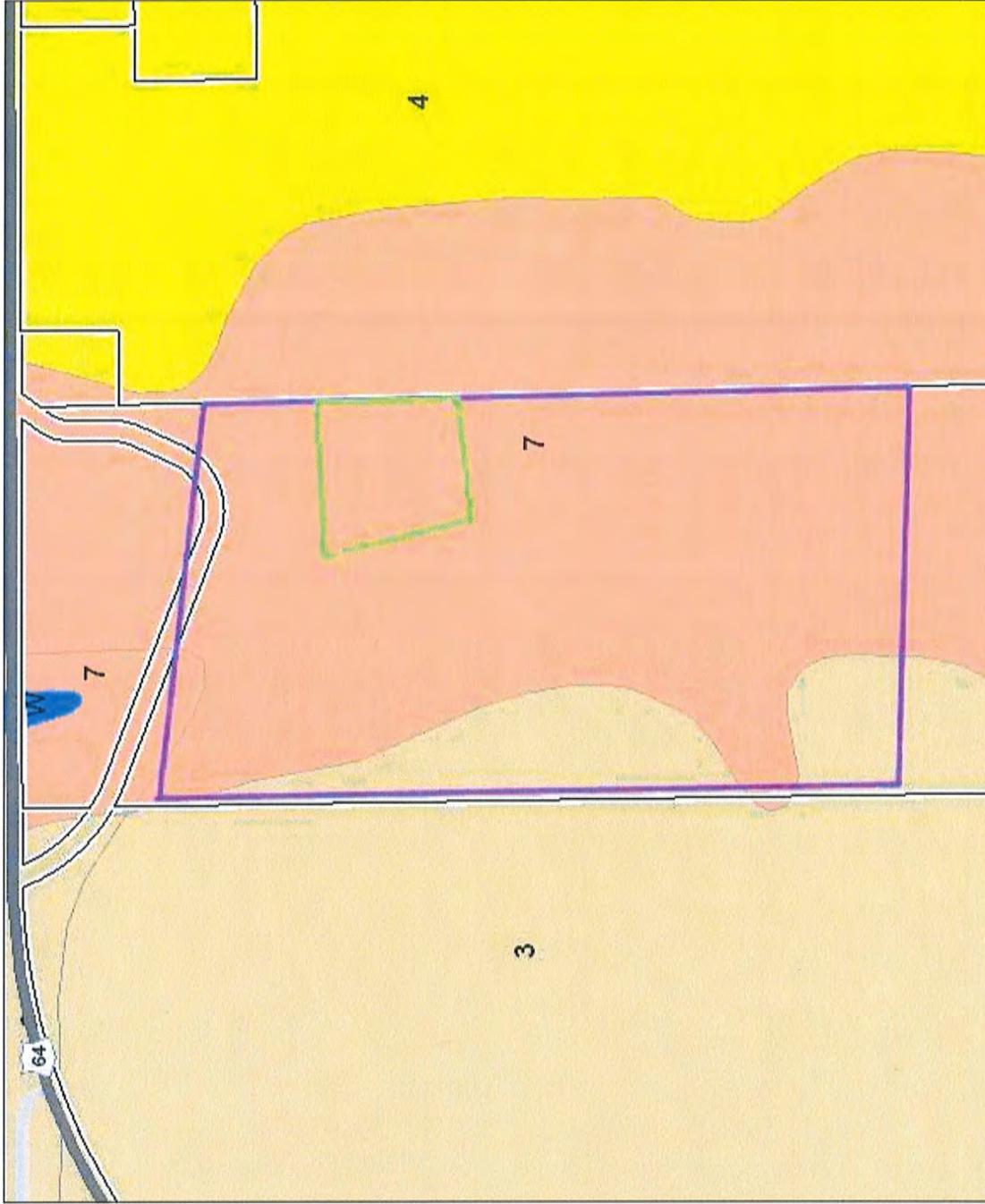
Date: June 12, 2014

This map is a technical drawing and is not intended to be used for any purpose other than that for which it was prepared. It is not a guarantee of accuracy and is not to be used as a basis for any legal action.





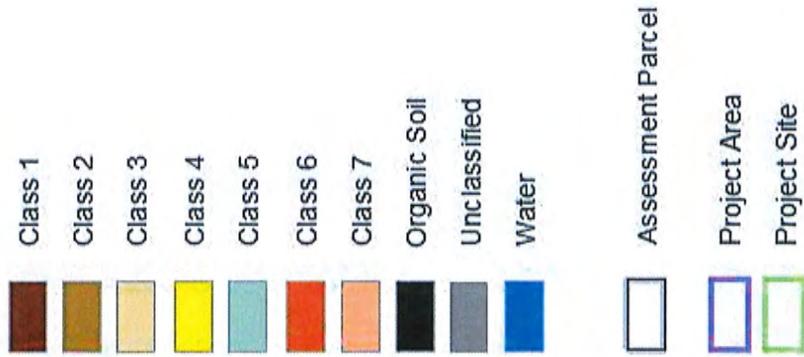
FIT 5 CLI Project Map



FIT Reference Number

The Canada Land Inventory

Soil Capability Classification for Agriculture



Map Created : 10/20/2016

Map Center: 46.15873 N, -80.35091 W

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THIS IS NOT A PLAN OF SURVEY.

PRESCRIBED FORM: MUNICIPAL COUNCIL RESOLUTION CONFIRMATION

Section 3.8(g) and 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 2 | Jun 2016 | IESOMRD/f-FIT-012r1

1	<p>Resolution number: _____</p> <p>Date resolution(s) was passed: _____</p>	<p>FIT Reference Number: _____</p> <p><i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules.)</i></p>
----------	---	---

2	<p>Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.</p> <p>I am the / an _____ Clerk _____ of the _____ Municipality of French River _____ (the "Municipality"), and have the delegated authority to provide this confirmation on behalf of the Municipality and without personal liability.</p>
----------	--

3	<p>_____ 2531789 Ontario Inc. _____ (the "Applicant") proposes to construct and operate a <i>(This must be the same Applicant (i.e., same name) as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i></p> <p>_____ Ground Mount Solar _____ (the "Project") on <i>(This must be the same description as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i></p> <p>_____ 73451-0310 _____ (the "Lands") <i>(This must be the same description as the Lands in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i></p> <p>in the Municipality under the province's FIT Program.</p>
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----------	---

5	<p>Name: _____ Mélanie Bouffard _____ Signed: _____</p> <p>Title: _____ Clerk _____ Date: _____</p> <p style="text-align: center;"><i>(Signature block for authorized signee. Must be an original ink signature)</i></p>
----------	--

TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 1 Jun 2016 IESOMRD/f-FIT-010r1

1	<p>Resolution number: _____</p> <p>Date resolution was passed: _____</p>	<p>FIT Reference Number: _____</p> <p><i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules, even where Local Municipality letterhead is used. This is not to be inserted by the Local Municipality.)</i></p>
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2	<p>[WHEREAS] capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.</p> <p>[AND WHEREAS] _____ 2531789 Ontario Inc. _____ (the "Applicant") proposes to construct and operate a _____ _____ Ground Mount Solar _____ (the "Project") on _____ 73451-0310 _____ (the "Lands") in _____ _____ Municipality of French River _____ under the province's FIT Program;</p> <p>[AND WHEREAS] the Applicant has requested that Council of _____ Municipality of French River _____ indicate by resolution Council's support for the construction and operation of the Project on the Property.</p> <p>[AND WHEREAS] pursuant to the FIT Rules, Version 5.0, 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;</p>
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<p>[NOW THEREFORE BE IT RESOLVED THAT]</p> <p>Council of the _____ Municipality of French River _____ supports the construction and operation of the Project on the Lands.</p> <p>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 for any other purpose.</p>

3	<p>Signed: _____ Signed: _____</p> <p>Title: _____ Title: _____</p> <p>Date: _____ Date: _____</p> <p style="text-align: center;"><i>(Signature lines for elected representatives. At least one signature required.)</i></p>
----------	--



Dear Mayor Claude,

My name is Mohan Wang, the Vice President of Polaron Solartech Corp. I am writing this letter to you today to apply for a Municipal Council Support Resolution for our proposed solar Ground Mount photovoltaics (PV) projects.

Company Description

Polaron Solartech Corp is a Better Business Bureau (BBB) accredited business and our company mandate is to create a sustainable future for all by providing customers in Ontario with innovative solar programs and solutions. Our company is one of the leading residential solar developer in Ontario with extensive experience in the installation of microFIT residential solar system projects. Polaron Solartech Corp. operates as a subsidiary of Xinyi Solar Holdings Ltd., one of the largest solar developers in the world. Xinyi Solar Holdings Ltd., specializes in research & development, manufacturing, sales and after service of solar glass. In addition, Xinyi Solar Holding Ltd also provides economical and efficient products for solar application systems, with active involvement in over 1.7 gigawatts (GW) of floating PV and ground-mounted solar farms (*pictured below*). With assets totaling over 10 billion Canadian dollars, Xinyi Solar Holdings Ltd is listed on the main board of the Hong Kong Stock Exchange (HKSE) since 2013.



Polaron Solartech Corp is an EPC (Engineering, Procurement & Construction) involved in all facets of design, development, financial planning, installation and professional maintenance for solar solutions in Ontario.

Benefits to the Local Community

Solar power systems derive sustainable, renewable energy from the sun which reduces the reliance on fossil fuels and positively contributes to a clean environment for everyone. Based on the calculated

POLARON SOLARTECH CORPORATION

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numbers, the energy generated by our proposed project will offset CO₂ emissions equivalent to 35,500 gallons of gasoline or the same as planting over 8176 trees. The implementation of a rooftop solar system can lessen the stress to the existing local electrical grid by reconciling off peak and on peak electrical usage. In addition to the environmental benefits, rooftop solar systems also brings about economic and social growth for the surrounding local communities. Our solar system installations enables business owners to capitalize on previously unused rooftop space to create an additional source of revenue. Installation, general upkeep and maintenance of the solar system will provide employment opportunities for local labor, effectively creating a trickle-down effect which stimulates the growth of the local economy. Finally, municipal endorsement of renewable energy source not only enhances the overall reputation of the township but also inspires residents to be more environmentally conscious and increases civic pride.

Municipal Support Resolution

Aligned with the values of our company, Polaron Solartech Corp strategy for project bidding is focused on including municipal & community involvement combined with competitive pricing. Our financial responsible approaches allows us to install more efficient solar systems for commercial rooftops, converting them from idle spaces into revenue generation assets for local business and building owners. Support from the local municipal council will enhance French River's standing as an environmental leader and will also greatly assist our efforts in securing limited FIT capacity allotments.

Due to the high interest in the Feed in Tariff (FIT) program, the IESO has set up what is known as a Priority Point System, where points are awarded to proposed projects for various criteria including having the support of the local municipality in the form of a Municipal Support Resolution. This resolution does require any financial commitment from the council, but it is merely to signify to the IESO that the respective council is supportive of solar power development for the area.

We firmly believe that Polaron Solartech Corp., with our experience, expertise and commitment, will be able to further the growth of the renewable energy industry and contribute to be in a better future for all of Ontario. With these considerations, we hope that Polaron Solartech Corp will be able to count on the support of yourself and your municipality in our efforts in obtaining a Municipal Council Resolution for our proposed solar system project. Due to time constraints associated with the FIT application process, we hope that our request can be presented at the earliest available council meeting and that a Municipal Support Resolution can be issued to us by Oct 31, 2016.

Attached, for your review, you will find the project specifications and conceptual design. Thank you very much for your time.

Yours Sincerely,

Mohan Wang
Polaron Solartech Corp.

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Project Specifications

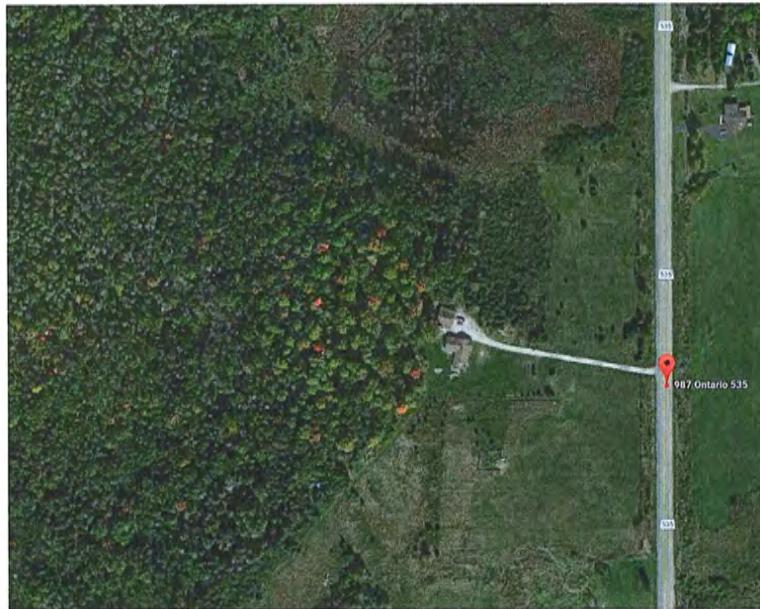
Project Location	987 Highway 535 , Noëlville, ON P0M 2N0
Project Type	Ground Mount Solar PV Installation
Legal Description	E 1/2 LT 1 CON 6 COSBY EXCEPT LT213292, LT 1 EXPROP PL M724, PT 2, 4,53R4892, LT333423, PT 1, 53R10453 & PTS 1 & 2 53R18609; FRENCH RIVER
Estimated Size of Project	500 kW AC
Panel Brand	Canadian Solar
Model Name	CS6x-320P
Number of Panels	1875

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9270 Highway 17 East, Rutherglen,
ON P0H 2E0

01. Aerial View



2. Street View



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03. Site Location



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TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 1 | Jun 2016 | IESOMRD/f-FIT-010r1

1	<p>Resolution number: _____</p> <p>Date resolution was passed: _____</p>	<p>FIT Reference Number: _____</p> <p><i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules, even where Local Municipality letterhead is used. This is not to be inserted by the Local Municipality.)</i></p>
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PRESCRIBED FORM: MUNICIPAL COUNCIL RESOLUTION CONFIRMATION

Section 3.8(g) and 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 2 | Jun 2016 | IESOMRD/f-FIT-012r1

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POLARON SOLARTECH CORPORATION

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Yours Sincerely,

Mohan Wang
Polaron Solartech Corp.

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Project Specifications

Project Location	358 Mercer Road, French River, ON P0M 2K0
Project Type	Ground Mount Solar PV Installation
PIN Number	73451-0117
Legal Description	PCL 5354 SEC SES; W 1/2 LT 1 CON 6 MARTLAND; FRENCH RIVER
Estimated Size of Project	500 kW AC
Panel Brand	Canadian Solar
Model Name	CS6x-320P
Number of Panels	1875

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9270 Highway 17 East, Rutherglen,
ON P0H 2E0

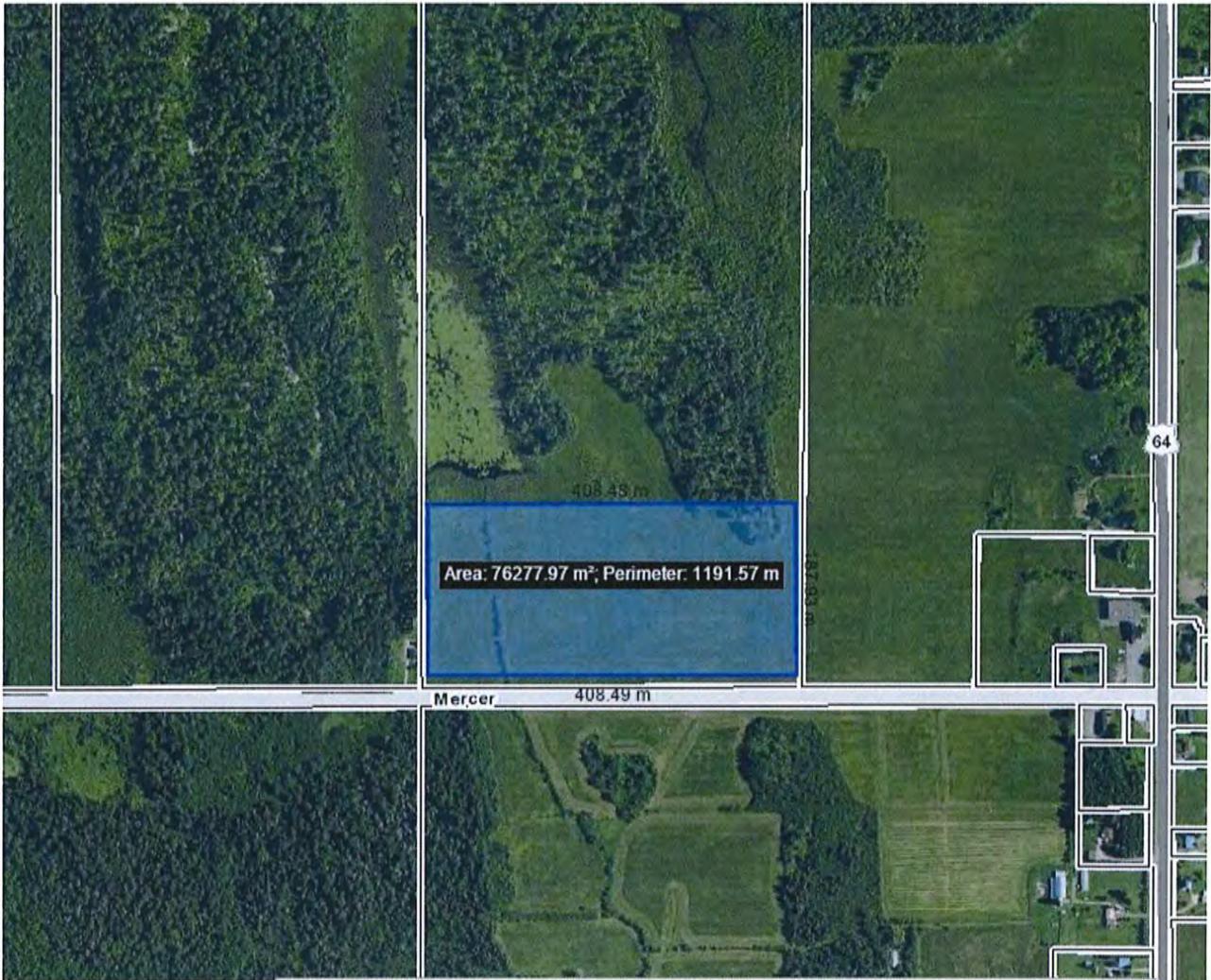
01. Aerial View



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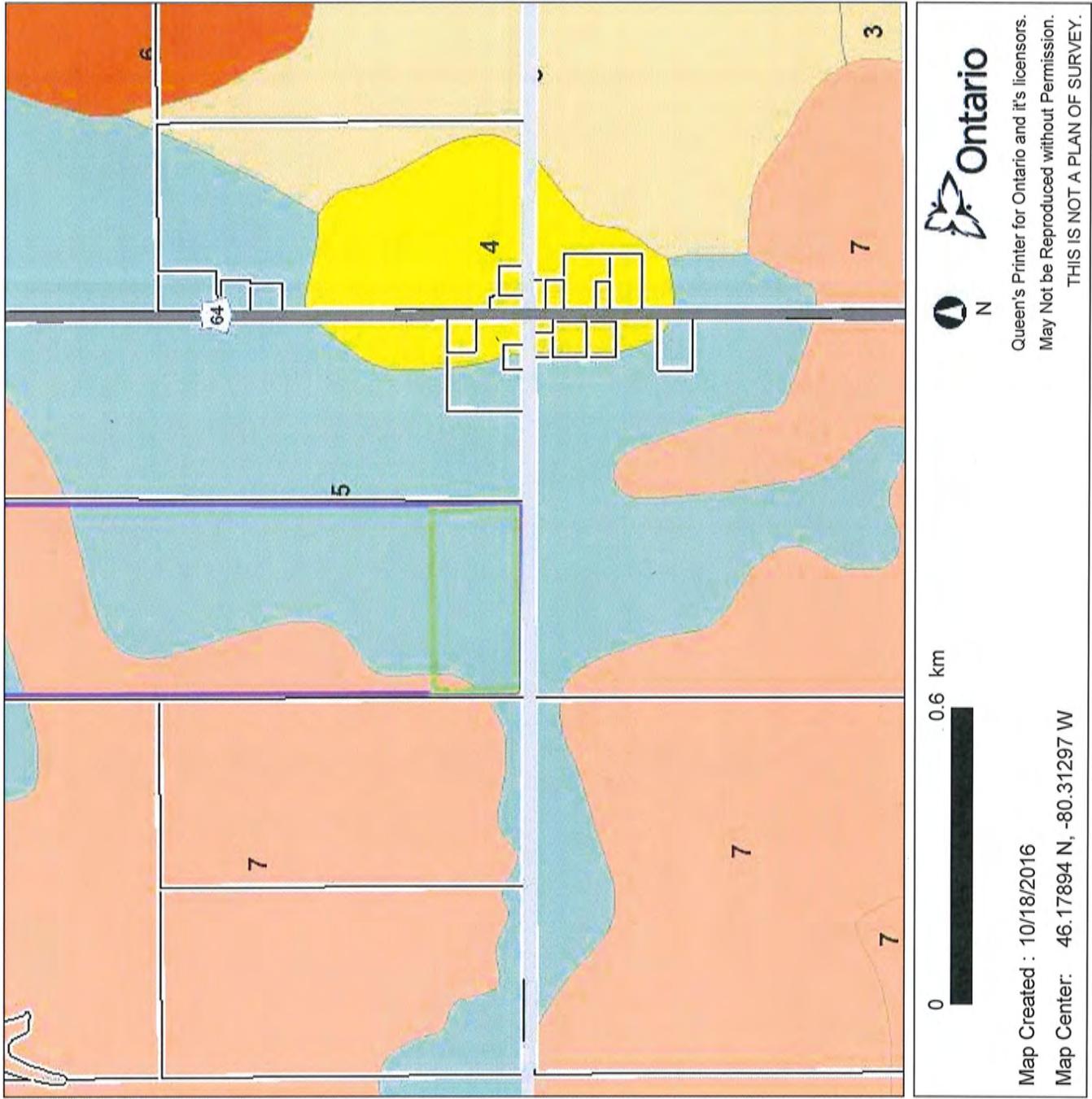
02. Site Location



POLARON SOLARTECH CORPORATION

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FIT 5 CLI Project Map



FIT Reference Number

The Canada Land Inventory

Soil Capability Classification for Agriculture

- | | | | |
|--|--------------|---|-------------------|
|  | Class 1 |  | Assessment Parcel |
|  | Class 2 |  | Project Area |
|  | Class 3 |  | Project Site |
|  | Class 4 | | |
|  | Class 5 | | |
|  | Class 6 | | |
|  | Class 7 | | |
|  | Organic Soil | | |
|  | Unclassified | | |
|  | Water | | |

0 0.6 km



Map Created : 10/18/2016

Map Center: 46.17894 N, -80.31297 W

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Municipality of French River
 Zoning By-law 2014-23
 Schedule A



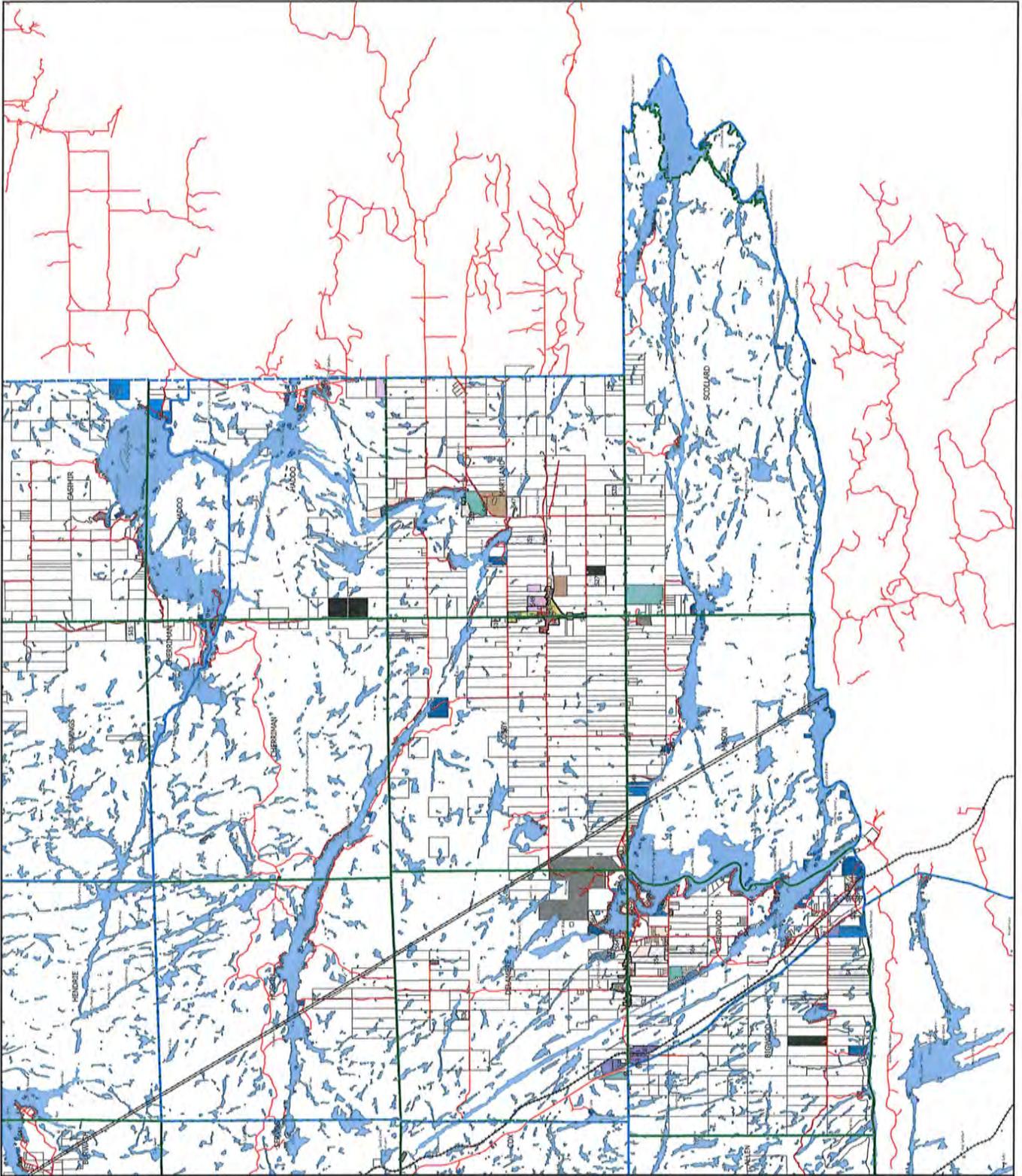
- Zoning Classification**
- Residential One (R1)
 - Residential Two (R2)
 - Residential Mobile Home Park (RMH)
 - Residential Rural (RR)
 - Waterfront Residential (WR)
 - Commercial Community (CC)
 - Commercial Highway (CH)
 - Waterfront Commercial Tourist (WCT)
 - Industrial Rural (IR)
 - Industrial General (IG)
 - Waste Dispose (WD)
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 - Waterfront Landing (WL)
 - Rural (RU)
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- Base Map Features**
- Railway
 - Powerlines
 - Pencil Boundaries
 - District Boundaries
 - Township Boundaries



Prepared by:
 CDS Spatial Solutions
 1000 Lakeshore Blvd. East
 North York, ON M2N 6L7
 TEL: 416-310-8021
 www.cds.com

Date: June 21, 2014

Note: This map is prepared for the use of the Municipality of French River. It is not to be used for any other purpose without the written consent of CDS Spatial Solutions. The Municipality of French River is not responsible for any errors or omissions on this map.





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Section 3.8(g) and 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 2 | Jun 2016 | IESOMRD/f-FIT-012r1

1	Resolution number: _____ Date resolution(s) was passed: _____	FIT Reference Number: _____ <i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules.)</i>
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3	_____ 2531789 Ontario Inc. _____ (the "Applicant") proposes to construct and operate a <i>(This must be the same Applicant (i.e., same name) as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i> _____ Ground Mount Solar _____ (the "Project") on <i>(This must be the same description as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i> _____ 73451-0117 _____ (the "Lands") <i>(This must be the same description as the Lands in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i> in the Municipality under the province's FIT Program.
----------	--

4	The resolution(s) provided with this Confirmation is <i>(check one or both as applicable)</i> : a) <input checked="" type="checkbox"/> A Municipal Council Support Resolution <i>(if selected, check either 1) or 2) as applicable)</i> : 1) <input checked="" type="checkbox"/> A new FIT 5.0 Municipal Council Support Resolution. <i>(if selected the resolution must be attached as Exhibit "A")</i> 2) <input type="checkbox"/> A pre-existing FIT 4.0.1 Municipal Council Support Resolution which has not been rescinded. <i>(if selected the resolution must be attached as Exhibit "A")</i> i) I have confirmed that the Project being proposed by the Applicant under the Province's FIT Program is the same Project on the same Lands as the Project that was the subject of the Municipal Council Support Resolution attached as Exhibit "A". b) <input type="checkbox"/> A Land Use Restriction Exemption Resolution <i>(if selected, check either 1) or 2) as applicable)</i> : 1) <input type="checkbox"/> A new FIT 5.0 Land Use Restriction Exemption Resolution. <i>(if selected the resolution must be attached as Exhibit "A")</i> 2) <input type="checkbox"/> A pre-existing FIT 4.0.1 Land Use Restriction Exemption Resolution which has not been rescinded. <i>(if selected the resolution must be attached as Exhibit "A")</i> i) I have confirmed that the Project being proposed by the Applicant under the Province's FIT Program is the same Project on the same Lands as the Project that was the subject of the Land Use Restriction Exemption Resolution attached as Exhibit "A".
----------	---

5	Name: _____ Mélanie Bouffard _____ Signed: _____ Title: _____ Clerk _____ Date: _____ <i>(Signature block for authorized signee. Must be an original ink signature)</i>
----------	---



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PROGRAM**

WRITABLE FORM

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TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 1 Jun 2016 IESOMRD/f-FIT-010r1

1	<p>Resolution number: _____</p> <p>Date resolution was passed: _____</p>	<p>FIT Reference Number: _____</p> <p><i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules, even where Local Municipality letterhead is used. This is not to be inserted by the Local Municipality.)</i></p>
----------	--	---

2	<p>[WHEREAS] capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.</p> <p>[AND WHEREAS] _____ 2531789 Ontario Inc. _____ (the "Applicant") proposes to construct and operate a _____ Ground Mount Solar _____ (the "Project") on _____ 73451-0117 _____ (the "Lands") in _____ Municipality of French River _____ under the province's FIT Program;</p> <p>[AND WHEREAS] the Applicant has requested that Council of _____ Municipality of French River _____ indicate by resolution Council's support for the construction and operation of the Project on the Property.</p> <p>[AND WHEREAS] pursuant to the FIT Rules, Version 5.0, 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;</p>
----------	---

[NOW THEREFORE BE IT RESOLVED THAT]	<p>Council of the _____ Municipality of French River _____ supports the construction and operation of the Project on the Lands.</p> <p>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 for any other purpose.</p>
--	--

3	<p>Signed: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>Signed: _____</p> <p>Title: _____</p> <p>Date: _____</p>
<i>(Signature lines for elected representatives. At least one signature required.)</i>		



Dear Mayor Claude,

My name is Mohan Wang, the Vice President of Polaron Solartech Corp. I am writing this letter to you today to apply for a Municipal Council Support Resolution for our proposed solar Rooftop photovoltaics (PV) projects.

Company Description

Polaron Solartech Corp is a Better Business Bureau (BBB) accredited business and our company mandate is to create a sustainable future for all by providing customers in Ontario with innovative solar programs and solutions. Our company is one of the leading residential solar developer in Ontario with extensive experience in the installation of microFIT residential solar system projects. Polaron Solartech Corp. operates as a subsidiary of Xinyi Solar Holdings Ltd., one of the largest solar developers in the world. Xinyi Solar Holdings Ltd., specializes in research & development, manufacturing, sales and after service of solar glass. In addition, Xinyi Solar Holding Ltd also provides economical and efficient products for solar application systems, with active involvement in over 1.7 gigawatts (GW) of floating PV and ground-mounted solar farms (*pictured below*). With assets totaling over 10 billion Canadian dollars, Xinyi Solar Holdings Ltd is listed on the main board of the Hong Kong Stock Exchange (HKSE) since 2013.



Polaron Solartech Corp is an EPC (Engineering, Procurement & Construction) involved in all facets of design, development, financial planning, installation and professional maintenance for solar solutions in Ontario.

Benefits to the Local Community

Solar power systems derive sustainable, renewable energy from the sun which reduces the reliance on fossil fuels and positively contributes to a clean environment for everyone. Based on the calculated

POLARON SOLARTECH CORPORATION

SUITE 702-704, 3601 HIGHWAY 7 EAST, MARKHAM, ON, L3R 0M3
TELEPHONE (647) 557-1207 • FAX (905) 415-2797 • www.polaronsolar.com

numbers, the energy generated by our proposed project will offset CO₂ emissions equivalent to 35,500 gallons of gasoline or the same as planting over 8176 trees. The implementation of a rooftop solar system can lessen the stress to the existing local electrical grid by reconciling off peak and on peak electrical usage. In addition to the environmental benefits, rooftop solar systems also brings about economic and social growth for the surrounding local communities. Our solar system installations enables business owners to capitalize on previously unused rooftop space to create an additional source of revenue. Installation, general upkeep and maintenance of the solar system will provide employment opportunities for local labor, effectively creating a trickle-down effect which stimulates the growth of the local economy. Finally, municipal endorsement of renewable energy source not only enhances the overall reputation of the township but also inspires residents to be more environmentally conscious and increases civic pride.

Municipal Support Resolution

Aligned with the values of our company, Polaron Solartech Corp strategy for project bidding is focused on including municipal & community involvement combined with competitive pricing. Our financial responsible approaches allows us to install more efficient solar systems for commercial rooftops, converting them from idle spaces into revenue generation assets for local business and building owners. Support from the local municipal council will enhance French River's standing as an environmental leader and will also greatly assist our efforts in securing limited FIT capacity allotments.

Due to the high interest in the Feed in Tariff (FIT) program, the IESO has set up what is known as a Priority Point System, where points are awarded to proposed projects for various criteria including having the support of the local municipality in the form of a Municipal Support Resolution. This resolution does require any financial commitment from the council, but it is merely to signify to the IESO that the respective council is supportive of solar power development for the area.

We firmly believe that Polaron Solartech Corp., with our experience, expertise and commitment, will be able to further the growth of the renewable energy industry and contribute to be in a better future for all of Ontario. With these considerations, we hope that Polaron Solartech Corp will be able to count on the support of yourself and your municipality in our efforts in obtaining a Municipal Council Resolution for our proposed solar system project. Due to time constraints associated with the FIT application process, we hope that our request can be presented at the earliest available council meeting and that a Municipal Support Resolution can be issued to us by Oct 31, 2016.

Attached, for your review, you will find the project specifications and conceptual design. Thank you very much for your time.

Yours Sincerely,

Mohan Wang
Polaron Solartech Corp.

POLARON SOLARTECH CORPORATION

SUITE 702-704, 3601 HIGHWAY 7 EAST, MARKHAM, ON, L3R 0M3
TELEPHONE (647) 557-1207 • FAX (905) 415-2797 • www.polaronsolar.com

Project Specifications

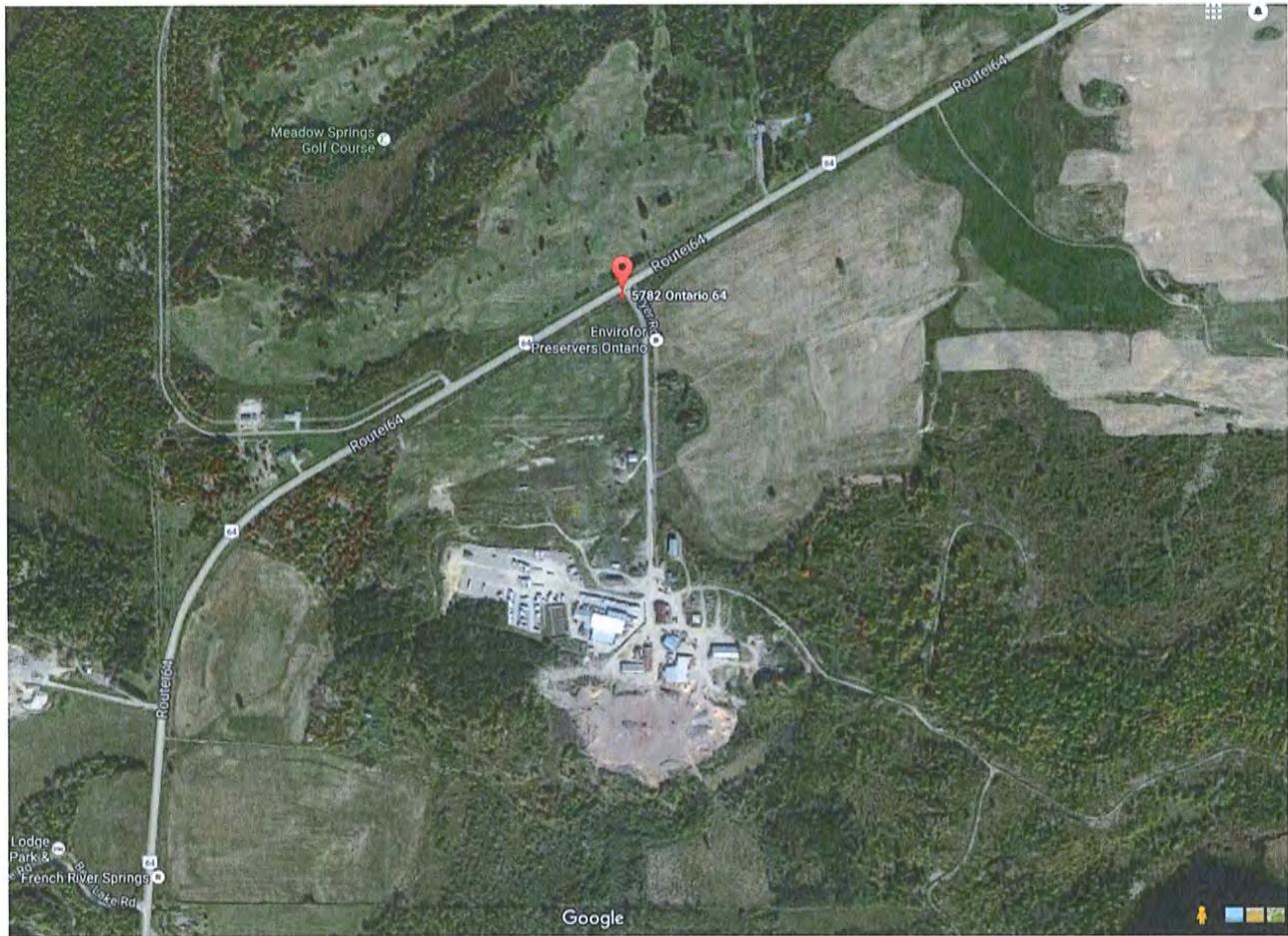
Project Location	5782 Hwy 64, French River, ON P0M
Project Type	Rooftop Solar PV Installation
PIN Number	73451-0137
Legal Description	MARTLAND CON 4 LOT 6 PCL 37548 RP 53R4507 PART 2
Estimated Size of Project	183.5 kW AC
Panel Brand	Canadian Solar
Model Name	CS6x-320P
Number of Panels	688

POLARON SOLARTECH CORPORATION

SUITE 702-704, 3601 HIGHWAY 7 EAST, MARKHAM, ON, L3R 0M3
TELEPHONE (647) 557-1207 • FAX (905) 415-2797 • www.polaronsolar.com

9270 Highway 17 East, Rutherglen,
ON P0H 2E0

01. Aerial View



POLARON SOLARTECH CORPORATION
SUITE 702-704, 3601 HIGHWAY 7 EAST, MARKHAM, ON, L3R 0M3
TELEPHONE (647) 557-1207 • FAX (905) 415-2797 • www.polaronsolar.com

2. Street View



03. Site Location

POLARON SOLARTECH CORPORATION

SUITE 702-704, 3601 HIGHWAY 7 EAST, MARKHAM, ON, L3R 0M3
TELEPHONE (647) 557-1207 • FAX (905) 415-2797 • www.polaronsolar.com



POLARON SOLARTECH CORPORATION

SUITE 702-704, 3601 HIGHWAY 7 EAST, MARKHAM, ON, L3R 0M3
TELEPHONE (647) 557-1207 • FAX (905) 415-2797 • www.polaronsolar.com

Municipality of French River
 Zoning By-law 2014-23
 Schedule A



- Zoning Classification**
- Residential One (R1)
 - Residential Two (R2)
 - Residential Middle Home Park (RMH)
 - Residential Rural (RR)
 - Waterfront Residential (WR)
 - Commercial Community (CC)
 - Commercial Highway (CH)
 - Waterfront Commercial Tourist (WCT)
 - Industrial Rural (IR)
 - Industrial General (IG)
 - Waste Disposal (WD)
 - Mineral/Mineral Extraction (ME)
 - Institutional One (I1)
 - Institutional Two (I2)
 - Open Space (OS)
 - Waterfront Landing (WL)
 - Rural (RU)
 - Special Provisions
- Base Map Features**
- Railway
 - Powerlines
 - Percol Boundaries
 - District Boundaries
 - Township Boundaries



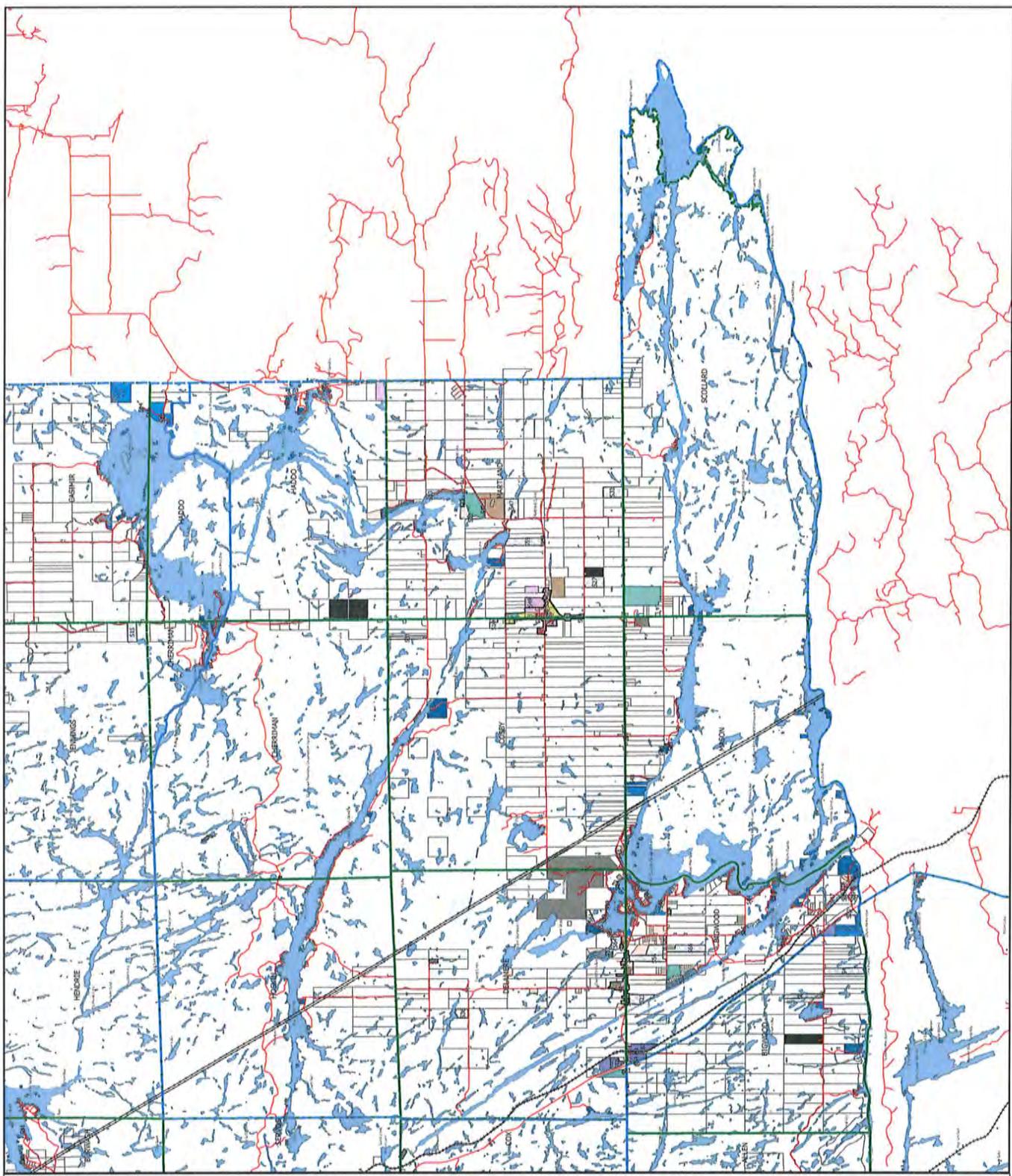
Drawn Date: June 15, 2014

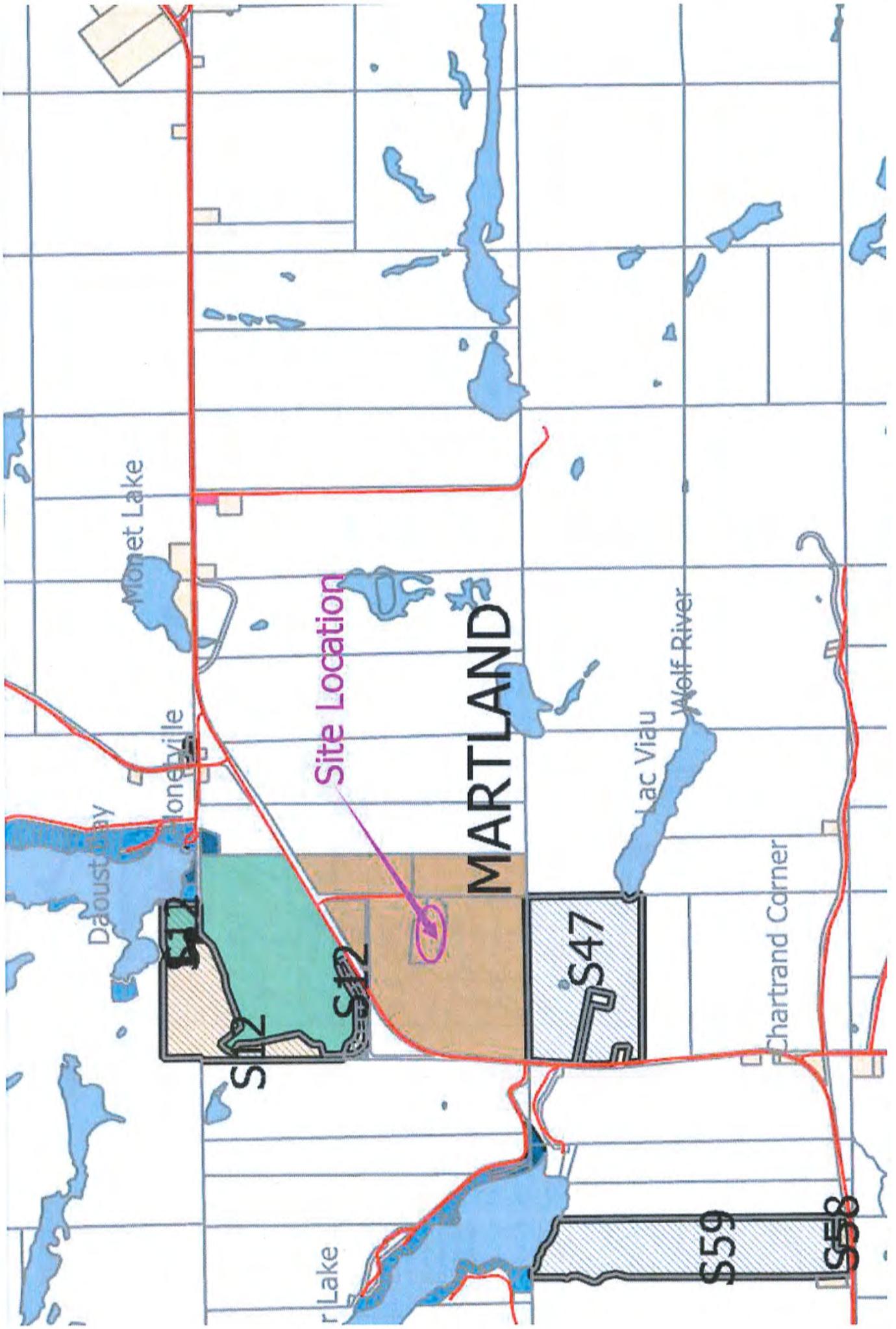
Scale: 1:10,000

0 1 2 3 4 km

Note: This plan is a reproduction of the plan as filed and does not represent a current plan. It is not a legal document. For more information, please contact the Municipality of French River.

Prepared by:
 G222 South Lakes
 51 South Street
 Perth, ON, K2H 2G7
 TEL: 613-984-1211
 www.frenchriver.ca





Site Location

MARTLAND

S12

S47

S59

S58

D'oust Bay

oneville

Monet Lake

Lac Viau

Wolf River

Chartrand Corner

r Lake

TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 1 | Jun 2016 | IESOMRD/f-FIT-010r1

1	<p>Resolution number: _____</p> <p>Date resolution was passed: _____</p>	<p>FIT Reference Number: _____</p> <p><i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules, even where Local Municipality letterhead is used. This is not to be inserted by the Local Municipality.)</i></p>
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2	<p>[WHEREAS] capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.</p> <p>[AND WHEREAS] _____ 2531789 Ontario Inc. _____ (the "Applicant") proposes to construct and operate a _____ Rooftop Solar _____ (the "Project") on _____ 73451-0137 _____ (the "Lands") in _____ Municipality of French River _____ under the province's FIT Program;</p> <p>[AND WHEREAS] the Applicant has requested that Council of _____ Municipality of French River _____ indicate by resolution Council's support for the construction and operation of the Project on the Property.</p> <p>[AND WHEREAS] pursuant to the FIT Rules, Version 5.0, 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;</p>
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<p>[NOW THEREFORE BE IT RESOLVED THAT]</p> <p>Council of the _____ Municipality of French River _____ supports the construction and operation of the Project on the Lands.</p> <p>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 for any other purpose.</p>
--

3	<p>Signed: _____ Signed: _____</p> <p>Title: _____ Title: _____</p> <p>Date: _____ Date: _____</p> <p style="text-align: center;"><i>(Signature lines for elected representatives. At least one signature required.)</i></p>
----------	--



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PRESCRIBED FORM: MUNICIPAL COUNCIL RESOLUTION CONFIRMATION

Section 3.8(g) and 5.1(g)(i) of the FIT Rules, Version 5.0

Page 1 of 2 | Jun 2016 | IESOMRD/f-FIT-012r1

1	Resolution number: _____ Date resolution(s) was passed: _____	FIT Reference Number: _____ <i>(The FIT Reference Number must be inserted by the Applicant in order for the resolution to comply with the FIT Rules.)</i>
----------	--	--

2	<p>Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.</p> <p>I am the / an _____ Clerk of the _____ Municipality of French River (the "Municipality"), and have the delegated authority to provide this confirmation on behalf of the Municipality and without personal liability.</p>
----------	--

3	<p>_____ 2531789 Ontario Inc. (the "Applicant") proposes to construct and operate a <i>(This must be the same Applicant (i.e., same name) as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i></p> <p style="text-align: center;">_____ Rooftop Mount Solar _____ (the "Project") on <i>(This must be the same description as stated in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i></p> <p style="text-align: center;">_____ 73451-0137 _____ (the "Lands") <i>(This must be the same description as the Lands in the Municipal Council Support Resolution or Land Use Restriction Exemption Resolution provided, as attached)</i></p> <p>in the Municipality under the province's FIT Program.</p>
----------	---

4	<p>The resolution(s) provided with this Confirmation is <i>(check one or both as applicable)</i>:</p> <p>a) <input checked="" type="checkbox"/> A Municipal Council Support Resolution <i>(if selected, check either 1) or 2) as applicable)</i>:</p> <p style="margin-left: 20px;">1) <input checked="" type="checkbox"/> A new FIT 5.0 Municipal Council Support Resolution. <i>(if selected the resolution must be attached as Exhibit "A")</i></p> <p style="margin-left: 20px;">2) <input type="checkbox"/> A pre-existing FIT 4.0.1 Municipal Council Support Resolution which has not been rescinded. <i>(if selected the resolution must be attached as Exhibit "A")</i></p> <p style="margin-left: 40px;">i) I have confirmed that the Project being proposed by the Applicant under the Province's FIT Program is the same Project on the same Lands as the Project that was the subject of the Municipal Council Support Resolution attached as Exhibit "A".</p> <p>b) <input type="checkbox"/> A Land Use Restriction Exemption Resolution <i>(if selected, check either 1) or 2) as applicable)</i>:</p> <p style="margin-left: 20px;">1) <input type="checkbox"/> A new FIT 5.0 Land Use Restriction Exemption Resolution. <i>(if selected the resolution must be attached as Exhibit "A")</i></p> <p style="margin-left: 20px;">2) <input type="checkbox"/> A pre-existing FIT 4.0.1 Land Use Restriction Exemption Resolution which has not been rescinded. <i>(if selected the resolution must be attached as Exhibit "A")</i></p> <p style="margin-left: 40px;">i) I have confirmed that the Project being proposed by the Applicant under the Province's FIT Program is the same Project on the same Lands as the Project that was the subject of the Land Use Restriction Exemption Resolution attached as Exhibit "A".</p>
----------	---

5	<p>Name: _____ Mélanie Bouffard _____ Signed: _____</p> <p>Title: _____ Clerk _____ Date: _____</p> <p style="text-align: center;"><i>(Signature block for authorized signee. Must be an original ink signature)</i></p>
----------	--

October 6, 2016

Dear Clerks:

AMO Seeks Council Resolution

On behalf of the AMO Board, I would ask you to place the attached resolution on council's next agenda along with this letter.

AMO wants every council to be involved in the *What's Next Ontario?* project. There is a looming fiscal gap facing Ontario's municipalities. *What's Next Ontario?* is about recognizing the gap and seeking sector support for closing it. The response has been impressive, but there's more to be done! We've boiled down the essence of the challenge we face in the next ten years to a one-page resolution. We urge every council in Ontario to adopt the resolution, and reply to AMO by December 1, 2016.

What does it say? We know Ontarians see infrastructure as the number one challenge facing their community. We know that even if we raise property taxes and user fees by inflation (1.8%), we will still be \$3.6 billion short to fix the infrastructure gap, every year for ten years. This is what we need to address. As elected officials, how do we deal with this challenge? What is the best approach? Ontarians already pay the highest property taxes in the country. How high is too high?

We could finance this gap by increasing property taxes. It would require property tax revenue increases of 4.6% annually for 10 years, sector-wide. And, what happens if the federal or provincial governments pull back on future commitments? We know that could mean property tax revenue increases of up to 8.35% annually for 10 years, sector-wide. How might these numbers translate locally as an annual rate increase?

The attached resolution is a starting point. Thank you for bringing this to your council's attention. My e-mail address is on the resolution and I look forward to receiving council's support.

If you have questions, please contact Matthew Wilson, Senior Advisor, mwilson@amo.on.ca, 416-971-9856 Ext. 323.

Yours sincerely,



Lynn Dollin
AMO President

WHAT'S NEXT ONTARIO? RESOLUTION

WHEREAS recent polling, conducted on behalf of the Association of Municipalities of Ontario indicates 76% of Ontarians are concerned or somewhat concerned property taxes will not cover the cost of infrastructure while maintaining municipal services, and 90% agree maintaining safe infrastructure is an important priority for their communities;

AND WHEREAS infrastructure and transit are identified by Ontarians as the biggest problems facing their municipal government;

AND WHEREAS a ten-year projection (2016-2025) of municipal expenditures against inflationary property tax and user fee increases, shows there to be an unfunded average annual need of \$3.6 billion to fix local infrastructure and provide for municipal operating needs;

AND WHEREAS the \$3.6 billion average annual need would equate to annual increases of 4.6% (including inflation) to province-wide property tax revenue for the next ten years;

AND WHEREAS this gap calculation also presumes all existing and multi-year planned federal and provincial transfers to municipal governments are fulfilled;

AND WHEREAS if future federal and provincial transfers are unfulfilled beyond 2015 levels, it would require annual province-wide property tax revenue increases of up to 8.35% for ten years;

AND WHEREAS Ontarians already pay the highest property taxes in the country;

AND WHEREAS each municipal government in Ontario faces unique issues, the fiscal health and needs are a challenge which unites all municipal governments, regardless of size;

NOW THEREFORE BE IT RESOLVED that this Council supports the Association of Municipalities of Ontario in its work to close the fiscal gap; so that all municipalities can benefit from predictable and sustainable revenue, to finance the pressing infrastructure and municipal service needs faced by all municipal governments.

Please forward your resolution by December 1, 2016 to:
AMO President Lynn Dollin amopresident@amo.on.ca.



Municipality of French River

Report CL-12-2016
of the Clerk's Department
For Consideration by Council in Committee

RE: Property Standards Appeal Committee

OBJECTIVE: To inform Council of the Property Standards By-law and Policy and to seek members to the Property Standards Appeal Committee.

BACKGROUND:

The Municipality of French River adopted the Property Standards By-law 2006-12 which set out standards to ensure property owners maintain their properties within the community and regulate items of safety and general upkeep of properties and buildings.

The Policy outlines the process for complaints, appeals and for the establishment of the Property Standards Appeal Committee.

A Property Standards complaint was received on September 8, 2016, the matter was investigated and an Order Requiring Compliance was issued on September 23, 2016. A Notice of Appeal by the owner of the property was received on October 6, 2016.

To date, the appeal committee has not been established for this Term of Council and one is required to hold a Hearing for the appeal.

ANALYSIS:

Outline of Property Standards Policy

When a complaint is received about a property that does not conform to the by-law, a Property Standards Officer investigates and determines if the property standards by-law has been violated. If so, a Property Standards Order is issued to the owner. Orders are issued for violations of certain Ontario Building Code and municipal by-law standards for residential, multiple residential and commercial properties.

The owner of the property has the right to appeal to the Municipality's Property Standards Committee if they are not satisfied with the terms of the Order. The committee can uphold the Order, rescind it or modify the length of time the owner has to comply.

Property Standards Appeal Committee

The Property Standards Appeal Committee is a quasi-judicial body appointed by Council to consider appeals to orders issued by Property Standard Officers. It is the Committee's role to make an informal and impartial decision.

As per the Policy, the Committee shall be composed of at least three persons who either reside, work or own property in the Municipality of French River to be appointed by Council every four years. The Committee shall appoint one member as Chairman and shall appoint a Secretary who shall keep on file minutes and records of all applications and decisions thereon; the Secretary is routinely a function for the Clerk.

The Committee Members should be familiar with general rules of procedure before administrative tribunals, admissibility of evidence, and the relevant provisions under the Ontario Building Code Act.

In the past, Council has appointed one Member of Council to the Committee. However, it is recommended that Committee Members not be elected officials to ensure transparency and to remove any possible conflict of interest.

BUDGET/LEGAL IMPLICATIONS:

Not applicable.

INTERDEPARTMENTAL IMPACTS:

Not applicable.

LINKS TO STRATEGIC PLANS:

- Ensure community safety.
- Ensure timely knowledge of policies, bylaws, and building control standards.

CONCLUSION/RECOMMENDATIONS:

An ad will be released to seek members and the appointments will be considered at the Council Meeting held on November 9th, 2016.

ATTACHMENTS:

Property Standards By-law 2006-12 and Policy

Respectfully submitted:

Mélanie Bouffard
Clerk
Date: October 18, 2016

Michael Campbell
Chief Building Official/MLEO

Approved:

Marc Gagnon
Chief Administrative Officer

Corporation of the Municipality of French River Property Standards By-law & Policy

WHEREAS under Section 15.1 (3) of the Building Code Act, S.O. 1992, c23, a by-law may be passed by the council of a municipality prescribing the standard for the maintenance and occupancy of property within the municipality provided the official plan for the municipality includes provisions relating to property conditions;

AND WHEREAS the Official Plan for the Municipality of French River includes provisions relating to property conditions;

AND WHEREAS the Council of The Municipality of French River is desirous of Passing a by-law under Section 15.1 (3) of the Building Code Act, S.O. 1992, C23;

AND WHEREAS Section 15.6 (1) of the Building Code Act, S.O. 1992, C23 requires that a by-law passed under Section 15.1 (3) of the Building Code Act, S.O. 1992, C23 shall provide for the establishment of a Property Standard Committee;

NOW THEREFORE the Council of The Municipality of French River hereby enacts the following:

SECTION I - DEFINITIONS

In this by-law:

1.01 "Accessory Building" means a detached building or structure, not used for human habitation that is subordinate to the primary use of the same property.

1.02 "Apartment Building" means a building containing more than four dwelling units with individual access from an internal corridor system.

1.03 "Approved" means acceptance by the Property Standards Officer.

1.04 "Basement" means that space of a building that is partly below grade, which has half or more of its height, measured from floor to ceiling above the average exterior finished grade.

1.05 "Cellar" means that space of a building that is partly or entirely below grade, which has more than half of its height, measured from floor to ceiling below the average exterior finished grade.

1.06 "Dwelling" means a building or structure or part of a building or structure, occupied or capable of being occupied, in whole or in part for the purpose of human habitation.

1.07 "Dwelling Unit" means a room or a suite of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and supporting general living conditions usually including cooking, eating, sleeping, and sanitary facilities.

1.08 "First Storey" means that part of a building having a floor area closest to grade with a ceiling height of more than 1.8 metres (6 ft.) above grade.

1.09 "Guard" means a protective barrier installed around openings in floor areas or on the open sides of a stairway, a landing, a balcony, a mezzanine, a gallery, a raised walkway, and other locations as required to prevent accidental falls from one level to another. Such barriers may or may not have openings through them.

1.10 "Habitable Room" means any room in a dwelling unit used for or capable of being used for living, cooking, sleeping or eating purposes.

1.11 "Means of Egress" means a continuous, unobstructed path of travel provided by a doorway, hallway, corridor, exterior passage way, balcony, lobby, stair, ramp, or other exit facility used for the escape of persons from any point within a building, a floor area, a room, or a contained open space to a public thoroughfare or an approved area of refuge usually located outside the building.

1.12 "Multiple Dwelling" means a building containing three or more dwelling units.

1.13 "Non-Habitable Room" means any room in a dwelling or dwelling unit other than a habitable room and includes a bathroom, a toilet room, laundry, pantry, lobby, corridor, stairway, closet, boiler room, or other space for service and maintenance of the dwelling for public use, and for access to and vertical travel between storeys, and basement or part thereof which does not comply with the standards of fitness for occupancy set out in this By-Law.

1.14 "Non-Residential Property" means a building or structure or part of a building or structure not occupied in whole or in part for the purpose of human habitation, and includes the lands and premises appurtenant and all of the outbuildings, fences or erections thereon or therein.

1.15 "Person" means an individual, firm, corporation, association or partnership.

1.16 "Residential Property" means any property that is used or designed for use as a domestic establishment in which one or more persons usually sleep and prepare and serve meals, and includes any lands or buildings that are appurtenant to such establishment and

all stairways, walkways, driveways, parking spaces, and fences associated with the dwelling or its yard.

1.17 “Service room” means a room provided in a building to contain equipment associated with building services.

1.18 “Sewage” means sanitary sewage or storm sewage. It includes human waste and grey water

1.19 "Standards" means the standards of the physical condition and of occupancy prescribed for property by this By-Law.

1.20 "Toilet Room" means a room containing a water closet and a washbasin.

1.21 "Yard" means the land other than publicly owned land around or appurtenant to the whole or any part of a residential or non-residential property and used or capable of being used in connection with the property.

SECTION II - GENERAL STANDARDS FOR ALL PROPERTY

2.01 All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned. All new construction or repairs shall conform to the Ontario Building Code, Ontario Fire Code and the *Fire Prevention and Protection Act* where applicable.

YARDS

2.02 Every yard, including vacant lots shall be kept clean and free from:

- (1) rubbish or debris and objects or conditions that may create a health, fire, or accident hazard;
- (2) wrecked, dismantled, discarded or abandoned machinery, vehicles, trailers or boats unless it is necessary for the operation of a business enterprise lawfully situated on the property;
- (3) long grass, brush, undergrowth and noxious weeds as defined by the *Weed Control Act*;
- (4) dilapidated, collapsed or partially constructed structures which are not currently under construction;

- (5) injurious insects, termites, rodents, vermin or other pests; and
- (6) dead, decayed or damaged trees or other natural growth within the boundaries of the Municipality of French River.

SURFACE CONDITIONS

2.03 Surface conditions of yards shall be maintained so as to:

- (1) prevent ponding of storm water;
- (2) prevent instability or erosion of soil;
- (3) prevent surface water run-off from entering basements;
- (4) not exhibit an unsightly appearance;
- (5) be kept free of garbage and refuse;
- (6) be kept free of deep ruts and holes;
- (7) provide for safe passage under normal use and weather conditions, day or night;
and
- (8) not to create a nuisance to other property.

SEWAGE AND DRAINAGE

2.04 Sewage shall be discharged into an approved sewage system.

2.05 Sewage of any kind shall not be discharged onto the surface of the ground, whether into a natural or artificial surface drainage system or otherwise.

2.06 Roof drainage shall not be discharged onto sidewalks, stairs, or adjacent property.

PARKING AREAS, WALKS AND DRIVEWAYS

2.07 All areas used for vehicular traffic and parking shall have a surface covering of asphalt, concrete, interlocking bricks, compacted stone or gravel and shall be kept in good repair free of dirt and litter.

2.08 Steps, walks, driveways, parking spaces and other similar areas shall be maintained so as to afford safe passage under normal use and weather conditions day or night.

EXTERIOR WALLS, ACCESSORY BUILDINGS, FENCES, AND OTHER STRUCTURES

2.09 Accessory buildings, fences and other structures appurtenant to the property shall be maintained in structurally sound condition and in good repair.

2.10 Exterior walls of a building or a structure and their components, including soffits, fascia, windows and doors, shall be maintained in good repair free from cracked, broken or loose masonry units, stucco, and other defective cladding, or trim. Paint or some other suitable preservative or coating must be applied and maintained so as to prevent deterioration due to weather conditions, insects or other damage.

2.11 Exterior walls of a building or a structure and their components, shall be free of unauthorized signs, painted slogans, graffiti and similar defacements.

GARBAGE DISPOSAL

2.12 Every building, dwelling, and dwelling unit shall be provided with a sufficient number of suitable receptacles to contain all garbage. Such receptacles shall be constructed of watertight material, provided with a tight fitting cover, and shall be maintained in a clean and odour free condition at all times.

2.13 All garbage shall be promptly placed in a suitable container.

2.14 Garbage storage areas shall be screened from public view.

COMPOST HEAPS

2.15 The occupant of a residential property may provide for a compost heap in accordance with the health regulations, provided that the compost pile is no larger than one square metre and 1.8 metres in height and is enclosed on all sides by concrete block, or lumber, or in a forty-five gallon container, a metal frame building with a concrete floor, or a commercial plastic enclosed container designed for composting.

SECTION III - RESIDENTIAL PROPERTY STANDARDS

GENERAL CONDITIONS

This section refers to **RESIDENTIAL RENTAL DWELLINGS** only. The purpose of this section is for the health and safety of the occupants of the dwelling and for the general public.

3.01 Every tenant, or occupant or lessee of a residential property shall maintain the property or part thereof and the land which they occupy or control, in a clean, sanitary and safe condition and shall dispose of garbage and debris on a regular basis, in accordance with municipal by-laws.

3.02 Every tenant, or occupant or lessee of a residential property shall maintain every floor, wall, ceiling and fixture, under their control, including hallways, entrances, laundry rooms, utility rooms, and other common areas, in a clean, sanitary and safe condition.

3.03 Accumulations or storage of garbage, refuse, appliances, or furniture in a means of egress shall not be permitted.

PEST PREVENTION

3.04 Dwellings shall be kept free of rodents, vermin and insects at all times. Methods used for exterminating such pests shall be in accordance with the provisions of the *Pesticides Act*.

3.05 Openings, including windows, that might permit the entry of rodents, insects, vermin or other pests shall be appropriately screened or sealed.

STRUCTURAL SOUNDNESS

3.06 Every part of a dwelling shall be maintained in a structurally sound condition so as to be capable of safely sustaining its own weight load and any additional load to which it may be subjected through normal use, having a level of safety as required by the Ontario Building Code.

3.07 Walls, roofs, and other exterior parts of a building shall be free from loose or improperly secured objects or materials.

FOUNDATIONS

3.08 Foundation walls of a dwelling shall be maintained so as to prevent the entrance of insects, rodents and excessive moisture. Maintenance includes the shoring of the walls to prevent settling, installing sub soil drains, where necessary, at the footings, grouting masonry cracks, damp proofing and waterproofing walls, joints, and floors.

EXTERIOR WALLS

3.09 Exterior walls of a dwelling and their components, including soffits, fascia, shall be maintained in good repair free from cracked, broken or loose masonry units, stucco, and other defective cladding, or trim. Paint or some other suitable preservative or coating must be applied and maintained so as to prevent deterioration due to weather conditions, insects or other damage.

3.10 Exterior walls of a dwelling and their components shall be free of unauthorized signs, painted slogans, graffiti and similar defacements.

WINDOWS AND DOORS

3.11 Windows, doors, skylights, and basement or cellar hatchways shall be maintained in good repair, weather tight and reasonably draught-free, to prevent heat loss and infiltration by the elements. Maintenance includes painting, replacing damaged doors, frames and other components, window frames, sashes and casings, replacement of non-serviceable hardware and reglazing where necessary. Where screening is provided on windows and doors it shall also be maintained in good repair.

3.12 In a dwelling unit, all windows that are intended to be opened and all exterior doors shall have suitable hardware so as to allow locking or otherwise securing from inside the dwelling unit. At least one entrance door to a dwelling unit shall have suitable hardware so as to permit locking or securing from either inside or outside the dwelling unit.

3.13 An exterior type door shall be provided for all entrances to dwellings and dwelling units.

3.14 In residential buildings where there is a voice communication unit working in conjunction with a security locking and release system controlling a particular entrance door and installed between individual dwelling units and a secured entrance area, the said system shall be maintained in good working order at all times.

3.15 Every window in a leased dwelling unit that is located above the first storey of a multiple dwelling shall be equipped with an approved safety device that would prevent any part of the window from opening greater than would permit the passage of a 100 mm diameter (3.9 inches) sphere. Such safety device shall not prevent the window from being fully opened during an emergency situation by an adult without the use of tools.

ROOFS

3.16 Roofs of dwellings and their components shall be maintained in a weather tight condition, free from loose or unsecured objects or materials.

3.17 Where eavestroughing, roof gutters, are provided they shall be kept in good repair, free from obstructions, properly secured to the building and drain in a manner not to adversely affect the neighbours dwelling or buildings.

WALLS, CEILINGS AND FLOORS

3.18 Every wall, ceiling and floor in a dwelling shall be maintained so as to provide a continuous surface free of holes, cracks, loose coverings or other defects. Walls surrounding showers and bathtubs shall be impervious to water.

3.19 Every floor in a dwelling shall be reasonably smooth and level and maintained so as to be free of all loose, warped, protruding, broken, or rotted boards or other material that might cause an accident or allow the entrance of rodents and other vermin or insects.

3.20 Every floor in a bathroom, toilet room, kitchen, shower room, and laundry room shall be maintained so as to be impervious to water and readily cleaned.

STAIRS, PORCHES AND BALCONIES

3.21 Inside and outside stairs, porches, balconies and landings shall be maintained so as to be free of holes, cracks, and other defects which may constitute accident hazards. Existing stair treads or risers that show excessive wear or are broken, warped or loose and any supporting structural members that are rotted or deteriorated shall be repaired or replaced.

GUARDRAILS

3.22 A guard shall be installed and maintained in good repair on the open side of any stairway or ramp containing three (3) or more risers including the landing or a height of

600 mm (24") between adjacent levels. A handrail shall be installed and maintained good repair in all stairwells. Guardrails shall be installed and maintained good repair around all landings, porches, balconies. Guardrails, balustrades and handrails shall be constructed and maintained rigid in nature.

KITCHENS

3.23 Every dwelling shall contain a kitchen area equipped with:

- (a) a sink that is served with hot and cold running water and is surrounded by surfaces impervious to grease and water;
- (b) suitable storage area of not less than 0.23 cubic metres (8 cubic feet);
- (c) a counter or work area at least 610 mm (2 ft) in width by 1,220 mm (4 ft) in length, exclusive of the sink, and covered with a material that is impervious to moisture and grease and is easily cleanable; and
- (d) a space provided for cooking and refrigeration appliances including the suitable electrical or gas connections.

TOILET AND BATHROOM FACILITIES

3.24 Every dwelling unit shall contain a bathroom consisting of at least one fully operational water closet, washbasin, and a bathtub or suitable shower unit. Every washbasin and bathtub or shower shall have an adequate supply of hot and cold running water. Every water closet shall have a suitable supply of running water.

3.25 Every required bathroom or toilet room shall be accessible from within the dwelling unit and shall be fully enclosed and provided with a door capable of being locked so as to allow privacy for the persons using said room.

3.26 Where toilet or bathroom facilities are shared by occupants of residential accommodation, other than self-contained dwelling units, an appropriate entrance shall be provided from a common passageway, hallway, corridor or other common space to the room or rooms containing the said facilities.

PLUMBING

3.27 Each washbasin, a bathtub or shower, and one kitchen sink shall be equipped with an adequate supply of hot and cold running water. Hot water shall be supplied at a temperature of not less than 43 degrees Celsius (110° F).

3.28 Every dwelling unit shall be provided with an adequate supply of potable running water from a source approved by the Medical Officer of Health.

3.29 All plumbing, including drains, water supply pipes, water closets and other plumbing fixtures shall be maintained in good working condition free of leaks and defects and all water pipes and appurtenances thereto shall be protected from freezing.

3.30 All plumbing fixtures shall be connected to the sewerage system through water seal traps.

3.31 Every fixture shall be of such materials, construction and design as will ensure that the exposed surface of all parts are hard, smooth, impervious to hot and cold water, readily accessible for cleansing and free from blemishes, cracks, stains, or other defects that may harbour germs or impede thorough cleansing.

ELECTRICAL SERVICE

3.32 Every dwelling and dwelling unit shall be wired for electricity and shall be connected to an approved electrical supply system.

3.33 The electrical wiring, fixtures, switches, receptacles, and appliances located or used in dwellings, dwelling units and accessory buildings shall be installed and maintained in good working order so as not to cause fire or electrical shock hazards. All electrical services shall conform to the regulations established by the *Power Corporations Act*, as amended.

3.34 Every habitable room in a dwelling shall have at least one electrical duplex outlet for each 11.1 square metres (120 sq. ft.) of floor space and for each additional 9.3 square metres (100 sq. ft.) of floor area, a second duplex outlet shall be provided. Extension cords shall not be used on a permanent basis.

3.35 Every bathroom, toilet room, kitchen, laundry room, furnace room, basement, cellar and non-habitable work or storage room shall be provided with a permanent light fixture.

3.36 Lighting fixtures and appliances installed throughout a dwelling unit, including hallways, stairways, corridors, passage ways, garages and basements, shall provide sufficient illumination so as to avoid health or accident hazards in normal use.

HEATING, HEATING SYSTEMS, CHIMNEYS AND VENTS

3.37 Every dwelling and building containing a residential dwelling unit or units shall be provided with suitable heating facilities capable of maintaining an indoor ambient temperature of 21 degrees Celsius (70° F.) in the occupied dwelling units. The heating system shall be maintained in good working condition so as to be capable of safely heating the individual dwelling unit to the required standard.

3.38 All fuel burning appliances, equipment, and accessories in a dwelling shall be installed and maintained to the standards provided by the *Energy Act*, as amended or other applicable legislation.

3.39 Where a heating system or part thereof that requires solid or liquid fuel to operate, a place or receptacle for such fuel shall be provided and maintained in a safe condition and in a convenient location so as to be free from fire or accident hazard.

3.40 Every dwelling shall be so constructed or otherwise separated to prevent the passage of smoke, fumes, and gases from that part of the dwelling which is not used, designed or intended to be used for human habitation into other parts of the dwelling used for habitation.

3.41 All fuel burning appliances, equipment, and accessories in a dwelling shall be properly vented to the outside air by means of a smoke-pipe, vent pipe, chimney flue or other approved method.

3.42 Every chimney, smoke-pipe, flue and vent shall be installed and maintained in good repair so as to prevent the escape of smoke, fumes or gases from entering a dwelling unit. Maintenance includes the removal of all obstructions, sealing open joints, and the repair of loose or broken masonry units.

3.43 Every chimney, smoke-pipe, flue and vent shall be installed and maintained in good condition so as to prevent the heating of adjacent combustible material or structural members to unsafe temperatures.

FIRE ESCAPES, ALARMS AND DETECTORS

3.44 A listed fire alarm and a fire detection system, approved by the Canadian Standards Association or Underwriters Laboratories of Canada, shall be provided by the owners of buildings of residential occupancies where sleeping accommodations are provided for more than ten (10) persons, except that such systems need not be provided where a public corridor or exit serves not more than four (4) dwelling units or individual leased sleeping rooms.

3.45 In addition to the provisions of Article 3.46 hereof, in every dwelling unit in a building, a listed smoke alarm, approved by the Canadian Standards Association or Underwriters Laboratories of Canada, or detectors of the single station alarm type, audible within bedrooms when intervening doors are closed, shall be installed by the occupant between bedrooms or the sleeping area and the remainder of the dwelling unit, such as in a hallway or corridor serving such bedrooms or sleeping area. The products of combustion detector referred shall be:

- (a) equipped with visual or audio indication that they are in operating condition;
- (b) mounted on the ceiling or on a wall between 152.4 and 304.8 mm (6 to 12 inches) below the ceiling.

3.46 Buildings using a fire escape as a secondary means of egress shall have the escape in good condition, free from obstructions and easily reached through an open able window or door.

EGRESS

3.47 Every dwelling and each dwelling unit contained therein shall have a safe, continuous and unobstructed passage from the interior of the dwelling and the dwelling unit to the outside at street or grade level.

3.48 Each dwelling containing more than one dwelling unit shall have at least two (2) exits, both of which may be common or the one of which may be common and the other may be an exterior stair or fire escape. Access to the stairs or fire escape shall be from corridors through doors at floor level, except access from a dwelling unit may be through a vertically mounted casement window having an unobstructed opening of not less than 1,067 by 559 mm, (42 x 22 inches) with a sill height of not more than 914mm, (36 inches), above the inside floor. A single exit is permitted from a dwelling unit where the path of egress is through an exterior door located at or near ground level and access to such exit is not through a room not under the immediate control of the occupants of the dwelling unit.

NATURAL LIGHT

3.49 Every habitable room except a kitchen, bathroom or toilet room shall have a window or windows, skylights or translucent panels facing directly or indirectly to an outside space and admits as much natural light equal to not less than ten percent of the floor area for living and dining rooms and five percent of the floor area for bedrooms and other finished rooms.

VENTILATION

3.50 Every habitable room in a dwelling unit, including kitchens, bathroom or toilet rooms, shall have openings for ventilation providing an unobstructed free flow of air of at least 0.28 square metres (3 sq. ft), or an approved system of mechanical ventilation such that provide hourly air exchanges.

3.51 All system of mechanical ventilation shall be maintained in good working order.

3.52 All enclosed areas including basements, cellars, crawl spaces and attics or roof spaces shall be adequately ventilated.

ELEVATING DEVICES

3.53 Elevators and other elevating devices including all mechanical and electrical equipment, lighting fixtures, lamps, control buttons, floor indicators, ventilation fans, and emergency communication systems shall be operational and maintained in good condition.

DISCONNECTED UTILITIES

3.54 Owners of residential buildings or any person or persons acting on behalf of such owner shall not disconnect or cause to be disconnected any service or utility supplying heat, electricity, gas, refrigeration or water to any residential unit or building occupied by a tenant or lessee, except for such reasonable period of time as may be necessary for the purpose of repairing, replacing, or otherwise altering said service or utility.

OCCUPANCY STANDARDS

3.55 The number of occupants, residing on a permanent basis in a individual dwelling unit, shall not exceed one person for every nine square metres (97 sq. ft), of habitable floor area. For the purpose of computing habitable floor area, any area with the minimum ceiling height less than 2.1 metres (7 ft.) shall not be considered.

3.56 No room shall be used for sleeping purposes unless it has a minimum width of two metres (6.6 ft.), and a floor area of at least seven square metres (75 sq. ft.). A room used

for sleeping purposes by two or more persons shall have a floor area of at least four square metres (43 sq. ft.) per person.

3.57 Any basement or portion thereof, used as a dwelling unit shall conform to the following requirements:

- (a) each habitable room shall comply with all the requirements set out in this By-Law;
- (b) floors and walls shall be constructed so as to be damp proof and impervious to water leakage;
- (c) each habitable room shall be separated from service rooms by a suitable fire separation and approved under the Ontario Building Code;
- (d) access to each habitable room shall be gained without passage through a service room.

SECTION IV - VACANT LANDS AND BUILDINGS

4.01 All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned. All new construction or repairs shall conform to the Ontario Building Code where applicable.

VACANT LANDS

4.02 Vacant land shall be maintained to the standards as described in Part II, Article 2.02, of this By-Law.

4.03 Vacant land shall be graded, filled or otherwise drained so as to prevent recurrent ponding of water within the boundaries of The Municipality of French River.

VACANT BUILDINGS

4.04 Vacant buildings shall be kept cleared of all garbage, rubbish and debris and shall have all water, electrical and gas services turned off except for those services that are required for the security and maintenance of the property.

4.05 The owner or agent of a vacant building shall board up the building to the satisfaction of the Property Standards Officer by covering all openings through which entry may be obtained with at least 12.7 mm (0.5 inch) weatherproof sheet plywood securely fastened to the building and painted a colour compatible with the surrounding walls.

PART V - NON-RESIDENTIAL PROPERTY STANDARDS

5.01 All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned. All new construction or repairs shall conform to the Ontario Building Code where applicable.

YARDS

5.02 The yards of non-residential property shall be maintained to the standards as described in Part II, Article 2.02 of this By-Law.

5.03 The warehousing or storage of material or operative equipment that is required for the continuing operation of the industrial or commercial aspect of the property shall be maintained in a neat and orderly fashion so as not to create a fire or accident hazard or any unsightly condition and shall provide unobstructive access for emergency vehicles. Where conditions are such that a neat and orderly fashion is achieved but is still offensive to view, the offensive area shall be suitably enclosed by a solid wall or a painted board or metal fence not less than 1.8 metres (6 ft.) in height and maintained in good repair.

STRUCTURAL SOUNDNESS

5.04 Every part of a building structure shall be maintained in a sound condition so as to be capable of safely sustaining its own weight load and any additional load to which it may be subjected through normal use. Structural members or materials that have been damaged or indicate evidence of deterioration shall be repaired or replaced.

5.05 Walls, roofs, and other exterior parts of a building or structure shall be free from loose or improperly secured objects or materials.

GUARDRAILS

5.06 A guardrails shall be installed and maintained in good repair on the open side of any stairway or ramp containing three (3) or more risers including the landing or a height of

600 mm (24") between adjacent levels. A handrail shall be installed and maintained good repair in all stairwells. Guardrails shall be installed and maintained good repair around all landings, porches, balconies. Guardrails, balustrades and handrails shall be constructed and maintained rigid in nature.

LIGHTING

5.07 All non-residential establishments shall install and maintain sufficient windows, skylights, and lighting fixtures necessary for the safety of all persons attending the premises or as may be required by the *Occupational Health and Safety Act* for industrial and commercial properties. However, lighting shall not be positioned so as to cause any impairment of use or enjoyment of neighbouring properties.

PART VI - ADMINISTRATION AND ENFORCEMENT

6.01 This By-Law shall apply to all property within the limits of the municipality

6.02 The imperial measurements contained in this By-Law are given for reference only.

OFFICERS

6.03 The Council of the municipality shall appoint the By-law Enforcement Officer as a Property Standards Officer(s) to be responsible for the administration and enforcement of this By-Law.

PROPERTY STANDARDS COMMITTEE

6.04 Council shall appoint at large, by a Resolution (or By-Law) of Council, no fewer than three (3) persons of the municipality to the Property Standards Committee for a term of office concurrent with Council. Property Standards committee will be responsible to receive, investigate and schedule the appeal committee meeting. (see policy procedures in schedule "A" for appeals to the property standards committee)

6.05 Each member of the Property Standards Committee, appointed by Council, shall be entitled to an honorarium of **\$50.00** per meeting for their attendance at Committee meetings.

6.06 Every person who initiates an appeal of an Order made section 15.2 (2) of the *Ontario Building Code Act, S.O. 1992, c23*, shall submit a Notice of Appeal in the time

frame and the manner as prescribed in section 15.3 (1) of the *Act*. All Notices of Appeal shall be accompanied by a non-refundable payment of **\$150.00** dollars.

COMPLIANCE

6.07 The owner of owners of a property which does not conform to the required standards as set out in this By-law shall, on receiving an order to do so, repair and/or maintain said property to comply with the standards as set out in the order. Failure to comply may result in the municipality clearing the said property of all buildings, structures, debris and refuse with the land left levelled, graded and recover the expenses incurred in like manner as municipal taxes to be levied against such person or by an action.

PENALTY

6.08 An owner who fails to comply with an order that is final and binding under this by-law is guilty of an offence under section 36(1) of the *Building Code Act*, S.O. 1992, c.23, and is liable to a penalty or penalties as set out in section 36 of that Act.

VALIDITY

6.09 If an article of this by-Law is for any reason held to be invalid, the remaining articles shall remain in effect until repealed.

6.10 Where a provision of this by-Law conflicts with the provision of another by-law in force within the municipality, the provisions that establish the higher standards to protect the health, safety and welfare of the general public shall prevail.

TRANSITIONAL RULES

6.11 After the date of the passing of this by-law, By-Law No. 1994-13, as amended, shall apply only to those properties in which an Order to Comply has been issued prior to the date of passing of this by-law, and then only to such properties until such time as the work required by such Order has been completed or any enforcement proceedings with respect to such Order, including any demolition, clearance, or repair carried out by the municipality shall have been concluded.

TITLE

6.12 This By-Law may be referred to as "The Property Standards By-Law".

AUTHORITY

6.13 Any and all By-laws inconsistent with this By-law are hereby repealed.

6.14 This By-law shall come into force and take effect upon third and final reading.

This policy is approved by By-law No. 2006-12 of the Council of The Municipality of French River, this 17th day of May, 2006.

SCHEDULE “A” PROPERTY STANDARDS POLICY

All property owners are required to repair and maintain their property according to standards set in Property Standards By-law 2006-12, including owners of rental residential properties. (This is unless there is a specific agreement between the property owner and the lessee or occupants that assigns maintenance and repair responsibility, in accordance with the municipal property standards requirements, to the lessee or occupant.)

For examples of the standards contained in the Property Standards By-law 2006-12, please contact the municipal office for a copy of the by-law.

All complaints must be a signed, written complaints.

When a complaint is received, a Property Standards Officer will investigate to determine if a violation exists. This by-law will not be used to resolve issues between neighbors. If a violation is found, the officer can issue a Property Standards Order advising the owner of the violation and requiring that it be remedied within a specified time period. During the inspection process, the officer will use a common sense approach to the application of the property standards by-law. In view of the fact that the Municipality of French River has many diverse properties such as village areas, waterfront residential, waterfront commercial, farmland, and rural residential, enforcement will have to be done with some discretion taking into consideration the complainant, the geographic location of the property in question, the size of the property in question (farmland versus urban lot), the condition of the adjacent properties, and the effect of the infraction on adjacent properties and the general well being of the residents of the area, and the Municipality. As the complaints and the investigations become more numerous, past practice data as well as the consistent application of the policy will become more evident, and will act as a guide in the application of the by-law.

Any owner has the right to appeal to the municipality’s Property Standards Committee if they are not satisfied with the terms of the Order. The committee can uphold the Order, rescind it or modify the length of time the owner has to comply.

If you are a tenant that has concerns regarding ill-maintenance of your home or apartment building, first advise the landlord of your concerns in writing. This gives the landlord an opportunity to address the issue. If these concerns are not adequately addressed, register a complaint with the By-law Enforcement office.

If an owner fails to comply with a Property Standards Order, municipal staff may initiate action to complete necessary repairs. Any costs associated with the work on the property

will be applied to the tax rolls of the subject property or the owner will be sent an invoice for the cost.

In addition, the municipality may initiate legal action against any person who fails to comply with a Property Standards Order under the Building Code Act. The maximum fine for non-compliance with a Property Standards Order is \$25,000 for an individual and \$50,000 for a corporation.

PROPERTY STANDARDS COMMITTEE

Established - composition

There shall be and is hereby established, a Property Standards Committee of at least three persons who either reside, work or own property in the Municipality of French River to be appointed by Council every four years.

Chairman - appointment

The Committee shall appoint one member as Chairman and, when the Chairman is absent through illness or otherwise, the committee may appoint another member to act as Chairman.

Secretary - appointment

The Committee shall appoint a Secretary for the Committee who shall keep on file minutes and records of all applications and decisions thereon.

Quorum

A majority of the Committee constitutes a quorum and the Committee may adopt its own rules of procedure but, before hearing an appeal under Section 6.06, shall give notice or direct that notice be given of such hearing to such persons as the Committee considers should receive such notice.

APPEAL TO PROPERTY STANDARDS COMMITTEE

Appeal notice - by registered mail

When an owner or occupant upon whom an order of the Officer has been served is not satisfied with the terms or conditions of the order, the owner or occupant may appeal to the committee by sending notice of appeal by registered mail to the Secretary of the

Committee within fourteen days after service of the order and, if no appeal is taken, the order shall be deemed to have been confirmed.

Committee - powers on appeal

Where an appeal has been taken, the Committee shall hear the appeal and shall have all the powers and functions of the Officer and may confirm the order to demolish or repair or may modify or quash it or may extend the time for complying with the order provided that, in the opinion of the committee, the general intent and purpose of this Property Standard By-law 2006-12 and the Official Plan are maintained.

APPEAL TO THE ONTARIO COURT OF JUSTICE

Notice - to City Clerk

The municipality or an owner or occupant or person affected by a decision of the Property Standards Committee may appeal to a judge of Ontario Court (General Division) by notifying the Municipal Clerk in writing and applying to the Ontario Court (General Division) for an appointment within fourteen days after the sending of a copy of the decision.

Appointment - of hearing - by judge

The judge shall, in writing, appoint a day, time and place for the hearing of the appeal and in the appointment may direct that it shall be served upon such persons and in such manner as the judge prescribes.

Judge - powers on appeal

The judge, on such appeal, has the same power and functions as the Committee.

Final and binding

The order, as deemed to have been confirmed or modified by the judge, shall be final and binding upon the owner and occupant who shall make the repair or effect the demolition within the time and in the manner specified in the Order.

This information is for convenience and quick reference only. For specific information, contact the By-law Enforcement officer/Property Standard Officer at (705) 898-2294.



MUNICIPALITÉ DE LA RIVIÈRE DES FRANÇAIS
MUNICIPALITY OF FRENCH RIVER

GRANT & SUBSIDY
APPLICATION FORM

Date of Application: OCT. 18 / 2016
Name of Organization: CHILDRENS CHRISTMAS PARTY COMMITTEE
Address: 1326 MAYER RD.
Contact Person: PAUL SHARP E-Mail psharp@vianet.ca
Telephone Number (daytime): 705-561-5470 Telephone Number (evening): 705-898-1204
Location of Event: NOELVILLE ARENA - APSTAIRS & ICE
Name of Event: CHILDRENS CHRISTMAS PARTY.
Date of Event: NOV 26 / 2016

Application Details: _____
_____ - CHRISTMAS PARTY
_____ - SKATING.
_____ - PICTURES WITH SANTA.
_____ - FREE FOOD
_____ - CANDY.

Recommendation of: Parks and Recreation Manager I recommend approval.



Calls For Service (CFS) Billing Summary Report

Municipality of French River August - 2016

Billing Categories <i>(Billing categories below do not match traditional crime groupings)</i>	2016				2015			
	August	Year to Date	Time Standard	Year To Date Weighted Hours	August	Year to Date	Time Standard	Year To Date Weighted Hours
Violent Criminal Code	0	14	14.8	207.2	7	18	14.8	266.4
Property Crime Violations	6	39	6.4	249.6	4	40	6.4	256.0
Other Criminal Code Violations (Excluding traffic)	3	7	7.4	51.8	0	5	7.4	37.0
Drug Possession	1	2	6.2	12.4	1	3	6.2	18.6
Drugs	0	2	34.1	68.2	0	0		0.0
Statutes & Acts	1	14	3.1	43.4	6	23	3.1	71.3
Operational	16	87	3.5	304.5	18	99	3.5	346.5
Operational2	8	58	1.1	63.8	11	88	1.1	96.8
Traffic	4	18	3.3	59.4	1	13	3.3	42.9
Total	39	241		1,060.3	48	289		1,135.5

Note to Detachment Commanders:

- The content of each report is to be shared with the municipality for which it was generated only and not be publicly shared with any other municipality or agency.
- All data is sourced from the Niche RMS application. Included are 'reported' occurrences (actuals and unfounded occurrences) for 'billable' occurrences ONLY. Data is refreshed on a weekly basis.
- The Traffic category includes motor vehicle collision (MVC) occurrences entered into Niche (UCR code 8521). MVCs are NOT sourced from the eCRS application for this report.
- Only the primary violation is counted within an occurrence.
- Time standards displayed are for the 2016 billing period.

Note to Municipalities:

- Data contained within this report is dynamic in nature and numbers will change over time as the Ontario Provincial Police continues to investigate and solve crime.
- This report is NOT to be used for crime trend analysis as not all occurrences are included.
- Data groupings within this report do not match traditional crime groupings seen in other public reports such as the OPP Police Services Board reports or Statistics Canada reporting.

**Police Services Board Report for Noelville Cluster
2016/Aug**

Public Complaints	
Policy	0
Service	0
Conduct	0

Date information collected from Professional Standards Bureau Commander Reports: 2016-10-12

Data Source

Ontario Provincial Police, Professional Standards Bureau Commander Reports
 - Includes all public policy, service and conduct complaints submitted to the Office of the Independent Police Review Director (OIPRD)

Secondary Employment

Intelligence Led Policing - Crime Abatement Strategy	
Number of Offenders in Program	9
Number of Offenders Charged	0
Number of Charges Laid	0
Number of Checks Performed	0

Date information was collected from Records Management System: 2016-10-12

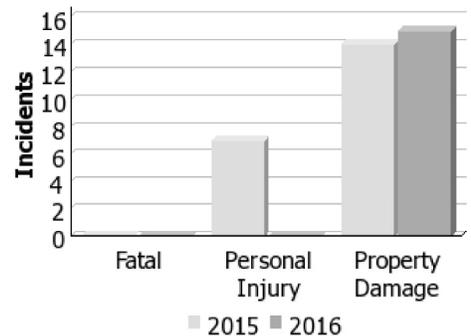
Detachment: 4M - NOELVILLE

Report Generated by:
Petroski, Rodney

Report Generated on:
Oct 12, 2016 8:27:10 PM
PP-CSC-Operational Planning-4300

**Police Services Board Report for Noelville Cluster
Collision Reporting System
August - 2016**

Motor Vehicle Collisions by Type						
Incidents	August			Year to Date - August		
	2015	2016	% Change	2015	2016	% Change
Fatal	0	0	--	3	1	-66.7%
Personal Injury	7	0	-100.0%	28	19	-32.1%
Property Damage	14	15	7.1%	103	108	4.9%
Total	21	15	-28.6%	134	128	-4.5%



Fatalities in Detachment Area							
Incidents		August			Year to Date - August		
		2015	2016	% Change	2015	2016	% Change
Motor Vehicle Collision	Fatal Incidents	0	0	--	2	0	-100.0%
	Alcohol Related	0	0	--	1	0	-100.0%
Off-Road Vehicle	Fatal Incidents	0	0	--	0	0	--
	Alcohol Related	0	0	--	0	0	--
Motorized Snow Vehicle	Fatal Incidents	0	0	--	1	1	0.0%
	Alcohol Related	0	0	--	1	0	-100.0%

Persons Killed		August			Year to Date - August		
		2015	2016	% Change	2015	2016	% Change
Motor Vehicle Collision		0	0	--	2	0	-100.0%
Off-Road Vehicle		0	0	--	0	0	--
Motorized Snow Vehicle		0	0	--	1	2	100.0%

Data Utilized

- SQL online application reporting system – OPP CRS 2.3.09
- Collision Reporting System Business Intelligence Cube

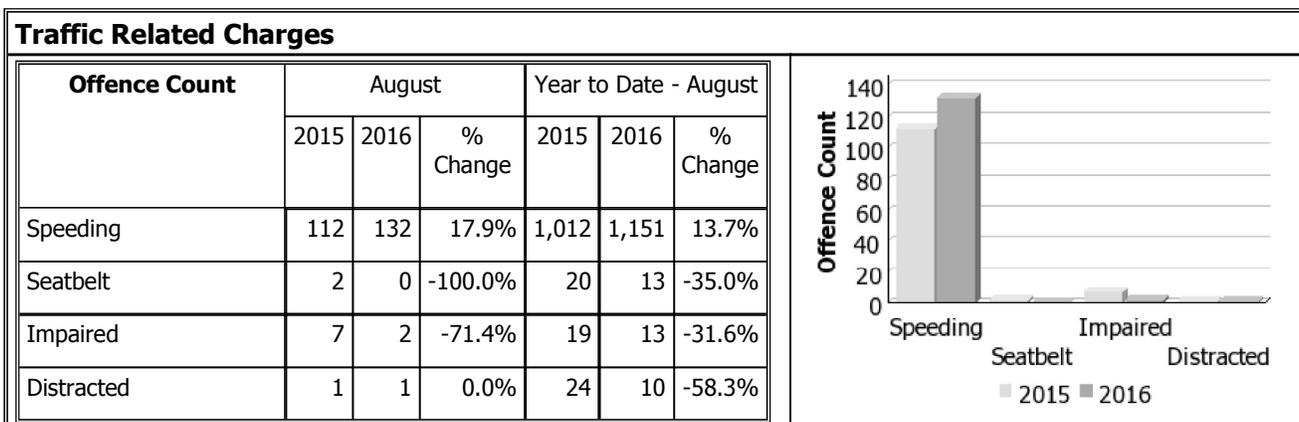
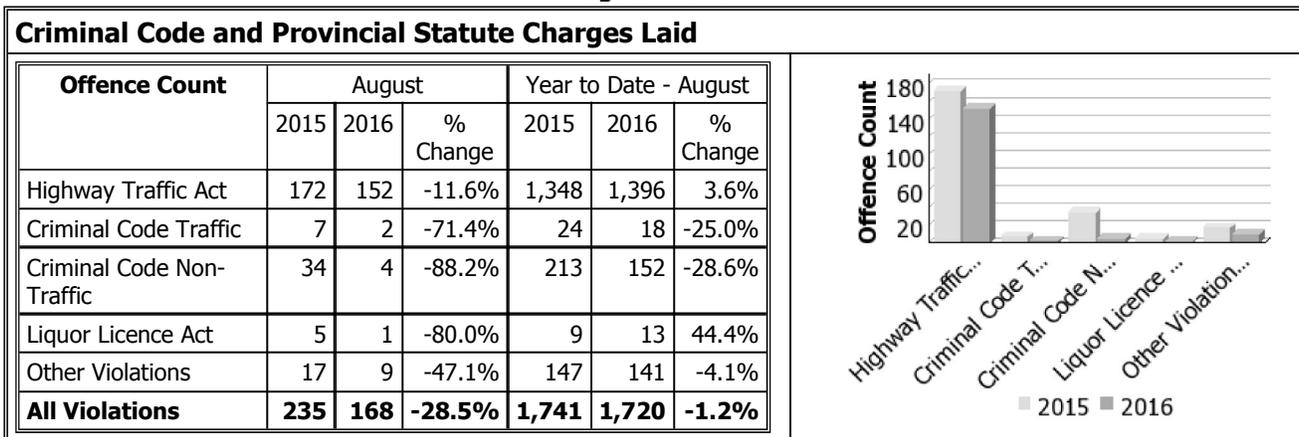
Detachment: 4M - NOELVILLE

Data source date:
2016/10/11

Report Generated by:
Petroski, Rodney

Report Generated on:
Oct 12, 2016 8:39:36 PM
PP-CSC-Operational Planning-4300

**Police Services Board Report for Noelville Cluster
Integrated Court Offence Network
August - 2016**



Integrated Court Offence Network data is updated on a monthly basis: Data could be as much as a month and a half behind.

Data Utilized

- Ministry of Attorney General, Integrated Court Offence Network
- Integrated Court Offence Network Charge Business Intelligence Cube

Detachment: 4M - NOELVILLE

Data source date:

Sep 14, 2016 1:54:43 PM

Report Generated by:

Petroski, Rodney

Report Generated on:

Oct 12, 2016 8:41:55 PM
PP-CSC-Operational Planning-4300



Municipality of French River

MINUTES OF THE COMBINED MEETING OF COUNCIL

held in the Council Chambers
French River Municipal Complex
Wednesday, September 14, 2016 at 6pm

Members Present:

Mayor Claude Bouffard(Chair), Councillors Michel Bigras, Ronald Garbutt, Malcolm Lamothe, Gisèle Pageau, Denny Sharp, Dean Wenborne

Members Excused:

Officials Present:

Marc Gagnon, Chief Administrative Officer
Mélanie Bouffard, Clerk
Tom Ng, Treasurer/Tax Collector
Denis Séguin, Fire Chief
Robert Martin, Parks, Recreation & Facilities Manager
Carlie Zwiers, Executive Assistant

Guests:

17 Members of public
David Grant, Abundant Solar Energy Inc.
Vince Roy, Royal Productions

1. Call to order, roll call and adoption of the agenda

The Chair called the meeting to order at 6:00 p.m.

Moved By Michel Bigras and Seconded By Malcolm Lamothe

Resol. 2016- 298

BE IT RESOLVED THAT the agenda be approved as distributed and amended to move Item 6.2.5 at Item 5.2.

Carried

2. Moment of reflection

Council paused for a moment of reflection.

3. Disclosure of Pecuniary Interest

None declared.

4. Resolution to resolve into Committee

Moved By Ron Garbutt and Seconded By Gisèle Pageau

Resol. 2016- 299

BE IT RESOLVED THAT Council now go into Council in Committee to consider delegations, reports and correspondence for consideration.

Carried

COUNCIL IN COMMITTEE

Councillor Michel Bigras chaired the Council in Committee meeting.

5. Delegations

5.1 Abundant Solar Energy Inc., 500kW Solar Projects

David Grant presented the following Solar Projects which they are seeking Municipal Council Support Resolutions:

2503225 Ontario Inc., PIN: 73446-0345

2503225 Ontario Inc., 44 Heritage River Rd

2503225 Ontario Inc., 2685 Hwy 64

2503225 Ontario Inc., 2331 Hwy 64

2467264 Ontario Inc., 393 Hwy 607

The Resolutions to support the projects and adopt the By-laws to enter into Community Vibrancy Fund Agreements are considered under the Consent Agenda.

5.2 Presentation of Tourism and Business Investment Attraction promotional videos

Vince Roy of Royal Productions presented the Tourism and Business Investment Attraction promotional videos that were initially produced as part of the Business Development Grant; the videos are available as a promotional tool for the Municipality.

6. Management, Committee and Board Reports

6.1 Mayor

6.1.1 Resolution to approve the attendees at the ROMA Conference January 29-31, 2017 in Toronto

Moved By Ron Garbutt and Seconded By Gisèle Pageau

Resol. 2016- 300

BE IT RESOLVED THAT Council approves the following attendees at the the ROMA Conference in Toronto on January 29-31, 2017 at an approximate cost of \$2,000 each:

Mayor Claude Bouffard
Councillor Malcolm Lamothe

Carried

**6.1.2 Resolution to approve the attendees at the OGRA Conference
Feb. 26-Mar. 1, 2017 in Toronto**

Moved By Ron Garbutt and Seconded By Claude Bouffard

Resol. 2016- 301

BE IT RESOLVED THAT Council approves the following attendees at the OGRA Conference from February 26 to March 1, 2017 in Toronto at an approximate cost of \$2,000 each:

Councillor Ron Garbutt
Councillor Malcolm Lamothe

Carried

6.2 General Government

6.2.1 Clerk's Third Quarter Report

The Clerk summarized the report.

**6.2.2 Sudbury East Planning Board Report - Application for Deeming
By-law**

6.2.2.1 Resolution to adopt Deeming By-law 2016-52

Moved By Ron Garbutt and Seconded By Denny Sharp

Resol. 2016- 302

BE IT RESOLVED THAT By-law 2016-52, being a by-law to deem part of a registered plan not to be registered (Marcel & Diane Boulais and Timothy & Mary Doherty) be read a first, second and third time and finally passed.

Carried

**6.2.3 Action Report - Petition relating to composition of Council and
request for referendum**

The Clerk presented the report and answered questions from Council, additional information will be provided and Council discussion will resume at the meeting being held November 9th.

**6.2.4 Resolution to adopt a By-law for the Contribution Agreement
for the Ontario Community Infrastructure Fund Formula Component**

Moved By Ron Garbutt and Seconded By Denny Sharp

Resol. 2016- 303

BE IT RESOLVED THAT By-law 2016-47, being a by-law to authorize a Contribution Agreement with the Minister of Agriculture, Food and Rural Affairs for the Ontario Community Infrastructure Fund Formula Component be read a first, second and third time and finally passed.

Carried

6.3 Finance Department

6.3.1 Third Quarter Report

The Treasurer summarized the report.

6.4 Public Works & Environmental Department

6.4.1 Third Quarter Report

The Acting Manager of Public Works/Environmental Services summarized the report.

6.5 Parks, Recreation & Facilities Department

6.5.1 Third Quarter Report

The Manager of the Parks, Recreation & Facilities Department summarized the report.

6.6 Fire Department

6.6.1 Third Quarter Report

The Fire Chief summarized the report.

7. Correspondence for Council's Consideration

8. Verbal Motion to return into the Regular Meeting

Moved by: Malcolm Lamothe

Resol. 2016- 304

THAT the Committee rise and report.

REGULAR MEETING

Mayor Claude Bouffard resumed the position of Chair for the remainder of the meeting.

9. Resolution adopting proceedings from Council in Committee

Moved By Michel Bigras and Seconded By Denny Sharp

Resol. 2016- 305

BE IT RESOLVED THAT the actions taken in Council in Committee in considering delegations, reports and correspondence be confirmed by this Council.

Carried

10. CONSENT AGENDA

The following motion was presented to adopt the items contained in the Consent Agenda:

Moved By Michel Bigras and Seconded By Denny Sharp

Resol. 2016- 306

BE IT RESOLVED THAT Council approves the Items of the Consent Agenda under Sections 10.1, 10.4, 10.5 and receives the Items under Sections 10.2, 10.3.

Carried

All items in Sections 10.4 and 10.5 were taken out of the Consent Agenda to allow debate.

10.1 Adoption of Minutes

Moved By Michel Bigras and Seconded By Denny Sharp

Resol. 2016- 307

BE IT RESOLVED THAT Council adopts the following minutes as presented:

Regular Council Meeting held September 28, 2015

Carried

10.2 Minutes Received

10.3 Correspondence for Council's Information

*** All of the Items in Section 10.4 were separated from the Consent Agenda to allow debate.**

10.4 Award of Tenders, Request for Proposals, Funding Matters and Support by Resolution

10.4.1 Municipal Council Support Resolution, 2503225 Ontario Inc., PIN: 73446-0345 solar project

Moved By Malcolm Lamothe and Seconded By Michel Bigras

Resol. 2016- 308

WHEREAS capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.;

AND WHEREAS 2503225 Ontario Inc. (“the applicant”) proposes to construct and operate a Non-Rooftop Solar PV project (the “project”) on PIN: 73446-0345 (the “Lands”) in the Municipality of French River under the Province’s FIT Program;

AND WHEREAS the Applicant has requested that Council of the Municipality of French River 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 5.0., 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 Municipality of French River supports the construction and operation of the Projects on the Lands.

Recorded Vote

Councillor Michel Bigras requested a Recorded Vote.

	FOR	AGAINST
COUNCILLOR Michel Bigras	x	
COUNCILLOR Ron Garbutt	x	
COUNCILLOR Malcolm Lamothe	x	
COUNCILLOR Gisèle Pageau	x	
COUNCILLOR Denny Sharp	x	
COUNCILLOR Dean Wenborne		x
MAYOR Claude Bouffard	x	

Carried

**10.4.2 Municipal Council Support Resolution, 2503225 Ontario Inc.,
44 Heritage River Rd solar project**

Moved By Michel Bigras and Seconded By Malcolm Lamothe

Resol. 2016- 309

WHEREAS capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.;

AND WHEREAS 2503225 Ontario Inc. (“the applicant”) proposes to construct and operate a Non-Rooftop Solar PV project (the “project”) on 44 Heritage River Rd (the “Lands”) in the Municipality of French River under the Province’s FIT Program;

AND WHEREAS the Applicant has requested that Council of the Municipality of French River 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 5.0., 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 Municipality of French River supports the construction and operation of the Projects on the Lands.

Carried

10.4.3 Municipal Council Support Resolution, 2503225 Ontario Inc., 2685 Hwy 64 solar project

Moved By Denny Sharp and Seconded By Gisèle Pageau

Resol. 2016- 310

WHEREAS capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.;

AND WHEREAS 2503225 Ontario Inc. (“the applicant”) proposes to construct and operate a Non-Rooftop Solar PV project (the “project”) on 2685 Hwy 64 (the “Lands”) in the Municipality of French River under the Province’s FIT Program;

AND WHEREAS the Applicant has requested that Council of the Municipality of French River 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 5.0., 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 Municipality of French River supports the construction and operation of the Projects on the Lands.

Carried

10.4.4 Municipal Council Support Resolution, 2503225 Ontario Inc., 2331 Hwy 64 solar project

Moved By Ron Garbutt and Seconded By Denny Sharp

Resol. 2016- 311

WHEREAS capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.;

AND WHEREAS 2503225 Ontario Inc. (“the applicant”) proposes to construct and operate a Non-Rooftop Solar PV project (the “project”) on 2331 Hwy 64 (the “Lands”) in the Municipality of French River under the Province’s FIT Program;

AND WHEREAS the Applicant has requested that Council of the Municipality of French River 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 5.0., 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 Municipality of French River supports the construction and operation of the Projects on the Lands.

Carried

10.4.5 Municipal Council Support Resolution, 2467264 Ontario Inc., 393 Hwy 607 solar project

Moved By Michel Bigras and Seconded By Gisèle Pageau

Resol. 2016- 312

WHEREAS capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.;

AND WHEREAS 2467264 Ontario Inc. (“the applicant”) proposes to construct and operate a Non-Rooftop Solar PV project (the “project”) on 393 Hwy 607 (the “Lands”) in the Municipality of French River under the Province’s FIT Program;

AND WHEREAS the Applicant has requested that Council of the Municipality of French River 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 5.0., 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 Municipality of French River supports the construction and operation of the Projects on the Lands.

Carried

*** All of the Items in Section 10.5 were separated from the Consent Agenda to allow debate.**

10.5 By-laws

10.5.1 Community Vibrancy Fund Agreement

Moved By Denny Sharp and Seconded By Gisèle Pageau

Resol. 2016- 313

BE IT RESOLVED THAT By-law 2016-48, being a by-law to enter into Community Vibrancy Fund Agreement (44 Heritage River Rd) be read a first, second and third time and finally passed.

Carried

10.5.2 Community Vibrancy Fund Agreement

Moved By Ron Garbutt and Seconded By Michel Bigras

Resol. 2016- 314

BE IT RESOLVED THAT By-law 2016-49, being a by-law to enter into Community Vibrancy Fund Agreement (2685 Hwy 64) be read a first, second and third time and finally passed.

Carried

10.5.3 Community Vibrancy Fund Agreement

Moved By Michel Bigras and Seconded By Malcolm Lamothe

Resol. 2016- 315

BE IT RESOLVED THAT By-law 2016-50, being a by-law to enter into Community Vibrancy Fund Agreement (2331 Hwy 64) be read a first, second and third time and finally passed.

Carried

10.5.4 Community Vibrancy Fund Agreement

Moved By Gisèle Pageau and Seconded By Denny Sharp

Resol. 2016- 316

BE IT RESOLVED THAT By-law 2016-51, being a by-law to enter into Community Vibrancy Fund Agreement (393 Hwy 607) be read a first, second and third time and finally passed.

Carried

10.5.5 Community Vibrancy Fund Agreement

Moved By Ron Garbutt and Seconded By Michel Bigras

Resol. 2016- 317

BE IT RESOLVED THAT By-law 2016-54, being a by-law to enter into Community Vibrancy Fund Agreement (PIN: 73446-0345) be read a first, second and third time and finally passed.

Carried

10.5.6 Confirmation By-law

Moved By Denny Sharp and Seconded By Gisèle Pageau

Resol. 2016- 318

BE IT RESOLVED THAT By-law 2016-53, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of French River at a meeting held on October 12, 2016 be read a first, second and third time and finally passed.

Carried

11. ADDENDUM (if required and by resolution)

12. NOTICES OF MOTION

13. ANNOUNCEMENTS AND INQUIRIES

The annual toy drive will be held November 19th.

The Holiday Train will be held Tuesday, November 29th.

The Volunteer Appreciation Night will be held December 14th.

Frank Mueck, resident of Noëlville, commented that Council should invest in a better sound system for the Council Chambers and requested copies of employee job descriptions to see which staff should be going to roads conference. The CAO informed that the job descriptions do not outline such items, conference attendance depends on budget allowances, staff resources and schedules.

Ron Robert, resident of Alban, commented that the report relation to petition was good but encouraged Council to do their due diligence, use available resources (such as university political science students) before making a decision and that the public needs to understand the pros of cons of the current system and any proposed system before a decision is considered.

14. CLOSED SESSION

15. ADJOURNMENT

Moved By Michel Bigras and Seconded By Denny Sharp

Resol. 2016- 319

BE IT RESOLVED THAT the meeting be adjourned at 8:30 p.m.

Carried

MAYOR

CLERK

**SUDBURY EAST PLANNING BOARD
MINUTES
Thursday, August 11, 2016 at 5:30 p.m.
Sudbury East Planning Board Office
5 Dyke Street, Warren, Ontario**

MEMBERS PRESENT: Carol Lemmon, Ginny Rook, Jim Rook (alternate), Denny Sharp, Paul Schoppmann, Jim Stankovich, Ned Whynott

MEMBERS ABSENT: Michel Bigras, Debbie Burant, Greg Hunt, Heide Ralph

OFFICIALS PRESENT: Karen Beaudette, Administrative Assistant/Secretary-Treasurer

PUBLIC PRESENT: Akilan Kapilan

1. MEETING CALLED TO ORDER

Vice Chairperson called the meeting to order at 5:30 p.m.

2. ADOPTION OF THE AGENDA

Resolution: 16-078

BE IT RESOLVED THAT the agenda for the Sudbury East Planning Board regular meeting of August 11th, 2016 be adopted as amended to add Correspondence from Ontario Fur Marketers Federation to New Business

MOVED BY: Jim Rook

SECONDED BY: Ginny Rook

Carried.

3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

No disclosures of Pecuniary Interest.

4. ADOPTION OF MINUTES

a) Sudbury East Planning Board – Regular meeting of July 14, 2016

Resolution: 16-079

BE IT RESOLVED THAT the minutes of the Sudbury East Planning Board's regular meeting of July 14, 2016, be adopted as distributed.

MOVED BY: Ned Whynott

SECONDED BY: Carol Lemmon

Carried

5. PRESENTATIONS/DELEGATIONS

There were no presentations and/or delegations.

6. CONSENT APPLICATIONS

The Chair advised that a Consent Application be analyzed and discussed before the Planning Board decides whether or not to grant Provisional Consent. Also that the analysis and discussion of a Consent Application serves two purposes: first, to present to the Planning Board and the public the details and background to a proposed Consent; and second, to receive comments from the public and agencies before a Planning Board decision is made.

The Director of Planning advised that Notice of Application was posted in the municipal office and was sent by First Class Mail to the assessed owners within 60 metres of the property subject to Consent Application and to those persons and agencies likely to have an interest in the application. The Notices were sent on July 22, 2016 (B/18/16/KL – Joseph Delamorandiere)(B/19/16/MW – Anne Spaul) being over fourteen (14) days prior to this evening's meeting. Included with each Notice was an explanation of the purpose and effect of the proposed Consent and a key map showing the location of the property. The circulations were provided in accordance with the provisions of The Planning Act, R.S.O. 1990, Chapter P.13.

a) **B/18/16/KL – Joseph Delamorandiere**

No one was present from the public for questions or comments from the Board.

The Administrative Assistant summarized the application. The subject property is located on the south side of Highway 637 just north of the Community of Killarney.

The application for consent proposes a lot addition of approximately 4395.0 square metres to be severed from the subject land and added to the adjacent residential lot (1101 Highway 637) in order to correct the encroachment of an existing shed and septic system. The associated application for zoning by-law amendment (approved last night by the Council for the Municipality of Killarney) rezoned the portion of the lot to be severed from 'Rural (RU)' to 'Residential Rural (RR)' to ensure that the entire enlarged lot is under a single zone classification.

Lot boundary adjustments, such as what is proposed is permitted by the policies of the Official Plan.

Once the rezoning is approved, the lot to be retained will continue to meet the requirements of the Rural Zone and the entire enlarged parcel will meet the requirements of the Residential Rural (RR) Zone.

Council for the Municipality of Killarney provided a supportive resolution regarding the applications. No other comments were received through agency circulation. No comments were received through the public notification process.

The application can be supported from a planning perspective.

Resolution: 16-080

BE IT RESOLVED THAT Consent Application B/18/16/KL submitted by Joseph Delamorandiere be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Jim Stankovich

SECONDED BY: Jim Rook

Carried

The Chair advised that there is a 20 day appeal period during which time any person or public body may appeal the decision or any condition imposed by the Planning Board by filing an appeal with the Secretary-Treasurer as prescribed by the Ontario Municipal Board Act.

The applicants have one year to fulfill the conditions of this conditional approval or the approval will lapse.

b) B/19/16/MW – Anne Spaul

Akilan Kapilan was present from the public for questions or comments from the Board.

The Administrative Assistant summarized the application. The subject property is located on Nipissing Road south of Highway 17 and the Community of Warren.

The application proposes to sever 6003.0 square metres from the subject lands and add such lands to the parcel to the immediate north, which is the Warren Esso.

A similar application was previously approved by the Planning Board on October 9, 2014 however, lapsed prior to final approval because not all conditions were fulfilled.

The proposed severed lot is presently vacant and is intended to be used for additional parking area for the adjacent motor vehicle service station. The proposed retained lands are to be approximately 27.5 hectares in lot area with a lot frontage of approximately 110.0 metres and contains an existing dwelling and accessory structures.

The subject lands directly abut the settlement boundary for the Community of Warren, the Official Plan allows for minor interpretation of settlement boundaries, as long as the intent of the Plan is maintained and as long as the boundary is not related to a well defined physical feature such as a road, railway corridor or watercourse. Because the proposal is for expansion of an existing use – the proposal adjustment was considered minor.

With respect to zoning, the proposed lot addition required re-zoning from rural to commercial community, that application was approved by Council for the Municipality of Markstay-Warren at its meeting of October 20th, 2014.

As noted earlier, the proposal is to provide additional parking area for the service station. In particular because of proximity to a provincial highway, special provisions are recommended to be added to the rezoning. The special provisions will restrict the building size to that currently on site, as well as to restrict the uses on site to those that presently exist, being a motor vehicle service station (consisting of 4 gas pumps) and an eating establishment. Any new proposed uses (including any additional pumps) or expansion of existing structures would require re-zoning, and would allow MTO, the municipality and SEPB further opportunity to review the application.

The property has been placed under Site Plan Control to ensure that the new parking area addition and existing facilities address safety, attractiveness and compatibility with adjacent uses. Section 6.35 provides requirements for buffering of parking areas for more than 6 vehicles. This application was approved, but the agreement was not finalized.

MTO has advised that the owner be made aware of their permitting requirements as well as to be advised that MTO reserves the right to request studies prior to issuing any permits, such studies could deal with traffic, drainage and illumination impacts on the highway.

Union gas advises, they have pipeline in the area, but it will not be affected by the proposed new parking area.

No comments or concerns were received from the public.

Resolution: 16-081

BE IT RESOLVED THAT Consent application B/19/16/MW submitted by Anne Spauld be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Jim Rook

SECONDED BY: Denny Sharp

Carried

The Chair advised that there is a 20 day appeal period during which time any person or public body may appeal the decision or any condition imposed by the Planning Board by filing an appeal with the Secretary-Treasurer as prescribed by the Ontario Municipal Board Act.

The applicants have one year to fulfill the conditions of this conditional approval or the approval will lapse.

7. NEW BUSINESS

a) Ontario Fur Managers Federation – Eastern/Algonguin Wolf.

8. BUSINESS ARISING FROM PREVIOUS MINUTES

a) MMAH Funding Agreement Signing Authority

Resolution: 16-082

BE IT RESOLVED THAT the Sudbury East Planning Board appoint Karen Beaudette, Administrative Assistant, to the position of Interim Secretary-Treasurer with respect to the Ministry of Municipal Affairs and Housing Funding Agreement for the current year.

MOVED BY: Denny Sharp

SECONDED BY: Jim Stankovich

Carried

b) MMAH Funding Agreement

Resolution 16-083

BE IT RESOLVED THAT the Sudbury East Planning Board hereby authorizes the Chair and the Secretary/Treasurer to execute the Funding Agreement with the Ministry of Municipal Affairs and Housing for the allocation of \$25,791.00 to the Sudbury East Planning Board for delivery of Planning Services in the planning area from April 1, 2016 to March 31, 2017.

MOVED BY: Ginny Rook

SECONDED BY: Jim Rook

Carried

c) MMAH Technical Workshop Registration

Resolution 16-084

BE IT RESOLVED THAT Michel Bigras and Paul Schoppmann will represent the Sudbury East Planning Board at the Technical Authorities Workshop taking place on September 28 and 29, 2016 in Sudbury.

MOVED BY: Carol Lemmon

SECONDED BY: Ned Whynott

Carried

9. NOTICES OF MOTION RECEIVED BY THE SECRETARY-TREASURER PRIOR TO THE CLOSING OF THE MEETING

No Notices of Motion were received

10. PAYMENT OF VOUCHERS

a) July 2016

Resolution 16-085

BE IT RESOLVED THAT the statement of disbursements for the month of July 2016 in the amount of \$18,377.75 to be distributed and is hereby approved for payment.

MOVED BY: Jim Rook

SECONDED BY: Denny Sharp

Carried

11. CLOSED SESSION

Resolution: 16-086

BE IT RESOLVED THAT the Sudbury East Planning Board proceed to a closed session as per Section 239(2)(b) of the Municipal Act for the purpose of discussing personal matters about an identifiable individual, including municipal or local board employees.

MOVED BY: Jim Stankovich
SECONDED BY: Carol Lemmon
Carried.

Resolution: 16-090

BE IT RESOLVED THAT the Sudbury East Planning Board return to a public forum.

MOVED BY: Jim Rook
SECONDED BY: Jim Stankovich
Carried.

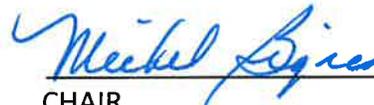
12. ADJOURNMENT

Resolution: 16-091

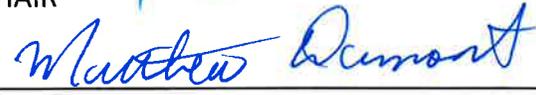
BE IT RESOLVED THAT the Meeting be adjourned at 6:02 P.M.

AND THAT the next regular meeting be held on October 13th, 2016 at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

MOVED BY: Denny Sharp
SECONDED BY: Carol Lemmon
Carried.



CHAIR



SECRETARY-TREASURER