

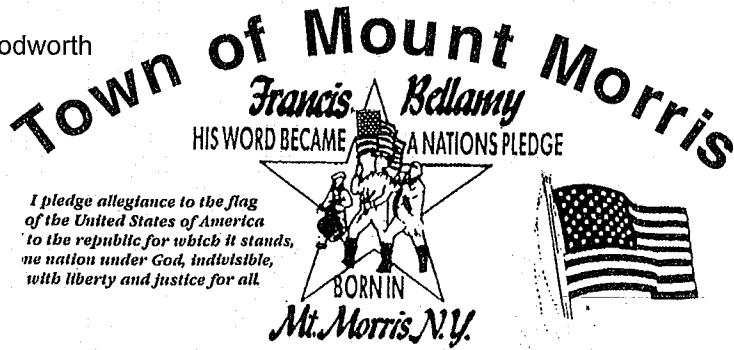
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August 8, 2022

Kevin Campbell
Director, Development
Morris Ridge Solar Energy Center, LLC
53 Jarvis Street
Toronto, Ontario, M5C 2H2

Re: Morris Ridge Solar Project – Substation Screening

Dear Mr. Campbell:

On July 11, 2022 the Town met with Mount Morris Solar Energy Center (MRSEC) to discuss screening at the substation and reviewed the substation design plans with MRSEC. The Town has also reviewed the screening requirements of the Town Code (Section 48-44.3(E)(3)) which requires a vegetated buffer along such field of view if the substation will be in the field of view from a residence on an adjoining property. The Town also reviewed other similar substation locations in the area and noted that other substation locations do not include any screening or vegetative buffers.

Upon reviewing the substation design details with MRSEC, the Town notes that existing vegetation and topography will screen any views of the substation from the residence on the northwest corner of Frost Road and Creek Road. With respect to the property to the west of the substation on Creek Road, the Town notes that the substation is set back approximately 850 feet and screening at the location of the substation, even if proposed, would not be effective at minimizing potential visibility of the substation at this location because it is on a knoll that overlooks and is approximately 50 feet higher in elevation than the substation location. As much of the change in elevation occurs on land MRSEC does not control, this location has potential visibility over the top of any practical visual screening which could be installed, which again, the Town recognizes is on land MRSEC does control. There are no other adjoining residences to the substation.

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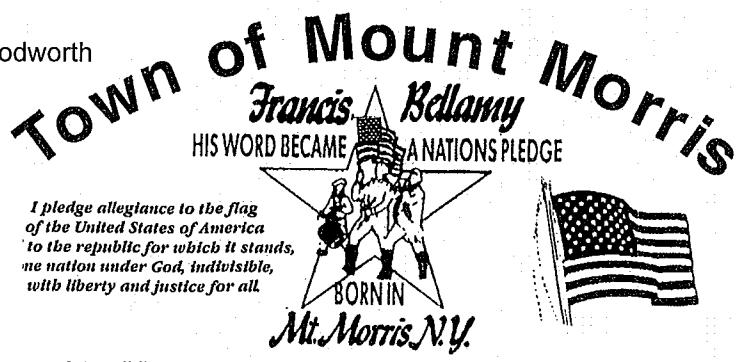
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Therefore, this letter confirms that the Town is not requesting that MRSEC install any screening along the substation location as existing topography and vegetation adequately screen adjoining properties or screening would be impractical given the distance from the substation to adjoining property lines. The Town also notes that the residence on Creek Road located west of the substation is currently up for auction due to back taxes, any subsequent purchaser of the property will be purchasing the property with the knowledge that the substation is proposed on the adjoining parcel.

Thank you.

David DiSalvo
Supervisor
Town of Mount Morris