

MINUTES - PUBLIC MEETINGS (*The Planning Act*)



MEETING DATE: January 31, 2005

LOCATION: The Blue Mountains Council Chamber

PREPARED BY: Stephen Keast, Clerk

- Deputy Mayor McKinlay called the first scheduled Public Meeting to order with all members of Council in attendance save Mayor Anderson, absent due to a previous commitment and explained the purpose of this Public Meeting is to consider a Zoning By-law Amendment application which would increase the number of row-house dwelling units on the lands from 28 to 38, as well as redefine the height limitation from 3 storeys (which has a corresponding limitation of 11 metres) to just 11 metres. This would permit some interior flexibility in design. It should be noted that the parcel was originally zoned and draft approved to be developed into a 40 unit Townhouse condo in the late 1980's. Subsequently, a Zoning By-law Amendment was processed in 1998, along with a Draft Plan of Subdivision, to develop the parcel into 28 townhouse units with an internal public road. The Draft Plan approval has since lapsed and the proponent has requested an Amendment to By-law No. 98-32 which recognized the 28 unit proposal. The By-law would also consider the establishment of certain Site Performance standard that recognize the proposed form of development (freehold lots / units with common element condominium roads, parking and open space). It should be noted that the proposed external yard setbacks would comply with the current zone provisions.

The effect of this By-law is to rezone the lands from the Residential R7-74 zone and the Public Open Space OS1 zone to the Residential R7-74-h zone. Exception 74 will be modified to permit a maximum of 38 freehold Row-house dwelling units with a maximum height of 11 metres in accordance with an approved Building Envelope Plan. The Exception would also permit one of the 2.25 required parking spots per unit to be located in an attached garage and recognize a common elements road as meeting the requirements for frontage and access to an improved public street. The holding -h symbol will be used to ensure the necessary condominium and subdivision applications are processed and Agreements executed, as well as adequate sewer and water capacity is available for all or a portion of the development.

The subject lands are comprised of Block 82, Registered Plan 1068.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from Russell Littler, Dora Settimi and Phil & Wilma Silvestri, Peter and Mary Beth Sharp, the G.S.C.A. and Grey County Transportation and Public Safety Department.
- Planning Consultant David Slade and Architect Jurgen Rust were also in attendance, as well as the 3 proponents.
- David then reviewed the proposed site plan and development history of the site.

- David noted the elevation definition is simply proposed at the current 11 metres rather than by definition of a storey.
- Dave further noted overall development density is below what would be otherwise permitted, with 2 metre road widenings to be deeded to allow sidewalk construction.
- Dave noted 87 on-site parking spaces would be provided, including a garage space for each unit.
- Jurgen then reviewed the architectural design of the units.
- Deputy Mayor McKinlay then asked if anyone wished to speak to the proposed By-law.
- Area landowner Jeff Davis, Lot 73, Plan 1068, then spoke, noting when he purchased his lot, the subject lands were proposed for 28 units with no second entrance facing his house, and no adjacent parking and snow storage area.
- Area resident Bob Crossan then spoke, questioning internal lighting, David noting this was not finalized but will not be to municipal standards, rather upgraded.
- Mr. Crossan then questioned if the Town had a dark sky policy, Town Planner Rob Armstrong noting the Town had no formal policy but considers down lighting during site plan approvals.
- Mr. Crossan then questioned internal walkways, David noting a private walkway was proposed over the roadside ditch to a sidewalk.
- Jeff Davis then noted concern with residents crossing his lot to access the Recreation Centre as a more direct route.
- Councillor Fairweather then questioned if the developer had considered shifting the guest parking and snow removal areas to the other access point to avoid conflict with the adjacent Davis residence, David noting that could be reviewed or additional landscaping and berming could be proposed in the area.
- Councillor Fairweather then questioned if Mr. Davis would be amenable to improved landscaping to be located on his property by the developer to increase privacy from the new development, Mr. Davis stating there was not a lot of available area on his lot and again noting concern with the second road access facing his lot, adjacent guest parking and snow storage areas and increased number of units on the site.
- Deputy Mayor McKinlay noted Council would not consider passing of a By-law until matters had been further addressed.
- As there was no further questions, Deputy Mayor McKinlay then declared the first Public Meeting to be adjourned.
- Deputy Mayor McKinlay then called the second scheduled Public Meeting to order with all members of Council in attendance save Mayor Anderson, absent due to a previous commitment and explained the purpose of this By-law is to permit the temporary erection and use of a meteorological lattice tower having a height of 80 metres to provide for the measurement of local weather factors such as wind speed, wind direction and consistency.

The effect of this By-law will be to provide for the tower and its meteorological use in the defined location for a period of three years from the date of passing of this By-law.

The lands subject of this By-law are comprised of Part of Lot 6, Concession 5.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from area residents Cheryl Jackson, Michael and Elizabeth Young, Jeremy Wentworth-Stanley, Dawn Nichols, Dr. J. B. Nichols, Richard Bowden, Murray & Gail Scott, Eric & Jacquie Hendry, Pearl & Jacques Lafontaine, Cindy and Michael Muller, C.M. Davis, William Johnson, the G.S.C.A. and the Grey County Planning and Development Department.
- Christine Loft of D.C. Slade Consultants then spoke on behalf of Superior Wind Energy, noting the proposed tower would be used to collect meteorological information.
- Christine noted a similar tower has been proposed in Grey Highlands and a Temporary Use By-law was enacted without appeal.
- Deputy Mayor McKinlay then asked if anyone wished to speak to the proposed By-law.
- Richard Bowden of the Blue Highlands Citizen's Coalition then presented a brief on behalf of the Coalition, noting the tower is desired by Superior so as to confirm financial backing, not for any additional testing and approval at this time would be seen as a part of the implementation of the overall wind farm.
- Area resident Michael Storey then spoke, questioning the future use of the land after the tower is removed, Town Planner Jim Uram clarifying a temporary use By-law was being considered to permit the tower use only, following which the zoning would revert to the previous permitted uses only.
- Area resident Ray Conn then questioned existing Agricultural A1 uses, Jim noting the current zoning regulations provide for agricultural buildings and related farming and rural uses.
- Area resident Sue Ann Gyles then noted the Niagara Escarpment was designated a World Biosphere Reserve and the natural environment should be respected, adding the large turbines would not be unobtrusive.
- Area resident Michael Young then spoke, noting the wind turbines proposed for the actual windfarm are very large at 125 metres in height.
- Jacquie Hendry then spoke, noting Official Plan policies require some kind of visual buffering for development which would be difficult in terms of towers and wind turbines.
- Proponent John Worts then spoke on behalf of Superior Energy, noting no applications have been yet made for the wind farm as a final proposal has not yet been formalized.
- John then requested patience pending a formal proposal that would attempt to mitigate the concerns raised to date.

- Area resident Marg Fairley then spoke, questioning dimensions of the proposed tower, Christine Loft noting it was proposed with a 16 inch diameter base.
- Deputy Mayor McKinlay then clarified the proposed zoning amendment would allow a meteorological tower as an exception to the current agricultural zoning.
- Area resident Ray Conn then questioned the tower footprint, Christine noting an area of 110 metres including guy wire supports.
- Area resident Brian Gooderham then spoke in support of maintaining the rural recreational character of the area, adding the proposed tower is not an appropriate use in the area.
- Area resident Jeremy Wentworth-Stanley then spoke in opposition to the proposal, noting parent company Brascan is also a real estate developer and the future use of area lands involved in the wind turbine proposal was of concern to him, adding the current proposal could be the introduction of additional companies expressing interest in the area, adding the community must be responsible in considering approvals in the matter of wind farms.
- A Clarksburg resident then spoke, questioning why a hydro-electric turbine was not installed in the Thornbury dam during recent reconstruction as a renewable energy resource, Deputy Mayor McKinlay noting a landowner adjacent to the Mill Pond does have a licence to generate, whether or not it is in use.
- Jacquie Hendry then noted other locations such as the government-owned Meaford Tank Range should be considered, John noting there have been past discussions with regard to wind power development on the site.
- Sue Ann Gyles then noted a previous meeting with Superior representatives did not provide sufficient information on the situation or her concerns.
- Councillor Martin then questioned if the information collected from the test tower would be made public, John Worts replying yes, once collected and reviewed.
- Councillor Ardiel then questioned if the Grey County Planning and Development Department comments has been approved by the Planning Committee, Deputy Mayor McKinlay replying the no objection comment was based on Grey County Official Plan policies that would not prohibit wind turbines.
- A resident of Grey Highlands then spoke in opposition to the wind farm development in both municipalities.
- Planner Jim Uram then noted once all reviews are completed and provided, detailed review of the file would follow.
- Brian Gooderham then spoke, requesting notice of any further consideration of the matter.
- Area resident Pearl Lafontaine then spoke, questioning what the immediate steps by Superior Wind Energy would be, John Worts noting once environmental assessment research is completed a formal presentation would be made to Council, perhaps this spring.
- Planner Jim Uram then reviewed the environmental assessment process as it would be completed in this matter.

- Michael Young then questioned status of the Superior Phase 1 & 2 proposal, and what phases 3 & 4 would represent, John noting any Superior approvals would be for a maximum of 120 Mw generation, now likely representing 45 wind turbines versus the originally proposed 67.
- Cindy Muller of Clearview Township then asked if the windmills were being enlarged, John replying that a now reduced number of wind turbines of the same size would produce the same energy due to ever-improving efficiency.
- As no-one further wished to speak, Deputy Mayor McKinlay declared the Public Meeting to be adjourned.

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Duncan R. McKinlay, Deputy Mayor

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Stephen Keast, Clerk