

STAFF REPORT: Planning & Building Services Department



REPORT TO: Mayor and Members of Council
MEETING DATE: Monday, January 25, 2010
REPORT NO.: PL.10.07
SUBJECT: Council Update –
Request for Comments
Niagara Escarpment Commission
File No. G/S/2009-2010/9095
Douglas C. Matthews
East & West Part Lot 7, Concession 1;
Parts 1 & 2, RP 16R-7753;
Town of The Blue Mountains

PREPARED BY: Bryan Pearce,
Planner I

A. Recommendations

THAT Council advise the Niagara Escarpment Commission that the Town has no objections to Development Permit Application File No. G/S/2009-2010/9095; legally described as East Part Lot 7 & West Part Lot 7, Concession 1; Parts 1 & 2, RP 16R-7753, Town of The Blue Mountains; provided that:

- 1. The proponent submits an Environmental Impact Study to the satisfaction of the Niagara Escarpment Commission; and,**
- 2. The proponent be advised that road giving access to the site is not, and will not be maintained or improved by the Town and that any work required to the road so as to facilitate the proposal will be required to be completed to the Town's satisfaction pursuant to a Municipal Works Permit.**

B. Background

Planning Staff Report No. PL.10.04, was considered by Council on January 11, 2010 (see Attached Item #2) and indicated concern and/or questions with respect to the following:

1. The potential impact on the road network; and,
2. The lack of information related to the proposed connection into the hydro distribution system.

The subject site is accessed via the 6th SR (from the west) and then along the continued road allowance that is not maintained (not maintained from the subject site to a point approximately 500 metres west). The Town's Manager of Roads and Drainage has advised that this non-maintained road allowance may require upgrading to facilitate construction and maintenance of the proposed facility with same being at the proponent's cost and subject to the issuance of a Municipal Works Permit.

Planning Staff contacted the proponent on January 18, 2010, communicating Council's concerns with the development proposal. In this dialogue with the proponent, he has advised Planning Staff of the following:

1. Access to the site would be via the 6th Sideroad from the community of Gibraltar
2. He was aware that the Town did not maintain the 6th Sideroad from a point of approximately 500 metres to the west of the development proposal site.
3. He was aware that a Municipal Works Permit would be required from the Town for any work within the road allowance.
4. The "tie-in" to the grid would be via the existing pole line within the 6th Sideroad road allowance. Currently it is a single line (single-phase) and it would have to be upgraded to three lines (3-phase). The cost of this upgrade is borne by the proponent with an approximate 20% grant from Hydro One.
5. As to snow accumulation, their findings are that the site is windswept and that the panels would have to be set above the ground by approximately 600 millimetres (0.6 metres) to mitigate the impact of snow accumulation.

In regards to the development proposal connection into the hydro distribution system, Planning Staff have been advised in discussions with Hydro One that this intent is accurate as alluded to in the proponent's Feed-In-Tariff Consultation. There is currently single-phase linear transmission within the 6th Sideroad road allowance east of Gibraltar that terminates at the top of the ski runs of Osler Bluff Ski Club that would be upgraded to the development proposal to a 3-phase on the existing utility poles, as there is currently 3-phase linear transmission on the 4th Line road allowance.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report PL.10.07 is consistent and supports the following Strategic Plans Goals:

"1. Managing growth to ensure the ongoing health and prosperity of the community"

D. Environmental Impacts

The proposal appears to be in keeping with the policies of the Province of Ontario as they relate to renewable energy.

E. Budget Impact

NIL

F. Attached

1. General Area Map
2. Planning Staff Report PL.10.04

Respectfully submitted,

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