

Council Report

Report To:	Mayor Hurst and Members of Council
Date of Meeting:	June 24, 2013
Prepared By:	Rebecca Belanger, Manager of Planning and Development Services
Submitted By:	Brenda M. Percy, Director of Legislative Services
Date of Report:	June 15, 2013
Subject:	Report as to Whether Amherstburg should declare as an Unwilling Host to Industrial Wind Turbines

RECOMMENDATION:

That the report by Rebecca Belanger dated June 15, 2013, regarding whether the Town of Amherstburg should pass a resolution identifying the municipality to be an unwilling host to industrial wind turbines, be received.

And further that Council send correspondence to Provincial Ministries and to AMO, identifying the Town to be an unwilling host to industrial wind turbines until: 1) the federal study on the health effects is completed, peer reviewed and recommendations implemented and 2) municipalities have planning authority restored to determine where and when industrial wind turbines should be located in their communities.

EXECUTIVE SUMMARY:

Over the past eight years wind, turbines have generated a significant amount of discussion amongst the community, municipal councils and staff. In May of this year, *Bill 39* which was proposed to limit provincial wind development, eliminate the feed-in-tariff program and give municipalities a greater voice in planning renewable energy projects was defeated in the legislature. On-going review and consideration for changes to the *Green Energy Act* at the provincial level are occurring. Presently, municipalities have no control over the Renewable Energy Approval process.

More than 90 Ontario municipalities have now declared themselves unwilling hosts to wind developments. The Town of Amherstburg, passed a similar resolution which stated "*That Council send correspondence to the Province of Ontario and to AMO urging an immediate moratorium be placed on wind turbine projects until such time as the current*

medical study on health effects is complete and recommendations from same implemented" May 25, 2010. Premier Kathleen Wynne has identified that the Province will not impose wind turbines in municipalities that are unwilling hosts.

REPORT:

At a recent meeting, Town Council requested that Administration bring back a report as to whether to Town of Amherstburg should declare themselves an unwilling host to wind turbines. When Premier Kathleen Wynne took over as Premier she publically stated that those municipalities that are unwilling hosts to wind turbines would not be required to hosts additional projects, there has not been any change in Provincial legislation though the *Green Energy Act*.

The Province presently does not require any additional power to be sourced from wind turbines. Due to the number of wind turbines that have been connected to the grid in the past two years, Ontario is facing challenges relating to how to deal with too much power. Wind power is variable; it has to be backed up by natural gas-fired generators, kept idling to be switched on if the wind dips. It appears that the benefits to the environment have not been realized.

Many rural communities have identified health concerns associated with industrial wind turbines including vibration and noise impacts. Rural residents' health and nuisance complaints across the province need to be fairly addressed. The current minimum setback distance of 550m for wind turbines needs to be re-assessed to ensure this is appropriate.

The federal government is completing a study on health effects from wind development which is planned for completion in 2014. Many municipalities have asked for a moratorium on wind development until the federal health study is completed and peer reviewed.

The desired effect of the amendments to the *Planning Act* which removed local authority for renewable energy has created a problematic effect. It has not been beneficial to take the decision making authority out of the hands of municipalities. A greater balance between the province's power requirements and local autonomy regarding land use and community needs should be struck.

STRATEGIC PLANNING REFERENCE:


Council Confirmed:

N/A

CONCLUSION:

Town Council passed a resolution requesting a moratorium on further wind turbine development within the municipality in 2010. The recommended resolution contained within this report is in keeping with the prior direction of Council and supports on-going concerns relating to wind turbine development.

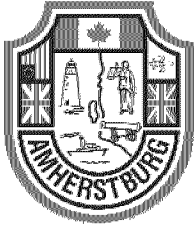
All respectfully submitted for Council consideration.



Rebecca Belanger, MCIP RPP
Manager of Planning and Development Services

Brenda M. Percy, CMO
Director of Legislative Services

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Council Report

Report To:	Mayor Hurst and Members of Council
Date of Meeting:	June 24, 2013
Prepared By:	Rebecca Belanger, Manager of Planning
Submitted By:	Brenda M. Percy, Director, Legislative Services
Date of Report:	June 14, 2013
Subject:	Development Agreement- 7072 Smith Industrial Drive- Windsor Machine & Stamping (2009) Ltd.

RECOMMENDATION:

That the report by Rebecca Belanger dated June 14, 2013 regarding a Development Agreement at 7072 Smith Industrial Drive be received;

That Council approve the Agreement and Site Plan for 7072 Smith Industrial Drive.

And further that Bylaw 2013-49 being a By-law to authorize the signing of a Development Agreement be taken as having been read three times and finally passed and the Mayor and Clerk be authorized to sign same.

REPORT:

The Town is in receipt of an application for Site Plan Agreement from Windsor Machine & Stamping (2009) Ltd. for property being Lot 18, Plan 12M-237, municipally known as 7072 Smith Industrial Drive. The applicant is proposing the construction of a 10,000 sq. ft. metal clad/concrete block structure for purposes of manufacturing, assembly and storage of car parts.

Administration has reviewed the site plan and offers the following comments regarding its compliance with the Zoning By-law. The subject lands are zoned Light Industrial in By-law 1999-52, as amended. The location of the structure on the property complies with the Light Industrial (LI) Zone. There is provision for 13 parking spaces which meets the by-law requirements and also includes one (1) barrier free space. The parking areas will be gravel and concrete in some areas as existing, with concrete curb defining