

Corporation of the
Township of Southgate
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April 27th, 2009

Ms. Astrid J. Clos
423 Woolwich Street
Suite 201
Guelph, Ontario
N1H 3X3

Dear Ms. Clos,

*Re: Zoning by-law Amendment Application Skyway 8 Wind Energy Inc.
Lots 41 & 42, Concession 6; Lot 38, Concession 6; Part of Lot 41, Concession 6; and Part of lot
42, Concession 7 Township of Southgate (former Township of Proton)*

This correspondence is in response to the above noted Zoning By-law Amendment application. We have received the application and have completed a preliminary review of the submission and have deemed the application INCOMPLETE, for the following reasons:

Official Plan Conformity

- 1.) Section 7.8.1.4(a) to the Township of Southgate Official Plan states:
 - a. *"A Site Plan shall be provided illustrating the location of the proposed turbines, as well as the location and height of all existing buildings and structures on the subject property(s) and the location and height of all existing buildings and structures within 500 metres from the perimeter of the defined Wind Energy Project;"*

The Site Plan, as submitted, does not address the above noted policy.

- 2.) Section 7.8.1.4(d) to the Township of Southgate Official Plan states:
 - d. *"A visual impact study will be undertaken to determine the impact and mitigation measures required for the shadow or*

reflection of light coming from any part of the wind turbine on surrounding land uses;"

Although a Visual Impact Study was submitted, the above noted policy was not addressed.

3.) Section 7.8.1.4(h) to the Township of Southgate Official Plan states:

h. "A land use compatibility study with a location justification component will be required for proposals in order to identify potential compatibility issues and to provide mitigative measures that will ensure protection for those existing land uses in the vicinity."

The documentation submitted in support of the Zoning By-law Amendment application did not include a Planning Justification Report to address the above noted policy. The Planning Justification Report should include a review the Provincial Policy Statement, the County of Grey Official Plan, the Township of Southgate Official Plan and the Township of Southgate Zoning By-law 19-2002. The Planning Justification Report should also accurately reflect the physical features on the lands subject to the application, including surrounding properties, to ensure the appropriate sitting of the wind turbines, transformer and access lanes.

The above portion of this letter is being issued under Sections 34(10.1) and 34(10.2) of the Planning Act, R.S.O. 1990, as amended to March 20, 2007.

In order to expedite matters, we offer the following additional comments.

- 1.) Section 24 - "Summary of Project", within the ESR states that the hub height will be 78 - 138 metres. This is difference of 60 metres (almost 200 feet) and will have a bearing on the location of the turbines and ultimately the areas to be re-zoned. Please confirm the maximum height of the turbines.
- 2.) Detail to be provided for the "transformer" (size, height, setbacks)
- 3.) Provide all setbacks of wind turbines on Conceptual Site Plan.
- 4.) Figure 2 and Figure 5 (incorrectly numbered Figure 6) within the ESR, identify 6 wind turbines? Please ensure that these figures identify only the five turbines.
- 5.) It would be helpful if the appendices were identified (ie. Appendix "A", etc.) . Please note that both the Property Value Assessment and the Public Consultation Documents are identified as Appendix "F".
- 6.) Figure 4 - "Aquatic Features of Study Area" and Figure 5 - "Natural Features of Study Area" are correctly numbered in the Table of Contents of the ESR, however, they are incorrectly identified on the actual figures (Figure 4 is identified as 5 and Figure 5 is identified as 6). This may prove confusing to commenting agencies and should be corrected.

- 7.) Table 19 in the ESR is blank. Should it contain the information described in the paragraph above the table? If not, please provide a reason and if it should, please complete the Table.
- 8.) Appendix "A" to the ESR – "Baseline Bat Monitoring Report" and "Baseline Bird Behaviour Monitoring Report" – signature page refers to "Draft" report at the top of the page. Are these the final or draft reports?
- 9.) Appendix "C" to the ESR – "Visual Analysis" does not contain Figure 1.
- 10.) Appendix "E" to the ESR – "Stage 1: Archaeological Background" refers to "Draft" report in the header. Is this the final or draft report? Also, the title page is missing, as well as all the Figures and Plates.
- 11.) The submitted Zoning Compliance Chart indicates "zoning setbacks required". Please provide justification for these setbacks (where did they come from?).
- 12.) When you are ready to re-submit, please ensure that six "printed" versions of ALL reports, appendices and site plan are forwarded to the Township.
- 13.) Site Plan Approval will be required for the proposal. We recommend that you submit a Site Plan Approval application to be processed concurrently with the Re-zoning application, thereby expediting the planning approval process.

The Township reserves the right to ask for more information or clarification at a later date, based on further review, agency comments or public comments. Should you have any questions in regard to the above, please contact the writer.

Yours truly,

Doug Kopp,
Planning Manager

c.c.: Brian Milne
D.C. Slade Consultants Inc.