

CORPORATION OF THE TOWNSHIP OF CENTRAL MANITOULIN
BY-LAW NUMBER 2005-16

BEING A BY-LAW TO AMEND THE TOWNSHIP OF CENTRAL MANITOULIN'S
RESTRICTED AREA ZONING BY-LAW NUMBER 2002-07 (AS AMENDED)

WHEREAS the Planning Act, R.S.O., Section 34, provides for the amendment of By-laws.

AND WHEREAS the Council of the Township of Central Manitoulin has received a request to amended Restricted Area By-law 2002-07 (as amended) to permit the construction and use of Wind Turbines on Lots 3 & 4 Concession 10, Lots 4 & 5 Concession 11 and Lots 4 & 5 Concession 12 in the geographical Township of Campbell.

AND WHEREAS the Corporation of the Township of Central Manitoulin has ensured that adequate information has been made available to the public and has held at least one (1) public meeting after due notice for the purpose of informing the public of this by-law;

NOW THEREFORE the Council of the Corporation of the Township of Central Manitoulin enacts as follows:

1. That Section 5 – Definitions of the Township of Central Manitoulin's Restricted Area Zoning By-law be amended to add:

Wind Farm, shall mean a development of one (1) or more wind turbines, together with any related appurtenances, intended to provide electricity off-site for sale to an electrical utility, or other intermediaries.

Wind Turbine, shall mean a structure, including a tower, nacelle, blades and related appurtenances, designed, erected and maintained under appropriate qualified supervision, and used for the conversion of wind energy into electricity for sale to an electrical utility or other intermediaries. The height of the wind turbines shall be measured from the highest point of the tower, to the lowest grade elevation at the base of the tower”

2. That Section 8 – Special Provisions of the Township of Central Manitoulin's Restricted Area Zoning By-law be amended to add:

Section 8.16

That the construction of and operation of 14 (maximum) wind turbine Wind Farm be a permitted use on Lots 3 & 4 Concession 10, Lots 4 & 5 Concession 11 and Lots 4 & 5 Concession 12 in the geographical Township of Campbell.

- a) Construction of wind turbines with a total generation capacity of up to 15 MW.
- b) The noise limits will be in accordance with the Ontario Ministry of the Environment's document titled "Interpretation for Applying MOE NPC Technical Publications to Wind Turbine Generators".
- c) Minimum setback from site boundary (lot line): 50 meters

Where lots are contiguous and controlled by one wind farm development, the continuous wind farm zone boundary shall be deemed to be the lot line for the purpose of measuring yard, land use zone setbacks.

- d) Minimum setback from the tower to an on-site residential use: 1.25 meters x the height of the wind turbine or 250 meters, whichever is greater

- e) Minimum Setback from the tower to an off-site residential dwelling or institutional building: 300 meters
- f) Maximum Lot Coverage

The use of a lot for wind turbine structures, accessory buildings including an information centre and structures, road access, storage areas and any area removed from agricultural production shall not exceed 5% of the lot area.

- 3. All other permitted uses, performance standards and provisions of Restricted Zoning by-law Number 2002-07 as amended which are not specifically varied hereby continue to apply.
- 4. That Schedules "A" hereto attached shall form part of this by-law.
- 5. That this by-law shall come into force and take effect on the date of its final reading subject to the expiration of the 20 day appeal period, provided in Section 34(18) of the Planning Act and subject to approval of the Ontario Municipal Board where objections to this by-law are filed with the Municipal Clerk.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 14TH DAY OF JULY, 2005.

Reeve

Clerk

I, _____, Clerk of the Township of Central Manitoulin, hereby certify that the foregoing is a true copy of By-Law No. 2005-16, passed by the Council of the Township of Central Manitoulin on the 14th, day of July, 2005.

Ruth Frawly, Clerk