

From: K.C.(Gus) Panageotopoulos

Sent: March-28-13 8:08 PM

To: Bill Lowry; Ric Bresee (home); Ed Daniliunas; Diane Pearce; Paul Snider; Jim Sova

Subject: BCRC Letter Regarding Industrialization Of Amherst Island

Dear Mayor Lowry and Members of Council:

It is my understanding that On Tuesday, April 2nd, 2013 Council will be addressing a recommendation to send off the completed municipal consultation form to the proponent of industrializing Amherst island and to the Ministry of the Environment, which includes the feedback of the three Departments, the Heritage and Cemeteries Committees and two peer reviews.

At the BCRC meeting on March 21st, 2013 the Committee discussed the impact that the industrialization of Amherst Island will have on economic development. The BCRC past a motion to oppose the industrialization of Amherst Island and directed me to make the submission to Council for their consideration.

The Committee had the impression that there was time to allow for the submission of our motion and recommendations to Council to take place in the first week of April.

I request that Council review the attached letter and motion from the BCRC and include the BCRC's concerns in the submission that Council will review on Tuesday, April 2nd, 2013.

Respectfully submitted by

K.C. (Gus) Panageotopoulos
BCRC Chair



Bath Community Revitalization Committee

March 25th, 2013

Dear Mayor Lowry and Members of Loyalist Township Council:

The Bath Community Revitalization Committee (BCRC) has reviewed the proposed development of the Industrial Wind Turbine Project for Amherst Island. The Committee believes that the industrialization of the island will significantly impact Loyalist Township's ability to attract economic development opportunities related to the creative class based economy or to the place based cultural tourism economy.

The BCRC recognizes that as a Council, you are acting to ensure that the best deal possible is obtained in an effort to ensure that the Township does not incur additional expenditures based on the forced industrialization of Amherst Island. However, there must be a time when Loyalist Township Council can openly, and without fear of reprisal from the proponent, state its true position on the industrialization of Amherst Island.

The following motion was passed at the March 21st 2013 meeting of the BCRC:

Moved by Jo-Ann McGraw seconded by Mary McWhirter that the Bath Community Revitalization Committee (BCRC) believes that the proponent for placing industrialized wind turbines on Amherst Island has not presented conclusive evidence to support its arguments in favor for industrializing Amherst Island.

The BCRC believes that questions related to the impact on personal health, natural environment, built and natural heritage, property values and the impact on future economic development opportunities on Amherst Island and the mainland have not been addressed in a satisfactory manner by the proponent of the industrialization of Amherst Island.

The BCRC recognizes that place based cultural tourism and the creative class based economy are the fastest growing economic development sectors that Loyalist Township can capitalize on now and in the future. The BCRC firmly believes that the industrialization of Amherst Island will dramatically impact current and future economic development opportunities for Loyalist Township in these particular sectors.

The BCRC believes that there are far too many unknowns to quantify any benefits Loyalist Township would receive from funding from a Community Vibrancy Fund or increased property tax revenue which would result from the industrialization of Amherst Island.

The BCRC recognizes that the Ontario Green Energy Act does not allow the municipality to use municipal powers under the Planning Act to terminate the proposed industrialization of Amherst Island. The BCRC believes however that as Amherst Island was one of three municipalities to form Loyalist Township after amalgamation, Council has an inherent responsibility to support the will of the vast majority of Amherst Island residents who oppose the industrialization of Amherst Island.

The BCRC recommends that Loyalist Township Council formally oppose the industrialization of Amherst Island. In this way it would clearly notify the Government of Ontario that Loyalist Township is not in favor of the placement of industrial wind turbines on Amherst Island.

The BCRC directs the Committee Chair to write a covering letter to Mayor Lowry and members of Loyalist Township Council explaining the reasoning for the unanimous decision of the BCRC to oppose the industrialization of Amherst Island. **CARRIED**

The attached Appendix outlines observations that rationalize the concerns that the BCRC have in relationship to the potential of lost economic development opportunities in Loyalist Township should Amherst Island become an industrialized zone.

The BCRC expresses its sincere appreciation for the position in which Loyalist Township Council is placed in. The BCRC believes however that Council can place no set dollar value on the destruction of the community of Amherst Island or on the impact it will have on the whole of Loyalist Township.

The potential of Loyalist Township receiving \$7.5 million in a Community Vibrancy Fund currently equates to about 2 to 3 KMs worth of new road construction of a 2 lane road in today's dollars. Signing an agreement with the proponent of industrializing Amherst Island which does not allow Loyalist Township Council to clearly state its opposition to the project does not seem worth a mere 2 KMs worth of new road construction for subjecting island residents and mainlanders to a minimal 20 years worth of road blocks to building achievable opportunities for economic development in place based cultural tourism and the creative class economy.

The BCRC is hopeful that upon reflection of the merits to opposing the industrialization of Amherst Island, Council will act accordingly and say no to the incomprehensive act of industrializing Amherst Island.

On behalf of the BCRC, I thank you in advance for your consideration.

Sincerely,

K.C. (Gus) Panageotopoulos
BCRC Chair
PO Box 354 Bath, ON K0H 1G0

Appendix – BCRC Letter Re: Industrial Wind Turbine Project For Amherst Island

General Comments

The catch phrase for the marketing material for the Village of Bath has been “Experience the Village!”

Experiential and place based cultural tourism are the strongest growing trends in tourism. Visitors want to have a total experience which incorporates all of the senses.

The physical environment plays heavily in the decision to visit, move to or invest in a community.

The communities of Amherst Island and Bath show an increasing trend of attracting a creative class based economy. Statistics show that the creative class is more likely to invest in environments that respect both natural and built heritage attributes.

An essential element of the experience of visiting and living in Loyalist Township is the visual impact that the natural and built environments have to offer. The proposed installation of industrial wind turbines on Amherst Island will have a significant impact on communities on both sides of the North Channel of the Bay of Quinte.

The Creative Economy

The Government of the United Kingdom defines creative economy businesses as “those industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.”

The basic concept of how a creative economy works is simple. An individual or group takes the power of their mind, and uses a medium to create wealth. A traditional example of this would be an artisan such as a painter, sculptor, potter, glass maker, chocolate maker or baker. A more modern example would be software designers, ecommerce, writers, photographers, and artisans.

The monitors of built heritage note that areas which preserve and protect built heritage tend to be more attractive to the creative class, over Modern housing and commercial sites. Recognized built heritage properties also tend to out perform normal housing and commercial properties in a down market.

Placed Based Cultural Tourism And Experiential Tourism

Placed based cultural tourism and experiential tourism depends on identifying a community’s cultural tourism asset base, uncovering its cultural identity, and crafting a visitor experience that will capitalize on any community’s most strategic asset: its sense of place and how all of the senses are incorporated to create an experience.

Traditionally, cultural attractions were considered to be all that mattered to a visitor’s experience. If visitors went to a park, theatre, gallery or museum, the experience of the individual sites was considered more important. Today cultural visitors want to experience what makes a destination as a whole a memorable occasion; they desire to experience “place” through cultural experiences that excite the senses. The excitement allows the visitor to be stimulated on an emotional and intellectual level.

To achieve the goal of creating a place based cultural tourism environment, the approach taken needs to weave together oral history, built heritage, natural environment, arts, culinary, agritourism, landscape, townscape, streetscape and interactive experiences to form an experience that gives a sense of place. In short every element combined makes for an educational and emotional experience that defines space.

Statistics To Support The Importance Of Space Based Cultural Tourism

According to the World Tourism Organization, cultural tourism is growing globally at a rate of 15 percent a year, while 37 percent of all trips now contain a cultural component. The statistics indicate that this type of tourism will explode over the next 15 - 20 years.

“By the year 2020, the combined Canadian/U.S. population between the ages of 55 and 74 will swell to 83.5 million – a 36 percent increase from today. This is the Canadian/U.S. baby boom, the best educated, most affluent generation in North American history. This is a generation that enjoys travel and appreciates culture, a generation that is expected to remain healthy into a later stage of the life cycle than any previous generation, a generation that will be largely mortgage-free in retirement, and a generation that is projected to inherit, by some estimates, as much as \$10 trillion dollars. Boomers are driving the market for cultural tourism today, but this is just the beginning. As more and more boomers retire, they will drive it for years to come. Culture-consuming boomers are savvy, sophisticated travelers who seek learning and enrichment. In the ever-more competitive world of tourism, I am convinced that destinations that embrace holistic, place-based cultural tourism will eclipse other destinations that cling to conventional, attractions-based approaches. At the same time, evidence is mounting that destinations which embrace place-based cultural tourism come to know and value their culture more fully, helping to ensure its preservation and stewardship for the benefit of residents and tourists alike.”

“Tourism is arguably the single largest industry in the world, and it’s a major industry here in Canada. Currently, spending by visitors from abroad, and by Canadians traveling within Canada, totals \$75 billion dollars a year, with Canadian travelers responsible for 79 percent of spending. 660,000 Canadians make their living in tourism - about four percent of Canada’s total employment. Meanwhile, tens of thousands of other Canadians rely on the health of the tourism industry for their jobs. Tourism is a major contributor to the economic and social health of many of Canada’s cities and towns.”

The quotes noted above are from Stephen Thorne. He is a specialist in "place-based cultural tourism" - a phrase that Steven coined. He helps cities, towns, and regions to realize their potential for cultural tourism by using his company's holistic, place-based planning approach. Clients include Tourism British Columbia, Tourism Prince Edward Island, Ontario's Ministry of Tourism, Parks Canada, and the Resort Municipality of Whistler, BC.

Importance Of Picturesque Vistas Of Loyalist Township In Place Based Tourism And Experiential Tourism

The proposed industrial wind turbine development on Amherst Island will overshadow the picturesque vistas that are cherished by residents of Loyalist Township and visitors alike. Picturesque vistas with a capital “P” include a foreground, mid ground, background and the horizon. The Picturesque vistas are a major component of the sense of place while visiting Loyalist Township.

We know from personal experience and from visitors that the journey along the Loyalist Parkway from Kingston to Prince Edward County (PEC) is known for the serene vistas of the open skies, water, Amherst Island and PEC. Once in PEC, the views towards Loyalist Township from the Lake on the Mountain Park and the Upper Gap give another vantage point that showcases Amherst Island as a true green destination. The experience of sailing around the island reinforces that Amherst Island is an island gem of the Great Lakes.

Developing The Sense Of Place At Bath And The Experience Of Visiting The Village

Over the past five years the BCRC, business community and cultural attractions at Bath and the surrounding region have made significant gains in having Bath recognized as a preferred destination.

The BCRC has partnered with community organizations on projects that attract visitors to the community and Loyalist Township as a whole. We have seen a steady growth in store front businesses and the creative class economy.

The importance of place based cultural tourism is a significant factor that is attracting this growth. Place is being measured as an attractive aesthetically pleasing environment that celebrates our rich natural, built and cultural heritage as it is experienced in the Village of Bath.

At Bath there is a heightened awareness that there is a rich heritage that can be exploited to create an emotional and intellectual experience to attract residents and visitors alike. The built heritage of the village is finally recognized as major contributing factor of this phenomenon. As a prime example, the extraordinary work which has been done at the Ham House shows how a neglected property is becoming the premier privately owned attraction of the village. The property will have a new lease on life. It will significantly contribute to the sense of space; it will inspire other property owners to reexamine the possibilities their properties have to offer. It is expected that a ripple effect will occur once the Ham House is completed.

As noted earlier, the picturesque views along the Loyalist Parkway will be dramatically altered with the industrialization of Amherst Island. The same can be said for the vista of Bath. As one enters the Village from the top of the hill on Church Street the vista of the village, water, island and sky sell's the quaint village atmosphere. The visual impact of industrial wind turbines from the same vantage point will quickly dispel any warm and welcoming feeling one has as you enter Bath. In short, the industrial wind turbines will dominate the vista and overshadow all of the attempts to market the village as a place to have an inviting and enjoyable experience.

At Bath we are celebrating and capitalizing on our marine heritage. The initial celebration of our marine heritage was the Flight of The Royal George event which was held in the summer of 2012 to celebrate the Bicentennial of the War of 1812. As part of the celebration, the Fairfield-Gutzeit Society (FGS) in partnership with the Township and corporate sponsors opened the LaFarge War of 1812 Discovery Centre. The Centre acts as an educational tool to facilitate the growth of knowledge of the marine history of the region by using interactive displays, living history and the physical environment to stimulate an emotional and intellectual experience.

The FGS also built the King's Wharf which has allowed for the visitation of tall ships and other marine tourism vessels. In the May 2013, the FGS in partnership with the Brigantine Inc. will host a marine heritage festival which will focus on all aspects of ship building and maintenance. The Board of Directors of the St. Lawrence II has recognized the feasibility of working with the FGS to make the Port of Bath a long term port of call for the brigantine. In 2017 the Village of Bath will mark the 200th anniversary of the launching of the Frontenac, which was the first steam powered ship on the Great Lakes. All of these events culminate to offer a unique experience which celebrates the marine heritage of the region.

There is community buy into the prospects of Bath developing into a similar environment as Mystic Seaport and Niagara-On-the Lake. The long term payoff of these initiatives will place the Port of Bath top of mind with marine heritage buffs and will greatly contribute to the local economy by delivering an intellectual and emotional experience that defines the importance of space.

The industrialization of Amherst Island will significantly impact the picturesque vista from the Village of Bath towards Amherst Island. The current views contribute to a sense of time and place. The image of Amherst Island has virtually been undisturbed since it was populated with European settlement. The only recognizable structure with the naked eye from the mainland is a barn silo. This vista serves as a spectacular natural background for activities on the water. Can members of Council imagine viewing the amazing historic reenactment of the Flight of the Royal George with a series of 500 foot industrial wind turbines towering in the background? The turbines will truly overshadow any future nautical events on the water, and thus greatly diminish any sense of place as it relates to the historic context of the Port of Bath and Amherst Island. In short, the industrial turbines will become a focal point which will state that the natural and historic sense of space matters little. It will state it has no worth.

Commercial And Recreational Fishing

Commercial and recreational fishing and conservancy has been in existence on the Bay of Quinte for over a hundred years. The act of fishing on the Bay of Quinte contributes to the sense of place. The construction of huge docks to accommodate thousands of transfers of material to the island has the potential to destroy spawning areas for fish and the livelihood of the fishing industry. This includes the attraction of recreational fishing tourists. This presents yet another potential attack on the local heritage and economy of Loyalist Township.

Place Based Tourism On Amherst Island

The residents of Amherst Island live in a beautiful bucolic setting that is truly unique. A visitation to the island clearly shows that this small rural community has been captured in a time warp. The island has limited vehicle traffic and is an inviting setting for cyclists and hikers. The dark skies of the island are a true paradise to view the heavens. The primarily undeveloped environment of the island invites artists and novelists to have a creative environment that gives them inspiration. There are numerous examples of literature and art to substantiate this observation. The same can be said of members of the creative economy. Current natural and cultural attributes make going to Amherst Island a truly spiritual experience. It is an experience that contributes to our local economy by attracting a growing place based cultural tourism market to the Township.

Amherst Island has a rich heritage with direct links to Irish culture. The decedents of these settlers still live on their original homesteads. They have kept a strong bond with their history. A potential sister relationship with the home County of the majority of the original Irish inhabitants has great been initiated. The creation of a sister relationship based on the unique cultural relationship to the County and Borough of Ards Ireland and has the power to garner more international tourism. The dry stone laid fences that outline farm fields were laid by the original Irish settlers and are an amazing example of the art and science of laying dry stone fences. These fences provide for an opportunity to capitalize on their importance by setting up educational programming on the art and science of laying a dry stone fence. Residents who own property with these fences on them have recognized their importance and have asked Loyalist Township to designate them as an aspect of their property that has cultural and historic importance. Residents are also recognizing the significance of designating their homes, and they are expected to ask the Township to examine their importance in the near future. Tourism related to these aspects contributes to the sense of place on the island.

Amherst Island is recognized as an international birding area. It is a world renowned location for seeing owls in a natural habitat. It is the winter home to snowy owls, and it is home to long-eared owls and great horned owls in the summer. The island has a nature reserve called Owl Woods. This is an internationally recognized site for seeing these owls in a natural habitat. The island is also recognized as having substantial biodiversity of many species. In fact, the island is recognized as the 2nd most bio diverse island on the Lake Ontario.

The Amherst Island Wind Electric Energy Project Heritage Assessment dated November 2012 which was prepared by Stantec has a great number of deficiencies in regards to a proper inventory of heritage properties and how the proponent will ensure that legitimate concerns about the protection of heritage aspects will be implemented. The document also fails to address the historic relationship of Amherst Island to the mainland of Loyalist Township, The City of Kingston, Frontenac Islands and PEC.

It would be prudent for Loyalist Township to ask the proponent for a peer review of the Heritage Assessment before any agreement is entertained by the Township.

All of the cultural and environmental aspects which are unique to Amherst Island serve to attract international visitors. The experiential and place based cultural tourism has great potential to thrive on Amherst Island.

There is no doubt that the industrialization of the island will be incredibly destructive; it will greatly threaten, if not terminate the potential for the island to thrive in an increasingly growing tourism market and creative class economy.

Concluding Comments

The place based cultural and experiential tourists travelling to Amherst Island and Bath stop, shop, dine and stay in Loyalist Township. The capacity for growth in the tourism market is endless.

At present, a sister relationship between Bath and Amherst Island has been explored and there is great potential to see a stronger partnership related to culture and tourism. In fact, this bond is an essential element to creating a regional tourism package that can compete with PEC.

The number one natural element to attract interest in Loyalist Township is the vista of its waterfront. The open water, Amherst Island and the horizon all significantly contribute to a sense of place.

The potential for significant growth related to place based cultural tourism is achievable. It is a realistic goal that will lead to economic development opportunities in Loyalist Township if we concentrate on our “place” as a product.

The same elements which give intellectual and emotional stimulation to visitors also greatly impact the attraction of a rapidly growing creative class. The creative class investing in Loyalist Township ranks the place based culture as the distinctive attribute which attracts them to live work and play in Loyalist Township.

The placement of industrial wind turbines on Amherst Island will create an industrialized zone and without doubt devastate any further growth related to place based cultural tourism or the growth of a creative class economy at Bath or on Amherst Island.

Finally, it is important to emphasize that the BCRC believes that there are far too many unknowns to quantify any benefits Loyalist Township would receive from funding from a Community Vibrancy Fund or increased property tax revenue which would result from the industrialization of Amherst Island.

It is time to simply say NO to the idea of industrializing Amherst Island and YES to building an economy based on place based cultural tourism and the creative class economy.