

**FINAL**

**COUNTY OF PAINTEARTH NO. 18**

**MUNICIPAL PLANNING COMMISSION MEETING**

**TUESDAY, NOVEMBER 1, 2022 @ 8:30 am**

**MINUTES**

The Minutes of a Municipal Planning Commission Meeting of the County of Paintearth No. 18, which was held in the County Office, Castor, Alberta on Tuesday, November 1, 2022 commencing at 8:30 a.m.

**PRESENT:** Committee Members: Stan Schulmeister, Maurice Wiat, Diane Elliott, George Glazier  
Development Officer: Todd Pawsey

**BUSINESS**

**CALL TO ORDER:**

DO T. Pawsey called the meeting to order at 8:30 a.m.

- 11.01.2022.22 **M. Wiat nominated D. Elliott as Chairperson for the 2022-23 term,**  
Carried.
- 11.01.2022.23 **G. Glazier moved nominations cease,** Carried.  
D. Elliott assumed the position of Chairperson for the rest of the meeting.

**AGENDA:**

- 11.01.2022.24 **M. Wiat moved the Agenda be adopted,**  
Carried

**MINUTES:**

- 11.01.2022.25 **S. Schulmeister moved the Minutes of the August 16, 2022 Municipal Planning Commission Meeting be adopted as presented,**  
Carried

**BUSINESS ARISING FROM MINUTES:**

- a) Appeal period for permits issued previously – expired with no appeals

**DEVELOPMENT OFFICER'S REPORT:**

- a) Permits issued since last meeting:  
DP2251 Roan Friemark Lot 1 Pln 2122693 in NE17-39-13  
moved in double garage

**DEVELOPMENT PERMITS:**

11.01.2022.26

**DP2250 Richard Elhard NW11-38-15 bin yard w variance**

Moved by M. Wiart that the application for the location of a bin yard be approved, subject to the following conditions:

- 1) The development to meet all district and general requirements of the County of Paintearth No. 18 Land Use Bylaw 698-21 including but not limited to setbacks from property lines and municipal roads – with variance to front yard setback from 100' to be not less than 45' from the center of the nearest county road; and
- 2) The development conforming to any and all pertinent municipal, provincial, or federal regulations and guidelines per Section 8 – 1. (c) of the LUB No. 698-21

Carried

11.01.2022.27

**DP2252 Paintearth Wind Project SE14-37-15 concrete batch plant & laydown yard**

S. Schulmeister moved that DP2252 is approved for the applicant for the above noted development in support of the construction of the Paintearth Wind Project subject to the following conditions:

1) The development meet all setback requirements of the County of Paintearth No. 18 Land Use Bylaw 698-21;

2) The applicant obtains and conforms to any necessary Safety Code permits including:

- Building (the placement of manufactured trailers)
- Gas
- Plumbing & Septic
- Electrical

3) The development obtains and conforms to any and all pertinent municipal, provincial, and federal regulations and requirements per Regulation 49 of the LUB No. 698-21;

4) Any produced septic materials are to be stored within a self-contained vessel and are to be hauled away offsite for disposal

Carried

11.01.2022.28

**DP2253 Coppock Legacy Farms NE32-38-13 bin yards w variance**

Moved by G. Glazier that the application for the location of a bin yard be approved, subject to the following conditions:

- 1) The development to meet all district and general requirements of the County of Paintearth No. 18 Land Use Bylaw 698-21 including but not limited to setbacks from property lines and municipal roads – with variance to front yard setback from 100' to be not less than 50' from the center of the nearest county road; and
- 2) The development conforming to any and all pertinent municipal, provincial, or federal regulations and guidelines per Section 8 – 1. (c) of the LUB No. 698-21

Carried

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**11.01.2022.29**

**DP2254 Coppock Legacy Farms SE5-39-13 bin yards w variance**

**Moved by M. Wiart that the application for the location of a bin yard be approved, subject to the following conditions:**

- 1) The development to meet all district and general requirements of the County of Paintearth No. 18 Land Use Bylaw 698-21 including but not limited to setbacks from property lines and municipal roads – with variance to front yard setback from 100' to be not less than 55' from the center of the nearest county road; and**
- 2) The development conforming to any and all pertinent municipal, provincial, or federal regulations and guidelines per Section 8 – 1. (c) of the LUB No. 698-21**

**Carried**

**11.01.2022.30**

**DP2255 Coppock Legacy Farms SW4-39-13 bin yards w variance**

**Moved by S. Schulmeister that the application for the location of a bin yard be approved, subject to the following conditions:**

- 1) The development to meet all district and general requirements of the County of Paintearth No. 18 Land Use Bylaw 698-21 including but not limited to setbacks from property lines and municipal roads – with variance to front yard setback from 100' to be not less than 40' from the center of the nearest county road; and**
- 2) The development conforming to any and all pertinent municipal, provincial, or federal regulations and guidelines per Section 8 – 1. (c) of the LUB No. 698-21**
- 3) The hopper bottom bins are to be anchored to meet or exceed the bin manufacturer's specifications.**

**Carried**

**SUBDIVISIONS:**

**11.01.2022.31**

**#18/337 Travis, Halley and Ty Spady NW12-39-14 Acreage creation**

**Moved by M. Wiart that the subdivision application to create an acreage separation from the quarter section be approved with the following staff recommendations from Palliser:**

- Registration of the subdivision by means suitable to the Registrar of Land Titles Office, [Section 81 and 89 of the Land Titles Act];**
- All outstanding taxes be paid to the municipality [Section 654 (1)(d) of MGA]**
- Satisfactory arrangements to be made with the municipality for the provision of services at the cost of the developer, [Section 655 of the MGA];**
- Concurrent registration of utility easements and right of ways as required by relevant authorities, [Section 654 (1)(a) of the MGA];**

**Carried**

**11.01.2022.32**

**#18/336 Rod Lindsay Lot 1 Plan 0020496 in SE2-38-8 Boundary Adj**

**Moved by S. Schulmeister that the subdivision application to expand the boundaries of the noted Lot and Plan within the quarter section be approved with the following staff recommendations from Palliser:**

- Registration of the subdivision by means suitable to the Registrar of Land Titles Office, [Section 81 and 89 of the Land Titles Act];**

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- All outstanding taxes be paid to the municipality [Section 654 (1)(d) of MGA]
- Satisfactory arrangements to be made with the municipality for the provision of services at the cost of the developer, [Section 655 of the MGA];
- Concurrent registration of utility easements and right of ways as required by relevant authorities, [Section 654 (1)(a) of the MGA];
- Consolidation of the portion subdivided from the SE1/4 of Sec 2-38-8-W4 with Lot 1 Plan 0020496 or cancellation of Plan 0020496 replacing it with the new, enlarged Plan [Section 655 (1)(a) of the MGA];
- Satisfactory inspection of the private sewage disposal system by an authorized safety codes officer to ensure that it meets current regulations or if modification is required to comply with the Alberta Private Sewage Disposal Systems Regulation. A copy of the safety codes permit inspection report must be submitted upon completion. [Section 7 (g) of the Subdivision and Development Regulation];
- Re-alignment or expansion of the western, northern, and eastern boundaries to meet required setbacks for the private sewage disposal system regulations may be considered an option [Section 655 (1)(a) of the MGA];

Carried

**NEXT MEETING:**

At the call of the Chair, TBA.

**ADJOURNMENT:**

Chairman D. Elliott adjourned the meeting at 8:55 a.m.

  
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Chairman, Diane Elliott

  
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Director of Community Services, Todd Pawsey