

AGENDA
MUNICIPAL PLANNING COMMISSION
County of Paintearth No. 18
County Administration Building
August 3, 2022 @ 9:00 am

1. **CALL TO ORDER**
2. **AGENDA**
Additions/Deletions
3. **CONFIRMATION OF MINUTES**
June 21, 2022
4. **BUSINESS ARISING FROM THE MINUTES**
 - a) Appeal period of previous permit approvals – expired no appeals
 - b)
5. **DEVELOPMENT OFFICER'S REPORT**
 - a) Permits issued since last meeting:

DP2208	Tyler Hronek	NW30-38-15 new RTM home
DP2209	Doug McNabb	SW19-39-12 new RTM home
 - b)
6. **DEVELOPMENT PERMIT APPLICATIONS**
 - a) DP2210 Tyler Gross & Belinda Dietz NW24-35-14 Relocated
Residence – variance requested
 - b) DP2211 – 48 Paintearth Wind Project Various Locations
 - c)
7. **SUBDIVISION APPLICATIONS**
 - a)
8. **INFORMATION**
 - a)
9. **NEXT MEETING:** Call of Chair
10. **ADJOURNMENT**

ADOPTED

COUNTY OF PAINTEARTH NO. 18

MUNICIPAL PLANNING COMMISSION MEETING

WEDNESDAY, AUGUST 3, 2022 @ 9:00 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 Wednesday, August 3, 2022 commencing at 9:00 a.m.

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

BUSINESS

CALL TO ORDER:

Chair D. Elliott called the meeting to order at 9:00 a.m.

AGENDA:

08.03.2022.12

G. Glazier moved the Agenda be adopted.

Carried

MINUTES:

08.03.2022.13

M. Wiart moved the Minutes of the June 21, 2022, Municipal Planning Commission Meeting be adopted as presented.

Carried

BUSINESS ARISING FROM MINUTES:

a) Appeal period for permits issued previously – no appeals were received

DEVELOPMENT OFFICER'S REPORT:

a) Permits issued since last meeting:

DP2208	Tyler Hronek	NW30-38-15	New RTM home
DP2209	Doug McNabb	SW19-39-12	New RTM home

DEVELOPMENT PERMITS:

08.03.2022.14

DP2210 **Tyler Gross and Belinda Dietz Lot 1 Plan 2220934**

Development of residence moved into existing yardsite

S. Schulmeister moved that the applicant be approved for the construction and placement of a residence on a new basement on the noted lands with a variance for the setback from the County road as described below and subject to the following conditions:

- 1) The development shall meet all district and general requirements of the County of Paintearth No. 18 Land Use Bylaw 698-21; and**
- 2) The residence shall be granted a variance for the setback from the centerline of Rge Road 141 to the residence of no less than 90' and all other setbacks remaining as per the LUB District; and**
- 3) The applicant obtains all necessary Safety Code permits including but not limited to:**

- Building**
- Gas**
- Plumbing & Septic**
- Electrical**

- 4) The dugout shall conform to all other municipal, provincial, or federal regulations and guidelines per Section 8 – 1. (c) of the LUB No. 698-21.**

Carried

DP2211 through to DP2248 – Paintearth Wind Project LP has submitted their development permit applications for 38 Wind Turbines in the County and will undergo a review of supplied documentation, checklist of meeting LUB requirements, in conjunction with aerial site plans for the turbine sites. All documents reviewed within the meeting were on projection screens available to all in attendance and were electronically distributed to the MPC members prior to the meeting. Printed copies of the project map, project summary, letters from adjacent landowners, and turbine placement checklists were also available at the meeting.

DO T. Pawsey read the application summary in conjunction with the County LUB checklist for WECS applications and a large number of documents were viewed on screen:

- Project map and footprint, along with County map of ownership**
- turbine specs and sizes**
- turbine foundation specs**
- AUC approval details**
- referral circulation response from Stettler County**
- safety and emergency response plan**
- decommissioning and reclamation plan**
- weed mitigation plan**
- lease road and site preparation and construction**
- Federal government department submissions, documents, and approval**
- Alberta Government Departments:**
 - Alberta Environment and Parks**

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- PIP - public information program that Paintearth Wind had followed and met AUC requirements.
- Noise Impact Assessment (NIA) All turbines meet AUC Rule 12
- Visual Impact Assessment along with modelled photos showing turbines from different vantage points within the project
- County road use and upgrade requirements for haul routes of turbines and concrete trucks, intersection widenings and other traffic requirements
- Need for various laydown yards as well as temp office and batch plant sites

Weed control after construction has completed was discussed and a monitoring program performed by the County ASB will be a condition within the permits.

A turbine placement checklist was reviewed for all MPC members for their use during the individual turbine reviews for LUB setbacks, noise, site locations and access details. Each of the 38 turbines were shown on screen and individually reviewed. This checklist forms part of these minutes as Appendix A. There were 28 turbines not requiring any variances or other development considerations. 6 turbines requested variances for a decreased property line setback, and 4 turbines requested variances for a decreased property line setback in addition to an encroachment agreement of non-objection by the adjacent landowner. This was due to where the blades may extend over the neighbouring property. Letters from the affected landowners have been submitted to the County indicating their approval. These turbines are listed collectively in Appendix B to these minutes.

DP2211 through DP2248 Potentia Renewables Paintearth Wind Project

08.03.2022.15

Moved by S. Schulmeister that the Paintearth Wind Project be approved for the applicant the placement and construction of 28 wind turbines as identified within the attached Appendix B – Section A subject to the following conditions:

- The development meets all setback requirements (of the County of Paintearth No. 18 Land Use Bylaw 698-21;**
- The applicant obtains and conforms to any necessary Safety Code permits;**
- 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 prior to any construction commencing;**
- All equipment and vehicles entering the County of Paintearth road network and traversing from lands to lands within the County shall be cleaned from weeds and any other potential weedborne diseases prior to accessing different lands and roads as outlined in Paintearth Wind Project’s Weed Mitigation Plan;**
- A post construction weed monitoring program will be entered into by the Paintearth Wind Project and performed by the County Ag Services Board for a period of 5 years for all disturbed grounds within the project. Any costs of spraying will be the responsibility of Paintearth Wind Project.**

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- The applicant enter into and successfully abide by the terms of a Road Use and Development Agreement with the County which will direct construction traffic (flow and use) and provide for the road upgrades as identified below:

TR370 west of RR150 for approx. 1 mile to RR151

RR151 south of TR370 for approx. 3/4 mile

RR152 south of TR370 for approx. 1/2 mile

RR152 south of TR372 for approx. 3/4 mile

RR153 south of TR372 for approx. 1/4 mile

RR153 north of TR372 for approx. 1.4 miles

RR163 between TR370 and 372 for approx. 2 miles

- The applicant successfully apply for and receive development permits for any required storage or stockpile sites, material laydown yards, batch plant sites, staging or other areas prior to construction;

- The applicant's procurement process contain methods and means to allow for local corporations to submit and compete for contract work where possible.

Carried

08.03.2022.16

Moved by M. Wiart that the Paintearth Wind Project be approved for the applicant the placement and construction of 6 wind turbines as identified within the attached Appendix B – Section B subject to the following conditions:

- All conditions of Motion 08.03.2022.15 are applicable and in force

- Variances are granted to the property line setbacks as identified in the Turbine Placement Checklist attached as Appendix A.

Carried

08.03.2022.17

Moved by G. Glazier that the Paintearth Wind Project be approved for the applicant the placement and construction of 4 wind turbines as identified within the attached Appendix B – Section C subject to the following conditions:

- All conditions of Motion 08.03.2022.15 are applicable and in force

- Variances are granted to the property line setbacks as identified in the Turbine Placement Checklist attached as Appendix A.

- Encroachment agreements or letters of non-objection are in place with the adjacent landowners affected by the proximity and overhang of turbine blades to their property lines.

Carried

SUBDIVISIONS:

There were no subdivision applications for this meeting.

NEXT MEETING:

At the call of the Chair, TBA.

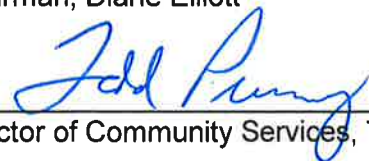
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ADJOURNMENT:

Chairman D. Elliott adjourned the meeting at 10:30 a.m.



Chairman, Diane Elliott



Director of Community Services, Todd Pawsey

Wind Turbine Placement Checklist

The following locations of wind turbines for the development application are subject to and must meet the following criteria:

DP #	Turbine #	Legal Land Location	Registered Owner name & location consent attached?	Site plan submitted?	Nearest Res (in m)	Meets AUC Noise reg?	Participant or non part res?	Setback dist from: ROW Prop line	Road used for acc/approach?	Approach cond appr?
21	T1	NW 3-37-16 W4M	Katherine Pyra	Yes	1,290.6		Non-Participating	181	Township Road 370	
22	T2	SW 10-37-16 W4M	Darrel & Wendy Ashbacher	Yes	1,215.5		Participating	358	Township Road 370	
23	T3	NE 10-37-16 W4M	Darrel & Wendy Ashbacher	Yes	743.0		Participating	362	Township Road 372	
24	T4	NE 10-37-16 W4M	Darrel & Wendy Ashbacher	Yes	826.5		Participating	139	Township Road 372	
25	T5	SW 17-37-15 W4M	Doris Skibsted	Yes	2,615.2		Non-Participating	198	Township Road 372	
26	T6	NW 17-37-15 W4M	Doris Skibsted	Yes	2,274.3		Non-Participating	690	Township Road 372	
27	T7	SE 20-37-15 W4M	Doris Skibsted	Yes	1,435.0		Non-Participating	722	Range Road 153	
28	T8	SE 20-37-15 W4M	Doris Skibsted	Yes	1,705.3		Non-Participating	115	Range Road 153	
29	T9	NE 9-37-15 W4M	Hutterian Brethren of Castor	Yes	2,891.2		Participating	134	Township Road 372	
30	T10	SE 8-37-15 W4M	Hutterian Brethren of Castor	Yes	4,216.8	Yes	Non-Participating	206	Range Road 154	
31	T11	NW 4-37-15 W4M	Hutterian Brethren of Castor	Yes	4,698.8		Participating	357	Range Road 154	
EA * 32	T12	NE 4-37-15 W4M	Hutterian Brethren of Castor	Yes	4,163.7		Participating	695	Range Road 154	
33	T13	SE 4-37-15 W4M	Hutterian Brethren of Castor	Yes	4,875.5		Participating	367	Township Road 370	
34	T14	SW 15-37-15 W4M	Hutterian Brethren of Castor	Yes	2,141.5		Participating	218	Range Road 153	
35	T15	NW 15-37-15 W4M	Hutterian Brethren of Castor	Yes	1,963.3		Participating	221	Range Road 153	
36	T16	SW 22-37-15 W4M	Hutterian Brethren of Castor	Yes	2,138.4		Participating	218	Range Road 153	
37	T17	NW 22-37-15 W4M	Hutterian Brethren of Castor	Yes	2,106.1		Participating	496	Range Road 153	
EA * 38	T18	SE 10-37-15 W4M	Hutterian Brethren of Castor	Yes	3,108.1		Participating	645	Township Road 372	
39	T19	SE 10-37-15 W4M	Hutterian Brethren of Castor	Yes	2,495.5		Participating	284	Township Road 372	

HIGH LIGHTED = VARIANCE REQUESTED

DP #	Turbine #	Legal Land Location	Registered Owner name & location consent attached?	Site plan submitted?	Nearest Res (in m)	Meets AUC Noise reg?	Participant or non part res?	Setback dist from: ROW Prop line	Road used for acc/approach?	Approach cond appr?
30	T20	NE 10-37-15 W4M	Hutterian Brethren of Castor	Yes	2,069.4		Participating	461 329	Township Road 372	
31	T21	NE 10-37-15 W4M	Hutterian Brethren of Castor	Yes	1,627.9		Participating	132 655	Township Road 372	
32	T22	SW 14-37-15 W4M	Hutterian Brethren of Castor	Yes	1,144.4		Participating	157 375	Township Road 372	
33	T23	SE 14-37-15 W4M	Hutterian Brethren of Castor	Yes	1,102.3		Participating	261 141	Township Road 372	
34	T24	NE 12-37-15 W4M	Hutterian Brethren of Castor	Yes	2,582.7		Participating	346 105	Township Road 372	
35	T25	SW 12-37-15 W4M	Paul & Sharon Wiart		2,839.6		Participating	700 103	Township Road 372	
36	T26	SW 12-37-15 W4M	Paul & Sharon Wiart		3,026.7		Participating	537 268	Township Road 372	
37	T27	NE 2-37-15 W4M	310799 Alberta Ltd.	Yes	3,106.8		Participating	297 93	Range Road 151	
38	T28	NE 2-37-15 W4M	310799 Alberta Ltd.	Yes	3,521.8		Participating	434 258	Range Road 151	
39	T29	NW 2-37-15 W4M	Hutterian Brethren of Castor	Yes	3,639.8		Participating	582 87	Range Road 151	
40	T30	NE 1-37-15 W4M	Paul & Sharon Wiart		4,239.5		Participating	190 296	Range Road 150	
41	T31	SE 1-37-15 W4M	Paul & Sharon Wiart		4,902.3		Participating	198 415	Township Road 370	
42	T32	NW 35-36-15 W4M	2065884 Alberta Ltd.	Yes	5,153.0		Participating	190 216	Township Road 370	
43	T33	NE 34-36-15 W4M	Hutterian Brethren of Castor	Yes	5,347.1		Participating	374 94	Township Road 370	
44	T34	NW 34-36-15 W4M	Hutterian Brethren of Castor	Yes	5,516.2		Participating	684 54	Township Road 370	
45	T35	SE 35-36-15 W4M	310799 Alberta Ltd.	Yes	5,518.2		Participating	102 80	Township Road 370	
46	T36	SE 35-36-15 W4M	310799 Alberta Ltd.	Yes	6,134.0		Participating	241 80	Township Road 370	
47	T37	NE 26-36-15 W4M	310799 Alberta Ltd.	Yes	6,795.5		Participating	131 231	Township Road 370	
48	T38	NE 26-36-15 W4M	310799 Alberta Ltd.	Yes	6,925.9		Participating	611 52	Township Road 370	
	Substation	SW 14-37-15 W4M	Hutterian Brethren of Castor	Yes	1,178.4		Participating	55 603	Township Road 372	
	O&M Building	SW 14-37-15 W4M	Hutterian Brethren of Castor	Yes	1,294.5		Participating	54 653	Township Road 372	
	Concrete Batch Plant	SW 14-37-15 W4M	Hutterian Brethren of Castor	Yes	1,103.7		Participating	54 412	Township Road 372	

H16H-16(H)CO = VARIANCE REQUEST

E.A. X

E.A. X

Appendix B - Development Permits for Paintearth Wind Project

A) Permits without variances or other encroachments:

<u>Permit#</u>	<u>Turbine</u>	<u>Location</u>	<u>Landowner</u>
DP2211	T1	NW 3-37-16 W4M	Katherine Pyra
DP2212	T2	SW 10-37-16 W4M	Darrel & Wendy Ashbacher
DP2213	T3	NE 10-37-16 W4M	Darrel & Wendy Ashbacher
DP2214	T4	NE 10-37-16 W4M	Darrel & Wendy Ashbacher
DP2215	T5	SW 17-37-15 W4M	Doris Skibsted
DP2216	T6	NW 17-37-15 W4M	Doris Skibsted
DP2218	T8	SE 20-37-15 W4M	Doris Skibsted
DP2219	T9	NE 9-37-15 W4M	Hutterian Brethren of Castor
DP2220	T10	SE 8-37-15 W4M	Hutterian Brethren of Castor
DP2221	T11	NW 4-37-15 W4M	Hutterian Brethren of Castor
DP2223	T13	SE 4-37-15 W4M	Hutterian Brethren of Castor
DP2224	T14	SW 15-37-15 W4M	Hutterian Brethren of Castor
DP2225	T15	NW 15-37-15 W4M	Hutterian Brethren of Castor
DP2226	T16	SW 22-37-15 W4M	Hutterian Brethren of Castor
DP2227	T17	NW 22-37-15 W4M	Hutterian Brethren of Castor
DP2229	T19	SE 10-37-15 W4M	Hutterian Brethren of Castor
DP2230	T20	NE 10-37-15 W4M	Hutterian Brethren of Castor
DP2231	T21	NE 10-37-15 W4M	Hutterian Brethren of Castor
DP2232	T22	SW 14-37-15 W4M	Hutterian Brethren of Castor
DP2233	T23	SE 14-37-15 W4M	Hutterian Brethren of Castor
DP2234	T24	NE 12-37-15 W4M	Hutterian Brethren of Castor
DP2235	T25	SW 12-37-15 W4M	Paul & Sharon Wiart
DP2236	T26	SW 12-37-15 W4M	Paul & Sharon Wiart
DP2238	T28	NE 2-37-15 W4M	310799 Alberta Ltd.
DP2240	T30	NE 1-37-15 W4M	Paul & Sharon Wiart
DP2241	T31	SE 1-37-15 W4M	Paul & Sharon Wiart
DP2242	T32	NW 35-36-15 W4M	2065884 Alberta Ltd.
DP2247	T37	NE 26-36-15 W4M	310799 Alberta Ltd.

B) Permits with variances granted to side yard property lines:

<u>Permit#</u>	<u>Turbine</u>	<u>Location</u>	<u>Landowner</u>
DP2217	T7	SE 20-37-15 W4M	Doris Skibsted
DP2237	T27	NE 2-37-15 W4M	310799 Alberta Ltd.
DP2239	T29	NW 2-37-15 W4M	Hutterian Brethren of Castor
DP2243	T33	NE 34-36-15 W4M	Hutterian Brethren of Castor
DP2245	T35	SE 35-36-15 W4M	310799 Alberta Ltd.
DP2246	T36	SE 35-36-15 W4M	310799 Alberta Ltd.

C) Permits with variances granted to side yard property lines and non-objection encroachment agreements in place for blade lengths extending over neighbouring properties:

<u>Permit#</u>	<u>Turbine</u>	<u>Location</u>	<u>Landowner</u>
DP2222	T12	NE 4-37-15 W4M	Hutterian Brethren of Castor
DP2228	T18	SE 10-37-15 W4M	Hutterian Brethren of Castor
DP2244	T34	NW 34-36-15 W4M	Hutterian Brethren of Castor
DP2248	T38	NE 26-36-15 W4M	310799 Alberta Ltd.