

**FINAL**

**COUNTY OF PAINTEARTH NO. 18**

**MUNICIPAL PLANNING COMMISSION MEETING**

**TUESDAY, AUGUST 8, 2023 @ 1:00 pm**

**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, August 8, 2023 commencing at 1:00 p.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 1:02 p.m.

**AGENDA:**

08.08.2023.06

**G. Glazier moved the Agenda be adopted,**

**Carried**

**MINUTES:**

08.08.2023.07

**M. Wiart moved the Minutes of the May 15, 2023 Municipal Planning Commission Meeting be adopted as presented,**

**Carried**

**BUSINESS ARISING FROM MINUTES:**

- a) Appeal period for permits issued previously – expired with no appeals
- b) DP2306 Digirolamo update – at the start of the meeting, no appeal had been received by the LPRT. At the conclusion of the meeting the County had been provided notice that an appeal had been filed with the LPRT. DO T. Pawsey to converse with A. Gulamhusein (Brownlee Law) to coordinate a reply.

**DEVELOPMENT OFFICER'S REPORT:**

a) Permits issued since last meeting:

DP2307	Ashcor Technologies	SW19-40-15	mobile ash recycling facility
DP2308	Bill Weber	NW10-39-13	farm shop w office quarters
DP2309	Renschler Farms Ltd	SW4-39-12	attached double garage
DP2310	Brenda Rintoul	NW22-38-10	detached double garage
DP2311	Bruce & Heide Downey	NW9-37-14	manufactured home placement

**MUNICIPAL PLANNING COMMISSION MEETING  
TUESDAY AUGUST 8, 2023 – PAGE 2**

DP2313 Brad & Jess Plehnert NW22-36-12 new residence w attached garage  
DP2314 James Richardson NE16-39-10 residence and shop combo bld  
DP2315 Perspective Interiors, Roberto Lombaldi Lots 24-27 Blk 2 Pln 933AJ  
Renovations to interior Fleet church  
DP2316 County of Paintearth Lot 3 Blk 1 Pln 1324749 micro solar array

08.08.2023.08

**S. Schulmeister moved that the Development Officer's report be accepted as presented.**

**Carried**

**DEVELOPMENT PERMITS:**

DP2320 through to DP2353 - Capital Power has submitted their development permit applications for 31 Wind Turbines and a meteorological tower and will undergo a review of supplied documentation, checklist of meeting LUB requirements, in conjunction with aerial site plans for the turbine sites. All docs 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.

There were points within the review of information documents and turbine locations where the public guests had asked questions, received answers, or clarified queries on farmsite locations and ownerships. These were approved at the time by request to the Chairman.

DO T. Pawsey read the cover letter and application summary and posted the project map as well as turbine siting checklists and site specific aerials on screen available for view.

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

- visual analysis of landscape from various vantage points
- turbine specs and sizes
- turbine foundation specs
- safety and emergency response plan
- decommissioning and reclamation plan
- public information process that CP had followed.
- list of federal and provincial approvals in place
- Noise Impact Assessment (NIA) – summary reviewed and no turbines had dba levels exceeding AUC thresholds or any LFN (low frequency noise) expected impacts
- County road use and development agreement requirements for pre-, during, and post-construction periods
- traffic management plan
- weed management plan
- other related documents within the appendices as supplied by Cap Power

**MUNICIPAL PLANNING COMMISSION MEETING  
TUESDAY AUGUST 8, 2023 – PAGE 3**

A turbine placement checklist was reviewed for all MPC members for their use during the met tower and individual turbine reviews for LUB setbacks, noise, site locations and access details. Each turbine was shown on screen and individually reviewed, in general west to east order. This checklist forms part of these minutes as Appendix A.

Upon completion of the turbine placement and site checklist reviews, there was further discussion on turbines that had been identified with specific AUC approval conditions.

DO T. Pawsey also showed the conditions in place on the 2017 permits approved and their continued relevance to this application, and further conditions of construction noise and activity to follow the County peace or nuisance bylaw.

**08.08.2023.09**

**S. Schulmeister moved that permits DP2320 through DP2353 (with the exception of DP2343 and DP2344 which are omitted) be approved for the applicant for the placement and construction of a Met Tower (DP2320) and 31 wind turbines (DP2321-53) in the Halkirk 2 Wind Project as identified within the attached checklist subject to the following conditions:**

- The development meet 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;
- The applicant enter into and abide by the terms of a Road Use and Development Agreement with the County;
- 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 observe the County's peace and quiet time between 11 pm and 6 am and any requests to alter construction periods would require Council approval;
- The applicant's procurement process contain methods and means to allow for local corporations to submit and compete for contract work where possible.

**Carried**

**08.08.2023.10**

**G. Glazier moved that permit DP2330 for turbine T10 be approved with the following additional condition:**

- upon submission to and approval from the AUC in meeting condition 115 (a) in Decision 27691-D01-2023 regarding wind turbulence impacts

**Carried.**

**08.08.2023.11**

**M. Wiart moved that permit DP2338 for turbine T18 be approved with the following additional condition:**

- upon submission to and approval from the AUC in meeting condition 115 (a) in Decision 27691-D01-2023 regarding wind turbulence impacts

**Carried.**

**MUNICIPAL PLANNING COMMISSION MEETING  
TUESDAY AUGUST 8, 2023 – PAGE 4**

**08.08.2023.12**

**S. Schulmeister moved that permit DP2346 for turbine T27 be approved with the following additional condition:**

**- upon submission to and approval from the AUC in meeting condition 115 (a) in Decision 27691-D01-2023 regarding wind turbulence impacts**

**Carried.**

**SUBDIVISIONS:**

None for this meeting


**NEXT MEETING:**

Call of the Chair.

**ADJOURNMENT:**

**08.08.2023.13**

**G. Glazier moved the meeting adjourn at 2:22 pm.**

  
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Chairman, Diane Elliott

  
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Director of Community Services, Todd Pawsey