

**Municipal District of Pincher Creek No. 9**  
**MUNICIPAL PLANNING COMMISSION**  
**October 4, 2016**  
**6:30 pm**  
**Agenda**

- 1. Adoption of Agenda**
- 2. Minutes**
  - a. Minutes of September 6, 2016
- 3. Unfinished Business**
- 4. In Camera**
- 5. Development Permit Applications**
  - a. Development Permit Application No. 2016-49  
TransAlta Corporation  
NE 4-7-1 W5M  
Installation of 80m Meteorological Tower
  - b. Development Permit Application No. 2016-50  
Robert Doherty  
Lot 1, Block 1, Plan 0716228; NE 25-4-29 W4M  
Moved-In Residential Building
  - c. Development Permit Application No. 2016-51  
Lazy R Ranch Inc. / Jason Jack  
SW 18-3-29 W4M  
Moved In Residential Building
- 6. Development Report**
  - a. Development Officer's Report  
- Report for the month of September 2016
- 7. Bylaw 1269-16 – Land Use Amendment**
  - Bylaw 1269-16 presented for consideration
- 8. Windy Point Wind Farm – Permit Timeline Suspension Request  
Development Permits No. 2011-40 through 2011-49**
  - Report from Director of Development and Community Services, dated September 28, 2016
- 9. Welsch Wind Farm – Permit Timeline Suspension Request  
Development Permits No. 2010-41 through 2010-53**
  - Report from Director of Development and Community Services, dated September 28, 2016

**10. Correspondence**

**11. New Business**

**12. Next Regular Meeting – November 1, 2016**

**13. Adjournment**

**Meeting Minutes of the  
Municipal Planning Commission  
September 6, 2016 – 6:30 pm  
Municipal District of Pincher Creek No. 9 Administration Building**

**ATTENDANCE**

Commission: Chairman Terry Yagos, Reeve Brian Hammond, Councillors Fred Schoening, Quentin Stevick, Garry Marchuk, and Members Dennis Olson and Bev Garbutt

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott, and Executive Assistant Tara Cryderman

**COMMENCEMENT**

Chairman Terry Yagos called the meeting to order, the time being 6:30 pm.

**1. ADOPTION OF AGENDA**

Reeve Brian Hammond 16/066

Moved that the September 6, 2016 Municipal Planning Commission Agenda, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Fred Schoening 16/067

Moved that the Municipal Planning Commission Minutes of July 5, 2016, be approved as presented.

Carried

**3. UNFINISHED BUSINESS**

**4. IN CAMERA**

Councillor Garry Marchuk 16/068

Moved that MPC and staff move In-Camera, the time being 6:31 pm.

Carried

Councillor Quentin Stevick 16/069

Moved that MPC and staff move out of In-Camera, the time being 6:59 pm.

Carried

5. **DEVELOPMENT PERMIT APPLICATIONS**

a. Development Permit Application No. 2016-40

James Nobles

Lots 1-2, Block 10, Plan 2177S; Hamlet of Lundbreck  
Singlewide Manufactured Home and Detached Garage

Councillor Garry Marchuk

16/070

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-40, for the placement of a singlewide manufactured home and the construction of an Accessory Building - Garage, be received;

And that Development Permit Application No. 2016-40, be approved subject to the following Condition(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the manufactured home be finished from the floor level to the ground within 90-days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling.
3. That the manufactured home be placed on an engineer approved foundation (e.g. grade beam), basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.
4. That the applicant enter into a Development Agreement, to be registered on title, with regards to connecting to water and sewer services within the Hamlet of Lundbreck.

Carried

b. Development Permit Application No. 2016-41

South Country Towing – Lloyd and Gerri Elder

Lots 8-10, Block 13, Plan 1993N; Hamlet of Pincher Station  
Singlewide Manufactured Home as a Surveillance Suite

Member Bev Garbutt

16/071

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-41, for the placement of a singlewide manufactured home to be used as a surveillance suite, be received;

And that Development Permit Application No. 2016-41, be approved subject to the following Condition(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the manufactured home be finished from the floor level to the ground within 90-days of placement. All finish material shall either be factory fabricated or of equivalent quality, so that the design and construction complements the dwelling.
3. That the manufactured home be placed on an engineer approved foundation (e.g. grade beam), basement, or other method of securing the home which satisfies the requirements of the Alberta Safety Codes.

Carried

- c. Development Permit Application No. 2016-42  
Val Dennis  
SW 30-10-2 W5M  
Moved In Residential Home as a Secondary Farm Residence

Member Bev Garbutt 16/072

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-42, for a moved in residential building as a secondary farm residence, be received;

And that Development Permit Application No. 2016-42, be approved subject to the following Condition(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

Carried

- d. Development Permit Application No. 2016-43  
Donald McRae (1285356 Alberta Ltd)  
Lot 1, Block 1, Plan 0815021; SW 15-5-1 W5M  
Bring Existing Residence into Compliance

Member Dennis Olson 16/073

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-43, to bring the existing residence into compliance, be received;

And that Development Permit Application No. 2016-43, be approved subject to the following Condition(s) and Waiver(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

**Waiver(s):**

1. That a 14.11 metre south property boundary setback waiver be granted from the 25 metre secondary front yard setback, for a south property boundary setback distance of 10.89 metres.

Carried

- e. Development Permit Application No. 2016-45

Dale Potter

Ptn. Block 1, Plan 1388HK; Hamlet of Pincher Station

Agricultural / Industrial machinery sales, rentals and service with Portable Sign

Councillor Fred Schoening

16/074

Moved that the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-45, agricultural / industrial sales, rentals and service, and the associated sign be postponed pending further information from Alberta Transportation.

Carried

6. **DEVELOPMENT REPORTS**

- a) Development Officer's Report

Reeve Brian Hammond

16/075

Moved that the Development Officer's Report, for the months of July and August, be received as information.

Carried

7. **PLANNING AND DEVELOPMENT SETBACKS**

Member Dennis Olson

16/076

Moved that the report from the Director of Development and Community Services, dated July 26, 2016, regarding Planning and Development Setbacks be postponed.

Carried

8. **CORRESPONDENCE**

Nil

9. **NEW BUSINESS**

No New Business was added to the agenda.

10. **NEXT MEETING** – October 5, 2016; 6:30 pm.

11. **ADJOURNMENT**

Reeve Brian Hammond

16/077

Moved that the meeting adjourn, the time being 7:20 pm.

Carried

---

Chairperson Terry Yagos  
Municipal Planning Commission

---

Director of Development and Community  
Services Roland Milligan  
Municipal Planning Commission

## MD OF PINCHER CREEK

September 27, 2016

---

TO: Municipal Planning Commission  
FROM: Roland Milligan, Development Officer  
SUBJECT: Development Permit Application No. 2016-49

---

**1. Application Information**

**Applicant:** TransAlta Corporation  
**Location** NE 4-7-1 W5M  
**Division:** 3  
**Size of Parcel:** 160 acres (64.7 ha)  
**Zoning:** Agricultural  
**Development:** Installation of 80m Meteorological Tower

**2. Background/Comment/Discussion**

- On September 6, 2016, the MD received Development Permit Application No. 2016-49 for installation of an 80m Single Pole tower to elevate wind monitoring equipment.
- This application is in front of the MPC because:
  - Within the Agricultural land use district of Land Use Bylaw 1140-08, Met Tower is a discretionary use.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- The location of the proposed development meets all setback requirements of the LUB.
- The site layout and standard footprint of the MET tower is enclosed.
- The applicant has made application to Transport Canada and NAV Canada for the proposed tower.
- Attached is a copy of the Transport Canada Aeronautical Assessment Form for Obstruction Evaluation (No. 2016-456) as signed off by Transport Canada.
- The applicant has also attached a copy of the Land Use Proposal Submission Form that was submitted to NAV Canada. No approval from NAV Canada was provided prior to the preparation of this report.

**Recommendation No. 1:**

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-49, for the installation of a 80m Single Pole Metrological Tower, be received;

And that Development Permit Application No. 2016-49, be approved subject to the following Condition(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. Prior to installation, the applicant shall provide a copy of the NAV Canada approval, to be attached to and form part of this permit.

**Recommendation No. 2:**

That Development Permit Application No. 2016-49 be approved subject to any conditions as determined by the Municipal Planning Commission.

**Recommendation No. 3:**

That Development Permit Application No. 2016-49 be denied, with reasons set forth by the Municipal Planning Commission.

**3. Enclosures**

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-49 and supporting documents

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

*W. Kay* September 28, 2016





Municipal District of Pincher Creek  
 P.O. Box 279  
 Pincher Creek, AB T0K 1W0  
 Phone: 403.627.3130 • Fax: 403.627.5070

**DEVELOPMENT PERMIT APPLICATION FOR  
 METEOROLOGICAL (MET) TOWER**

DEVELOPMENT PERMIT APPLICATION NO. 2016-49

Date Application Received 2016/09/06

PERMIT FEE 100

Date Application Accepted 2016/09/06

RECEIPT NO. 28664

3411.000

**SECTION 1: GENERAL INFORMATION (completed by all permit applicants)**

Applicant: TransAlta Corp.

Address: PO Box 1900 Station "M", Calgary T2P2M1 Telephone: 403.267.3816

Owner of Land (if different from above): Zoratti Properties Ltd.

Address: PO Box 1687, Pincher Creek, Alberta T0K1W0 Telephone: \_\_\_\_\_

Interest of Applicant (if not the owner): Installing an 80m' tall single-pole tower to elevate wind monitoring equipment.

**SECTION 2: PROPOSED DEVELOPMENT (completed by all permit applicants)**

I/We hereby make application for a Development Permit in accordance with the plans and supporting information submitted.

A BRIEF DESCRIPTION OF THE PROPOSED DEVELOPMENT IS AS FOLLOWS:

Total number of new MET: 1

If expansion of existing, the overall total: n/a

Legal Description of Lands to be Used: Lot(s) - Block(s) - Plan -

Quarter Section NE 4-7-1 W5M

Estimated Value of Construction: \$10,000

Estimated Commencement Date: Summer 2016

Estimated Completion Date: Summer 2016 (1-day installation)

### SECTION 3: INFORMATION REQUIREMENTS

All of the following must be attached before the application is considered complete. The Development Officer shall determine completeness and refuse all applications that are incomplete.

LAND USE DISTRICT: AGRICULTURE

- |  |                   |  |
|--|-------------------|--|
| Accurate Site Plan:                        |                   | <input checked="" type="checkbox"/> Attached |
| Elevations or Scale:                       |                   | <input checked="" type="checkbox"/> Attached |
| Photos or Representations of Proposed MET: |                   | <input checked="" type="checkbox"/> Attached |
| Report on any Public Consultation:         | N/A               | <input type="checkbox"/> Attached            |
| Reclamation/Decommissioning Plan:          | N/A               | <input type="checkbox"/> Attached            |
| Impact on Local Road System:               | N/A               | <input type="checkbox"/> Attached            |
| Setback and Separation Distance Chart:     |                   | <input checked="" type="checkbox"/> Attached |
| Tower Access and Safety:                   | NON-CUMBABLE POLE | <input type="checkbox"/> Attached            |
| Color and Finish:                          |                   | <input checked="" type="checkbox"/> Attached |

#### Results of Applicant Circulation to Other Government Levels:

- |  |     |  |
|--|-----|--|
| Alberta Utilities Board                        | N/A | <input type="checkbox"/> Attached            |
| Transport Canada                               |     | <input checked="" type="checkbox"/> Attached |
| NAV Canada                                     |     | <input checked="" type="checkbox"/> Attached |
| Alberta Tourism, Parks, Recreation and Culture | N/A | <input type="checkbox"/> Attached            |
| Alberta Environment                            | N/A | <input type="checkbox"/> Attached            |
| Alberta Infrastructure and Transportation      | N/A | <input type="checkbox"/> Attached            |
| Alberta Sustainable Resources                  | N/A | <input type="checkbox"/> Attached            |

**SECTION 4: AUTHORIZATION**

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: Aug. 26, 2016

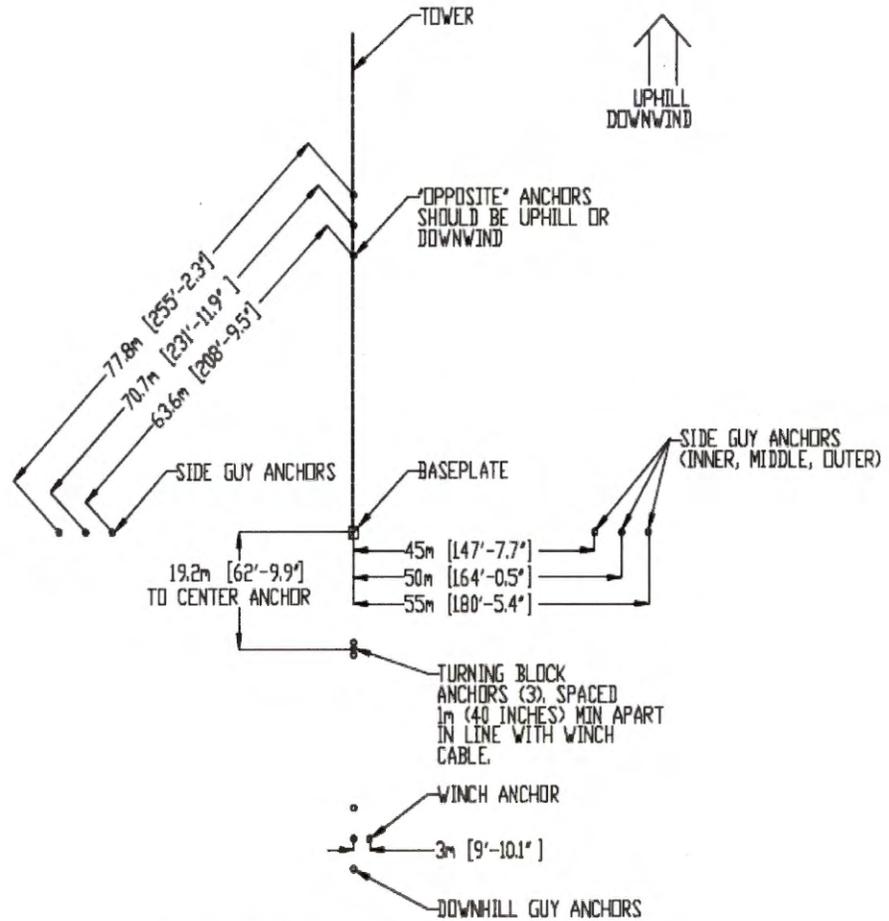
Berny Zorratti  
**Applicant**

X Berny Zorratti  
**Registered Owner**

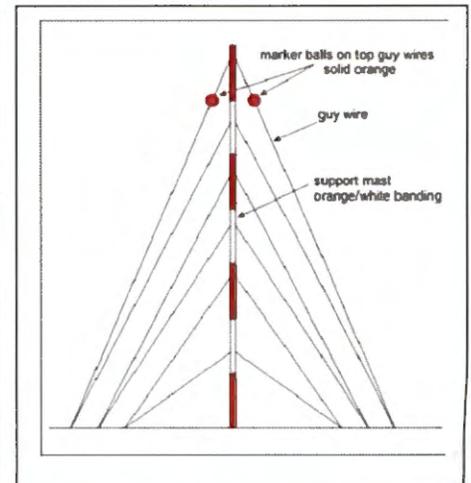
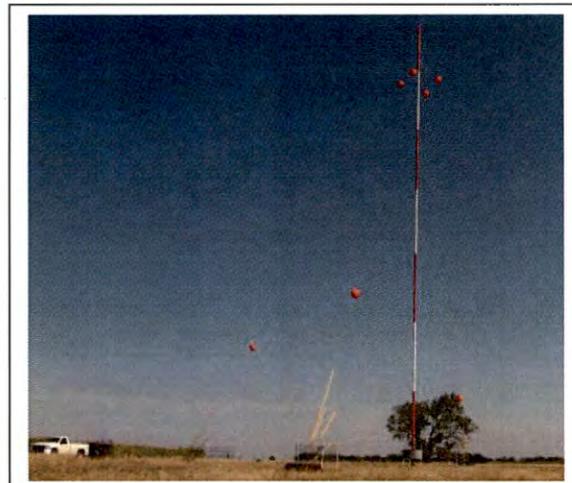
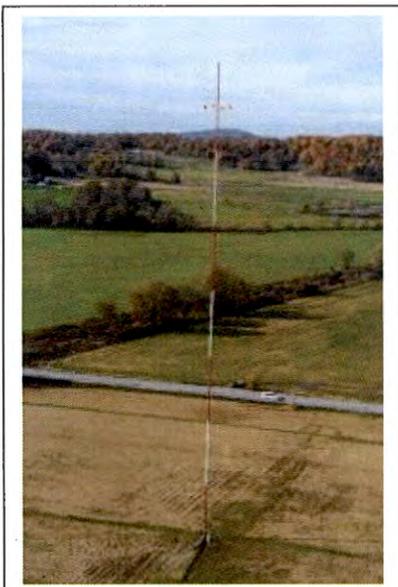
Information on this application form will become part of a file which will be considered at a public meeting. Any portion of the application determined to be incomplete by the Development Officer shall be rectified before the application is accepted and a public meeting date is set.

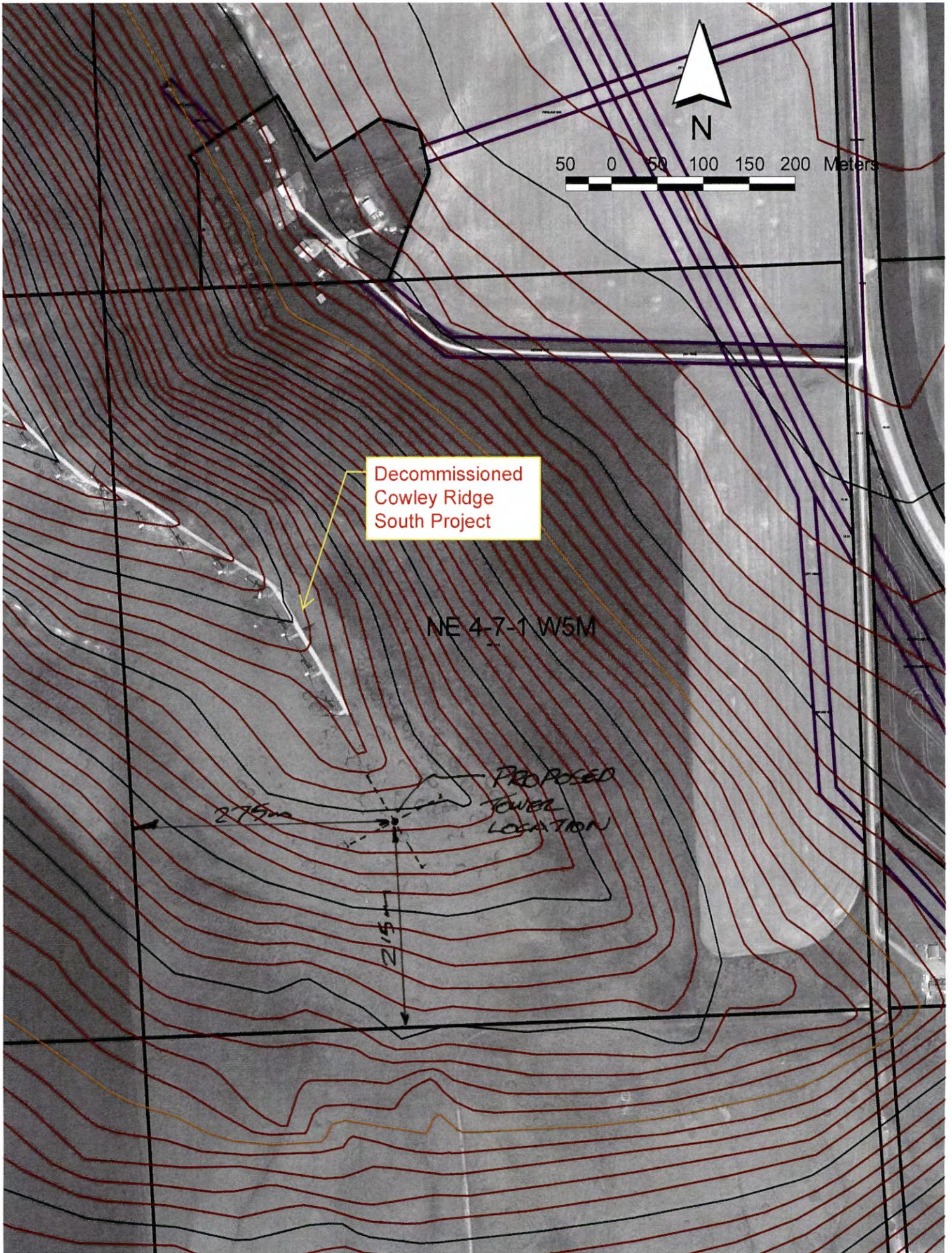
80m XHD with  
Standard Footprint

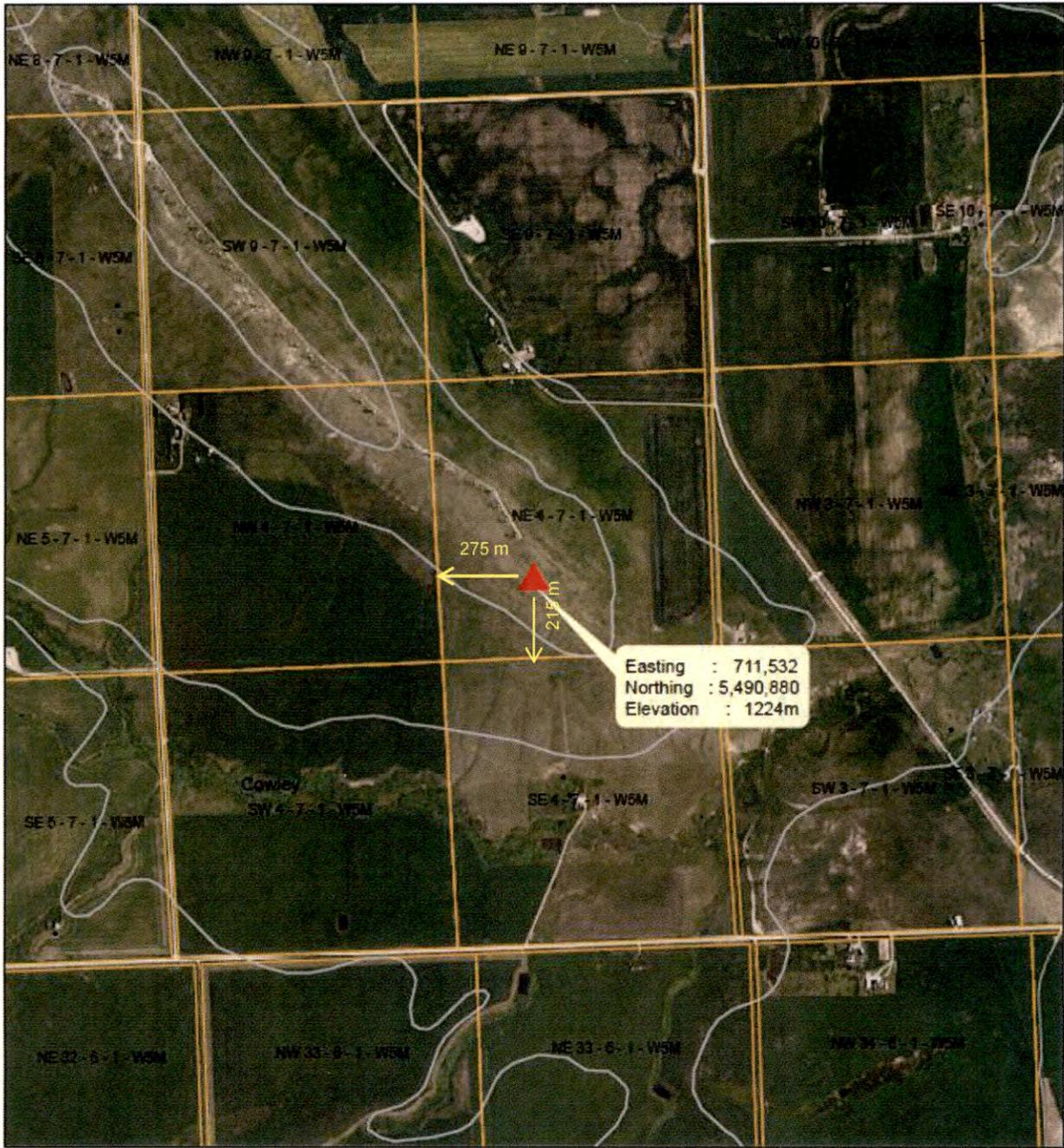
Site Layout



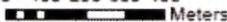
80m XHD TALLTOWER SITE LAYOUT







  
**Cowley Ridge  
Proposed Met Location**

Date: Feb 16, 2016  
 Projection: UTM Zone 11, NAD83  
 Source: Canvec and TransAlta  
 0 100 200 300 400  
 Meters

**Legend**

-  Proposed Location
-  25 Foot Contour
-  Quarter Section



**AERONAUTICAL ASSESSMENT FORM FOR OBSTRUCTION EVALUATION**

Transport Canada number <i>2016-456</i>
Applicant number <i>CE 2-80</i>

**SECTION 1**

Owner's Name <b>TransAlta Corp. (our Ref #: CR 2-80)</b>		Contact Person <b>Chad Macy</b>
Address <b>PO Box 1900, Station M</b>		
City <b>Calgary</b>	Province <b>Alberta</b>	Postal Code <b>T2P 2M1</b>
Telephone number (999-999-9999) <b>403-461-7629</b>	Fax number (999-999-9999) <b>403-267-3854</b>	Email Address <b>chad_macy@transalta.com</b>

**SECTION 2**

Applicant's Name <b>same as above</b>		Contact Person
Address		
City	Province	Postal Code
Telephone number (999-999-9999)	Fax number (999-999-9999)	Email Address

**SECTION 3**

Description of Proposal (or as attached)  
**Proposing to install a 80 metre high, single pole-style MET tower with guy wire system to elevate wind monitoring equipment. The temporary tower will be painted and marked in accordance with the recent amendments to Standard 621 (effective March 2016).**

**SECTION 4**

Geographic Coordinates  NAD83  NAD27  WGS84  
 For multiple structures in a grouping, submit geographical coordinates on a separate spreadsheet (e.g. windfarms, transmission lines)

N Latitude deg	<u>49</u>	min	<u>32</u>	sec	<u>0.8340</u>
W Latitude deg	<u>-114</u>	min	<u>4</u>	sec	<u>35.018</u>

**SECTION 5**

Nearest Community <b>Cowley</b>	Province <b>Alberta</b>
------------------------------------	----------------------------

**SECTION 6**

Nearest Aerodrome  
**n/a**

**SECTION 7**

Have you contacted the aerodrome?  
 Yes  No

**SECTION 8**

Notice of  
 New Construction  Change to existing structure

**SECTION 9**

Duration  
 Permanent  Temporary

**SECTION 10**

Proposed Construction Date Beginning (yyyy-mm-dd)  
as soon as approval is received

**SECTION 11**

Temporary Structure

From date (yyyy-mm-dd) Spring 2016 To date (yyyy-mm-dd) unknown

**SECTION 12**

Marking and Lighting Proposed (refer to Standard 621)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Red lights and paint      | <input type="checkbox"/> Red and M.I. white lights | <input type="checkbox"/> White M.I. lights           |
| <input type="checkbox"/> Red and H.I. white lights | <input type="checkbox"/> White H.I. lights         | <input type="checkbox"/> No painting                 |
| <input checked="" type="checkbox"/> No lighting    | <input type="checkbox"/> Paint marking only        | <input type="checkbox"/> Other (provide description) |

**SECTION 13**

Monitoring to Standard 621, article 4.7  Visual Inspection  Remote indicator

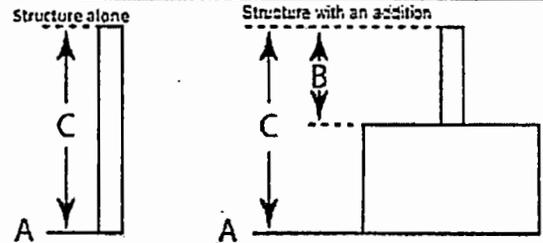
**SECTION 14**

Catenary/Cable Crossing

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Paint supporting structures | <input checked="" type="checkbox"/> Cable marker spheres | <input type="checkbox"/> Shore markers |
| <input type="checkbox"/> Support structure lighting  | <input type="checkbox"/> Cable marker lights             |  |

**SECTION 15**

	Feet	Metres
<b>A</b> Ground Elevation (AMSL)	4016	1224
<b>B</b> Height of an addition to a structure	-	-
<b>C</b> Total structure height including B (AGL)	262	80
Overall height (A plus C) (AMSL)	4278	1304



**SECTION 16**

Does the proposal comply with *Airport Zoning Regulations*?

- Yes  No  N/A

Where the location of the object is on lands affected by *Airport Zoning Regulations*, a legal survey is required with the submittal.

I hereby certify that all the above statements made by me are true, complete and correct to the best of my knowledge. Also, I agree to mark and/or light and maintain the structure with established marking and lighting standards as necessary.

Chad Macy

Name of person filing notice

Signature

2016-04-13

Date (yyyy-mm-dd)

**TRANSPORT CANADA ASSESSMENT**

Marking and lighting required (as per Standard 621)

- Lighting Required  Marking Required  Temporary Lighting Required  No Lighting or marking required

Comments (Transport Canada use Only)

Light and Mark as per the Standard 621.

Completion of this form does not constitute authorization for construction nor replace other approvals or permits. See Instruction D and E.

Civil Aviation Inspector  
Marilyn King

Signature

Date (yyyy-mm-dd)

2016-06-22

Note 1: This assessment expires 18 months from the date of assessment unless extended, revised, or terminated by the issuing office.

Note 2: If there is a change to the intended installation, a new submittal is required.



## LAND USE PROPOSAL SUBMISSION FORM

Date Received by NAV CANADA	NC file N° / Ref N°	TC File N° / Ref N°
-----------------------------	---------------------	---------------------

**GENERAL INFORMATION:**

Company/Owner Name: TransAlta Corp.		Contact Person: Chad Macy	
Address: 110 - 12 <sup>th</sup> Ave SW		City: Calgary	Prov: AB
Tel: 403-461-7629	Fax: 403-267-3854	Email: chad_macy@transalta.co	24 Hour Emergency Number: 403-627-2742
Applicant: TransAlta Corp.		Contact Person: Chad Macy	
Address: 110-12 <sup>th</sup> Ave. SW		City: Calgary	Prov: AB
Tel: 403-461-7629	Fax: 403-267-3854	Email: chad_macy@transalta.co	24 Hour Emergency Number: 403-627-2742
Airport Authority : n/a (If within 6 km of a lighted aerodrome)		Airport Manager: n/a	
Address:		City:	Prov:
Postal Code:	Tel:	Fax:	Email:

**DETAILS OF PROPOSAL:**

- Please provide the data in the highest resolution as it was obtained.
- For geographic coordinates, provide up to four (4) decimal places of a second.
- For ground elevation and tower height, provide up to four (4) decimal places of a metre or foot.

Project #, Street Address, etc.: CR 2-80	Nearest Town, Province: Pincher Creek, Alberta												
Geographic Coordinates of Site in NAD 83:	<table style="margin: auto; border: none;"> <tr> <td style="text-align: center; font-size: small;">Degrees</td> <td style="text-align: center; font-size: small;">Minutes</td> <td style="text-align: center; font-size: small;">Seconds</td> <td style="text-align: center; font-size: small;">Degrees</td> <td style="text-align: center; font-size: small;">Minutes</td> <td style="text-align: center; font-size: small;">Seconds</td> </tr> <tr> <td style="text-align: center;">Lat. N 49</td> <td style="text-align: center;">/ 32</td> <td style="text-align: center;">/ 0.8340</td> <td style="text-align: center;">Long. W -114</td> <td style="text-align: center;">/ 4</td> <td style="text-align: center;">/ 35.018</td> </tr> </table>	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Lat. N 49	/ 32	/ 0.8340	Long. W -114	/ 4	/ 35.018
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds								
Lat. N 49	/ 32	/ 0.8340	Long. W -114	/ 4	/ 35.018								
Linear Structures: Indicate Starting Point on 1 <sup>st</sup> line and End Point 2 <sup>nd</sup> line:    Lat. N       /       /       Long. W       /       /													
Type of Structure: Temporary MET tower	New Structure? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
Cranes to be used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If Yes, see instructions</i>	Height Added (If Existing) <input type="checkbox"/> ft <input type="checkbox"/> m												
Dimensions: 80 monopole guyed tower	Ground Elevation (Above Sea Level)       1224 <input type="checkbox"/> ft <input checked="" type="checkbox"/> m												
Materials & Roof Shape (If Building): Galvanized steel	Structure Height (Above Ground Level)       80 <input type="checkbox"/> ft <input checked="" type="checkbox"/> m												
Proposed Construction Start Date: Spring 2016	Total Height (Above Sea Level) Structure Height + Ground Elevation       1304 <input type="checkbox"/> ft <input checked="" type="checkbox"/> m												
If Temporary Structure, indicate Removal Date: unknown	Approximate Duration of Construction: 1 day												
	From:       hrs       To:       hrs												

Comments: This is a temporary met tower for the purposes of monitoring wind conditions for the evaluation of a wind farm development

**ELECTRONIC / TELECOMMUNICATION INTERFERENCE (Check off the items which may cause interference and provide details)**

High Voltage Equipment	<input type="checkbox"/> Details
Arc Welding	<input type="checkbox"/> Details
Radar Emission	<input type="checkbox"/> Details
High Powered Transmissions	<input type="checkbox"/> Details
VHF Radio	<input type="checkbox"/> Details
Other	<input type="checkbox"/> Details

**OBSTRUCTION TO VISION ON AIRPORT WITH NAV CANADA SERVICES/CONTROL TOWER, FSS, CARS:**

Check the items which may cause obstructions to vision to the installation:

Line of Sight  DetailsGeneration of Smoke/Vapour  DetailsReflectivity  DetailsAircraft Parking  DetailsExterior Lighting  Details**MAPS/DRAWINGS: (Required for Supporting Documentation)****Proposals for structures not adjacent to an airport OR on airport without NAV CANADA Services**

- 1:50,000 topographical map section with the location of the proposed structure clearly marked. The map must contain a legend indicating the map datum (NAD27 or 83) and the contour interval.
- Legal survey (if available)

**Proposals adjacent within 2 km from an airport with FSS, Control Tower, Localizer or ILS navigational aids**

- 1:50,000 topographical map section with the location of the proposed structure clearly marked. The map must contain a legend indicating the map datum (NAD27 or 83) and the contour interval.
- For localizer/ILS runways, site plan at 1:2000 scale, with distance bar, showing 90° distances to nearest runway centre line/centre line extension, and distance to nearest runway threshold. Note: reference TPI247 to determine requirement when along an extended centerline of a localizer/ILS runway up to 6km.
- For buildings, architectural drawings in both plan view (with north arrow indicator) detailing orientation of building and dimensions; and profile view detailing maximum height of building (including rooftop structures) and elevation at grade level.

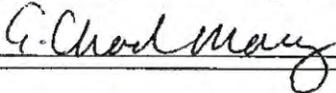
**Proposals on an airport with FSS or Control Tower Services, Weather Services, Localizer or ILS navigational aids**

- 1:50,000 topographical map section with the location of the proposed structure clearly marked. The map must contain a legend indicating the map datum (NAD27 or 83) and the contour interval.
- Airport plan at 1:500 scale, with distance bar, showing orientation of structures including vehicle and aircraft entry/exit points.
- For sites with localizer/ILS runways site plan at 1:2000 scale, with distance bar, showing 90° distances to nearest runway centre line/centre line extension, taxiway, and distance to nearest runway threshold. Note: will require drawings for structures up to 6km along the extended centreline of the localizer/ILS runway.
- Site plan depicting entire airport and location of proposed structures and excavations/trenching include depth.
- Site plans at 1:2000 scale, with distance bar, showing line of sight to the mandatory viewing areas (runways and taxiways) identifying existing structures along the sightline in both cross section (profile) view and plan view format. Refer to NAV CANADA sightline requirements for criteria of mandatory viewing areas.
- For buildings, architectural drawings in both plan view (with north arrow indicator) detailing orientation of building and dimensions; and profile view detailing maximum height of building (including rooftop structures) and elevation at grade level.

Applicant/Representative Signature

Print Name

Date



Chad Macy

04/13/14

For a detailed description on NAV CANADA's requirements and additional information, refer to the NAV CANADA website at [www.navcanada.ca](http://www.navcanada.ca) > PRODUCTS & SERVICES > Land Use Program.

NAV CANADA's evaluation of land use proposals and construction proposals neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government Departments, Provincial or Municipal land use authorities, or any agency from which any approval is required.

Please Submit by email to [landuse@navcanada.ca](mailto:landuse@navcanada.ca)

## MD OF PINCHER CREEK

September 27, 2016

---

TO: Municipal Planning Commission  
FROM: Roland Milligan, Development Officer  
SUBJECT: Development Permit Application No. 2016-50

---

**1. Application Information**

**Applicant:** Robert Doherty  
**Location:** Lot 1, Block 1, Plan 0716228; NE 25-4-29 W4M  
**Division:** 1  
**Size of Parcel:** 3.28 acres (1.326 ha)  
**Zoning:** Agricultural  
**Development:** Moved-In Residential Building

**2. Background/Comment/Discussion**

- On September 10, 2016, the MD received Development Permit Application No. 2016-50 for a moved in residential building.
- The applicant is proposing to remove the existing singlewide manufactured home (DP 1999-49) and replace it with the moved-in building.
  - This application is in front of the MPC because:
    - Within the Agricultural land use district of Land Use Bylaw 1140-08, Moved-in Residential Building is a discretionary use.
    - Setback variances are required from Road Plan 2185Q and the undeveloped Statutory Road Allowance. These variances must be provided by the MPC.
- The existing home was granted waivers for the location by the Development Authority in 1999.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- Setback distance variances are requested for this parcel, as it is surrounded by roads. Road Plan 2185Q is the West Boundary and the un-developed road allowance is the East Boundary.
- The Public Works Superintendent was requested to comment on this application. No response was received at the time this report was prepared.

**Recommendation No. 1:**

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-50, for a moved in residential building, be received;

And that Development Permit Application No. 2016-50, be approved subject to the following Condition(s) and Waiver(s):

**Condition(s):**

- 1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

**Waiver(s):**

- 1. That a 26.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a South East Front Yard Setback distance of 23.7m from Road Plan 2185Q.
- 2. That a 4.3 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for an East Side Yard Setback distance of 45.7m from the undeveloped Road Allowance.
- 3. That a 6.1 m Setback Distance be granted, from the minimum 50 m Setback Distance from an MD Road, for a West Side Yard Setback distance of 43.9 m from Road Plan 2185Q.

**Recommendation No. 2:**

That Development Permit Application No. 2016-50 be approved subject to any conditions as determined by the Municipal Planning Commission.

**Recommendation No. 3:**

That Development Permit Application No. 2016-50 be denied, as it does not comply with Land Use Bylaw 1140-08.

**3. Enclosures**

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-50 and supporting documents

Respectfully Submitted,

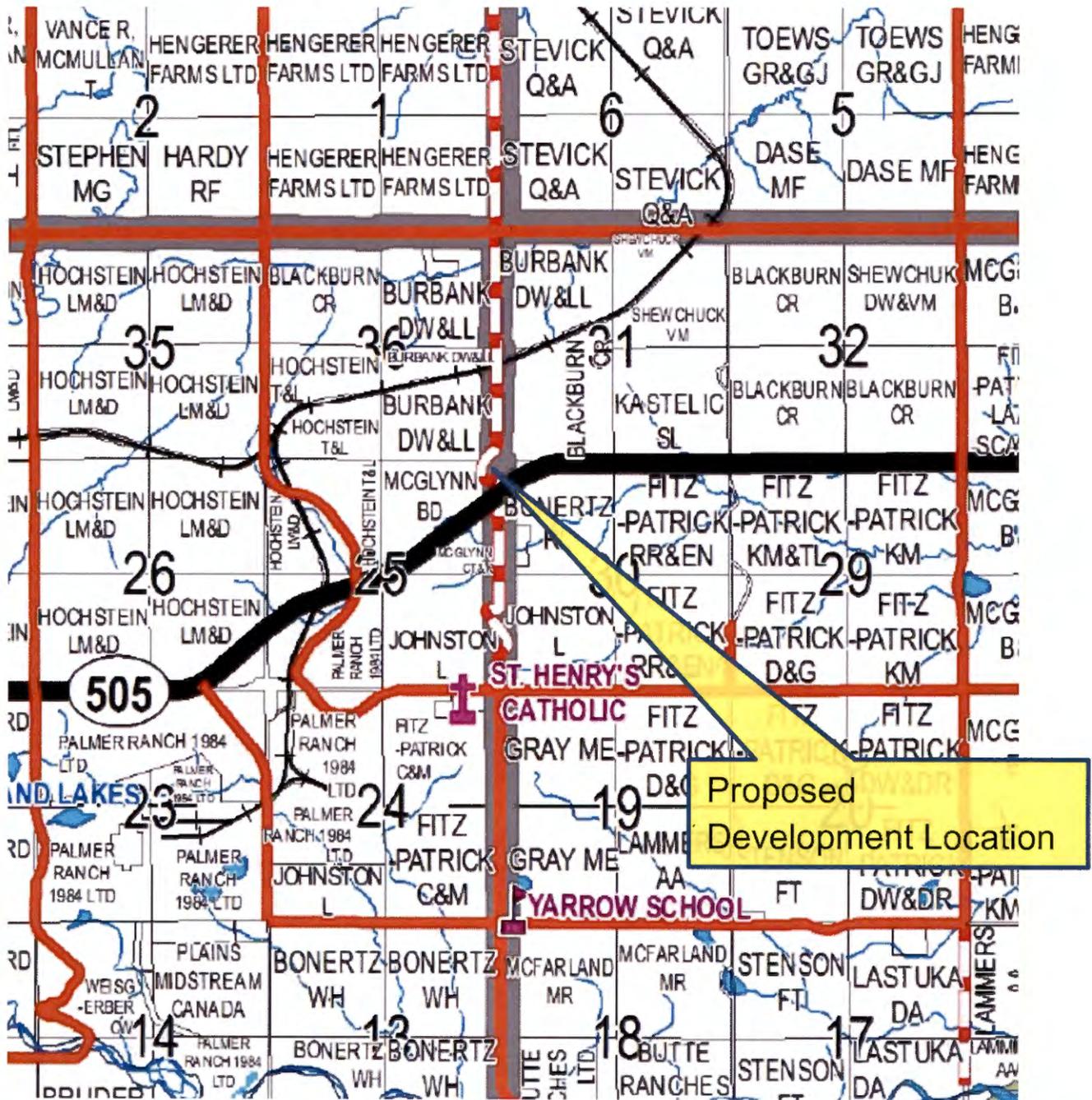


Roland Milligan

Reviewed by: Wendy Kay, CAO

*W. Kay September 28, 2016*

# Location of Proposed Development 4430 Range Road 29-0





Municipal District of Pincher Creek  
P.O. Box 279  
Pincher Creek, AB T0K 1W0  
Phone: 403.627.3130 • Fax: 403.627.5070

## DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2016-50

Date Application Received 2016/09/10

PERMIT FEE \$100.00 Permitted  
\$150.00 Discretionary

Date Application Accepted 2016/09/10

RECEIPT NO. \_\_\_\_\_

Tax Roll # 1472.020

4430 Rg Rd 29-0

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

### SECTION 1: GENERAL INFORMATION

Applicant: ROBERT J. DOHERTY

Address: 4430 RGE RD 29-0 P.O. Box 3056

Telephone: 403-627-5211 Email: PINCHER CREEK AB.

TOK 1W0

Owner of Land (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Interest of Applicant (if not the owner): \_\_\_\_\_

### SECTION 2: PROPOSED DEVELOPMENT

I/We hereby make application for a Development Permit under the provisions of Land Use Bylaw No. in accordance with the plans and supporting information submitted herewith and which forms part of this application.

A brief description of the proposed development is as follows:

TO LOCATE 24.5X28.0 DWELLING IN PLACE OF  
EXISTING STRUCTURE -

Legal Description: Lot(s) 1

Block 1

Plan 0716228

Quarter Section NE 25-4-29 W4

Estimated Commencement Date: ASAP (15 OCT 16)

Estimated Completion Date: 31 OCT 16

**SECTION 3: SITE REQUIREMENTS**

Land Use District: Agricultural Division: 1

Permitted Use  Discretionary Use

Is the proposed development site within 100 metres of a swamp, gully, ravine, coulee, natural drainage course or floodplain?

Yes  No

Is the proposed development below a licenced dam?

Yes  No

Is the proposed development site situated on a slope?

Yes  No

If yes, approximately how many degrees of slope? 3 degrees

Has the applicant or a previous registered owner undertaken a slope stability study or geotechnical evaluation of the proposed development site?

Yes  No  Don't know  Not required

Could the proposed development be impacted by a geographic feature or a waterbody?

Yes  No  Don't think so

<b>PRINCIPAL BUILDING</b>	Proposed	By Law Requirements	Conforms
(1) Area of Site	3.27 ac.	3 acres	yes
(2) Area of Building	686	N/A	
(3) %Site Coverage by Building	1.574	N/A	
(4) Front Yard Setback Direction Facing: SOUTH EAST 23.7m	78'	50m	No 26.3m wa ver
(5) Rear Yard Setback Direction Facing: NORTH WEST 99.6m	327'	50m	yes
(6) Side Yard Setback: Direction Facing: EAST 45.7m	150'	50m	No 4.3m
(7) Side Yard Setback: Direction Facing: WEST 43.9m	144'	50m	No 6.1m
(8) Height of Building	15'	N/A	
(9) Number of Off Street Parking Spaces	1	N/A	

Other Supporting Material Attached (e.g. site plan, architectural drawing)

SITE PHOTO - DESCRIPTION OF DWELLING.

<b>ACCESSORY BUILDING</b>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

\_\_\_\_\_

\_\_\_\_\_

**SECTION 4: DEMOLITION**

Type of building being demolished : 1983 ALMA MOBILE 14X56

Area of size: 784 SQ FT.

Type of demolition planned: MOVED OFF SITE

**SECTION 5: SIGNATURES (both signatures required)**

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: 10 SEP 16

B J H Dehearty  
Applicant

B J H Dehearty  
Registered Owner

**Information on this application form will become part of a file which may be considered at a public meeting.**



20.12

2185 Q

071 6228

327'

1

1

144'

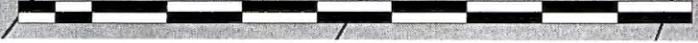
150'

78'

20.12

1:1000  
1mm = 1m

10 0 10 20 30 40 50 60 70 80 Meters



15-057



\$ 65,000 plus GST  
delivered within 150  
km radius of our yard,  
subject to accessibility  
at destination



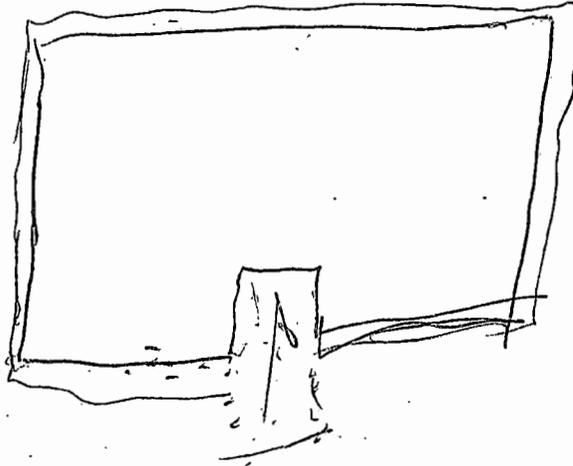
## Fantastic little cottage for the Lake, Guest House or In-Law suite.

- Year built: Built for the 1988 Olympics
- Dimensions: 24'6 x 28' *686 w/ DECK*
- Sq. ft. 636 approx. *LIVING SPACE*
- Bedrooms: 1
- Bathrooms: 1- 4 pc
- Flooring: Laminate & vinyl tile
- Appliances: Washer, Dryer, stove, fridge, furnace & hot water tank.
- Features: This cute cottage offers 636 sq. ft. of living space. They are designed to go onto a *FIND A LOT*. The furnace and hot water tank are in the living space. The exterior has new Hardy Board Siding and the roofs have been redone with new shingles. The interior has been totally refreshed with new flooring, paint, trim, interior doors, light fixtures, and light switch & electrical plugs have been upgraded

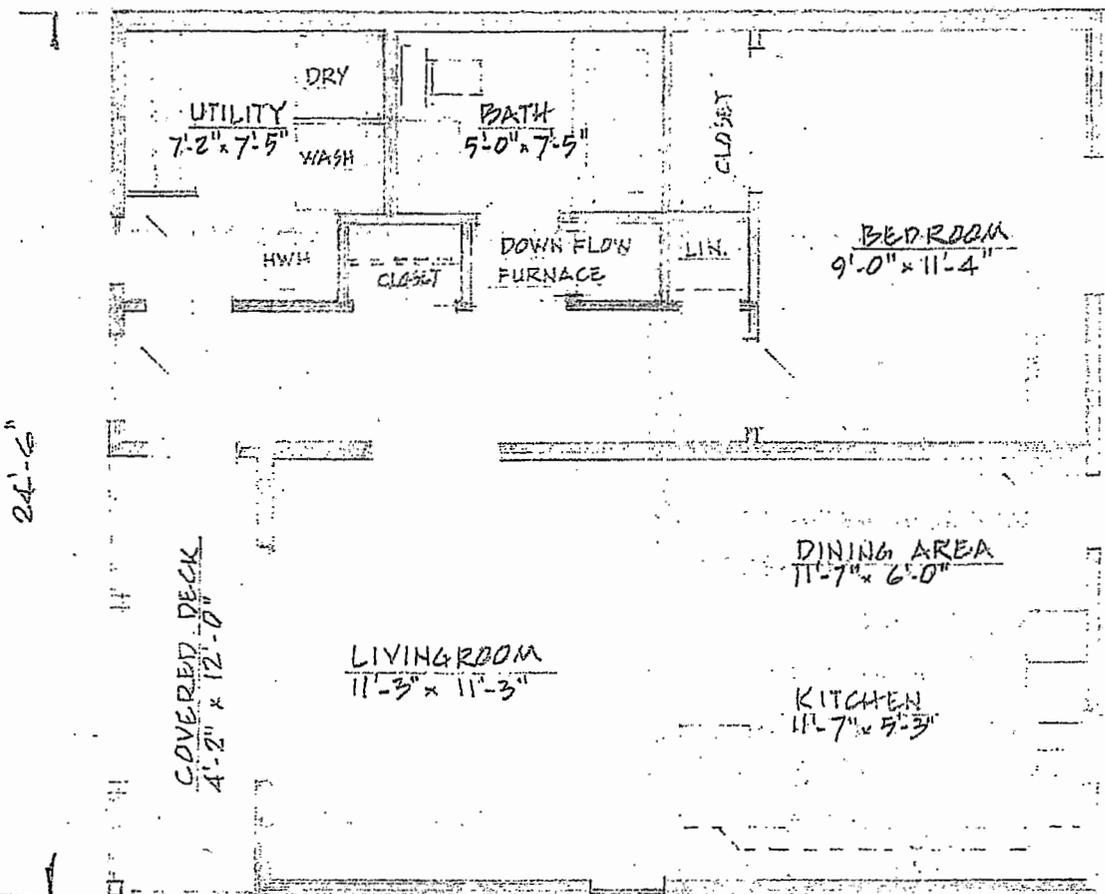
**Holmes Building Movers Ltd**

1-866-549-0277

*FLOOR PLAN ON REVERSE SIDE*



28'-0"



## MD OF PINCHER CREEK

September 27, 2016

---

TO: Municipal Planning Commission  
FROM: Roland Milligan, Development Officer  
SUBJECT: Development Permit Application No. 2016-51

---

**1. Application Information**

**Applicant:** Lazy R Ranch Inc. / Jason Jack  
**Location:** SW 18-3-29 W4M  
**Division:** 1  
**Size of Parcel:** 161 acres (65.2 ha)  
**Zoning:** Agricultural  
**Development:** Moved In Residential Building

**2. Background/Comment/Discussion**

- On September 12, 2016, the MD received Development Permit Application No. 2016-51 for a moved in residential building.
- This application is in front of the MPC because:
  - Within the Agricultural land use district of Land Use Bylaw 1140-08, Moved-in Residential Building is a discretionary use.
- The application was circulated to the adjacent landowners. At the time of preparing this report, no responses were received.
- The location of the proposed development meets all setback requirements of the LUB.

**Recommendation No. 1:**

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2016-51, for a moved in residential building, be received;

And that Development Permit Application No. 2016-51, be approved subject to the following Condition(s):

**Condition(s):**

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

**Recommendation No. 2:**

That Development Permit Application No. 2016-51 be approved subject to any conditions as determined by the Municipal Planning Commission.

**Recommendation No. 3:**

That Development Permit Application No. 2016-51 be denied, with reasons set forth by the Municipal Planning Commission.

**3. Enclosures**

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2016-51 and supporting documents

Respectfully Submitted,

Roland Milligan

Reviewed by: Wendy Kay, CAO *W. Kay* *September 28, 2016*



Photos of the moved in residence







---

Presented to MPC October 4, 2016



Municipal District of Pincher Creek  
P.O. Box 279  
Pincher Creek, AB T0K 1W0  
Phone: 403.627.3130 • Fax: 403.627.5070

## DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2016-51

Date Application Received 2016/09/12

PERMIT FEE \$100.00 Permitted

Date Application Accepted 2016/09/12

\$150.00 Discretionary

RECEIPT NO. 28628

Tax Roll # 1240.000

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

### SECTION 1: GENERAL INFORMATION

Applicant: LAZY R RANCH Inc. / Jason Jack

Address: Box 2380 Pincher Creek AB T0K1W0.

Telephone: 403-627-7512 Email: jason.jack@shaw.ca.

Owner of Land (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Interest of Applicant (if not the owner): \_\_\_\_\_

### SECTION 2: PROPOSED DEVELOPMENT

I/We hereby make application for a Development Permit under the provisions of Land Use Bylaw No. in accordance with the plans and supporting information submitted herewith and which forms part of this application.

A brief description of the proposed development is as follows:

move home onto Property / Build Foundation.

Legal Description: Lot(s) \_\_\_\_\_

Block \_\_\_\_\_

Plan \_\_\_\_\_

Quarter Section SW-18-03-29-W4

Estimated Commencement Date: Oct 15/2016

Estimated Completion Date: Dec 31/2016

**SECTION 3: SITE REQUIREMENTS**

Land Use District: Agriculture Division: 1

Permitted Use  Discretionary Use

Is the proposed development site within 100 metres of a swamp, gully, ravine, coulee, natural drainage course or floodplain?

Yes  No

Is the proposed development below a licenced dam?

Yes  No

Is the proposed development site situated on a slope?

Yes  No

If yes, approximately how many degrees of slope? \_\_\_\_\_ degrees

Has the applicant or a previous registered owner undertaken a slope stability study or geotechnical evaluation of the proposed development site?

Yes  No  Don't know  Not required

Could the proposed development be impacted by a geographic feature or a waterbody?

Yes  No  Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	160ac	N/A	
(2) Area of Building	40x50 feet	N/A	
(3) %Site Coverage by Building		N/A	
(4) Front Yard Setback Direction Facing: south	665m	50m	YES
(5) Rear Yard Setback Direction Facing: north	130m	7.5m	YES
(6) Side Yard Setback: Direction Facing: west	90m	50m	YES
(7) Side Yard Setback: Direction Facing: east	700m	7.5m	YES
(8) Height of Building	24 Feet	N/A	
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

\_\_\_\_\_

\_\_\_\_\_

<u>ACCESSORY BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

\_\_\_\_\_

\_\_\_\_\_

**SECTION 4: DEMOLITION**

Type of building being demolished : \_\_\_\_\_

Area of size: \_\_\_\_\_

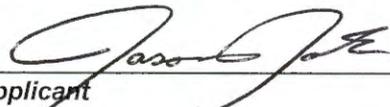
Type of demolition planned: \_\_\_\_\_

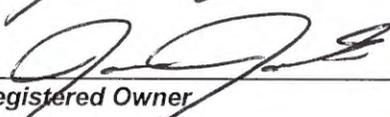
**SECTION 5: SIGNATURES (both signatures required)**

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

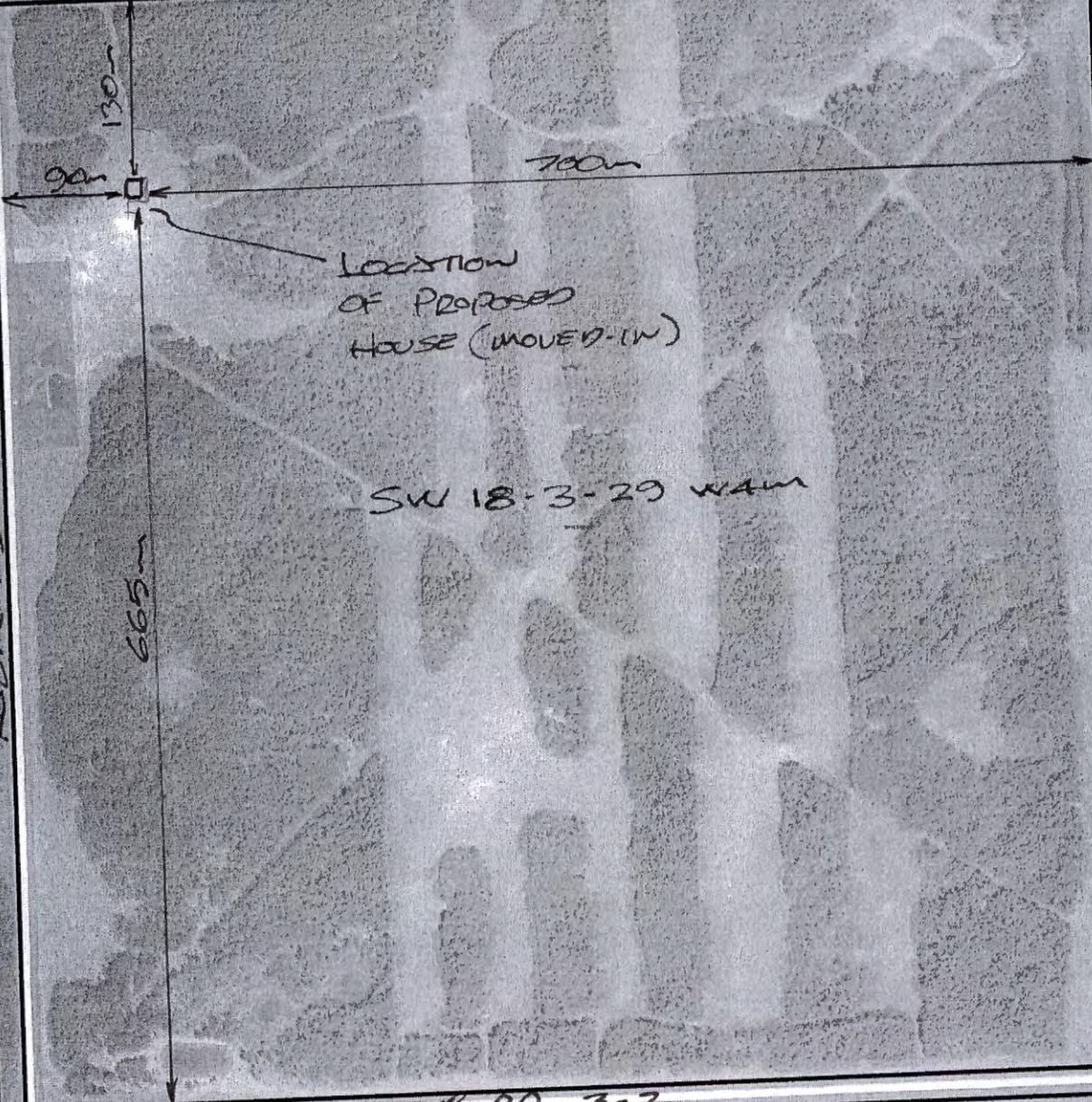
I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: Sept 12/2016

  
Applicant

  
Registered Owner

**Information on this application form will become part of a file which may be considered at a public meeting.**



1:5000

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT**  
**September 2016**

**Development / Community Services Activities includes:**

- September 6 Interviews
- September 6 IMDP meeting
- September 6 Strategic Planning – Wind Review
- September 6 Subdivision Authority Meeting
- September 6 Municipal Planning Commission Meeting
- September 7 Castle Mountain
- September 8 Interviews
- September 8 Emergency Services Quarterly Meeting
- September 12 H2S Safety Training
- September 13 Policy and Plans
- September 13 Council Meeting
- September 14 Joint Health and Safety Meeting
- September 14 LAPP Presentation
- September 14 Incinerator Open House
- September 15 Staff Meeting
- September 19 Budget Meeting
- September 27 Policy and Plans
- September 27 Council Meeting
- September 27 Welsch Wind Farm Open House
- September 29 Staff Meeting
- September 30 Castle Mountain Master Development Plan Meeting

**PLANNING DEPARTMENT STATISTICS**

**Development Permits Issued by the Director for September 2016**

No.	Applicant	Division	Legal Address	Development
2016-46	Brett and Norma Fairbairn	1	SE 22-4-30 W4M	Residential Additions
2016-47	Howard Brown Construction and Roofing Ltd.	4	Lots 8-13, Block 18, Plan 1993N; Hamlet of Pincher Station	Sale of Used Vehicles
2016-48	K Diamond Investments Ltd.	1	Ptn. SE 27-4-28 W4M	Shed and Storage Building

**Development Permits Issued by Municipal Planning Commission for September 2016**

No.	Applicant	Division	Legal Address	Development
2016-40	James Nobles	5	Lots 1-2, Block 10, Plan 2177S; Lundbreck	Manufactured Home
2016-41	South Country Towing - Lloyd and Gerri Elder	4	Lots 8-10, Block 13, Plan 1993N; Pincher Station	Surveillance Suite
2016-42	Val Dennis	5	SW 30-10-2 W5M	Moved In Residential Building - Secondary Farm Residence
2016-43	Donald McRae (1285356 AB Ltd)	3	Lot 1, Block 1, Plan 0815021; SW 15-5-1 W5M	To bring parcel into compliance

**Development Statistics to Date**

<b>DESCRIPTION</b>	<b>September 2016</b>	<b>2016 to Date</b>	<b>September 2015</b>	<b>2015</b>	<b>2014</b>
Dev Permits Issued	7 3-DO / 4-MPC	48 31-DO / 17-MPC	7 6-DO / 1-MPC	70 54-DO / 16-MPC	68 47 - DO / 21- MPC
Dev Applications Accepted	6	52	7	78	73
Utility Permits Issued	1	16	3	31	23
Subdivision Applications Approved	2	9	1	12	8
Rezoning Applications Approved	0	0	0	1	2
Seismic / Oil / Gas	0	7	3	19	0
Compliance Cert	7	22	2	21	28

**RECOMMENDATION:**

That the report for the period ending September 29, 2016, be received as information.

Prepared by: Roland Milligan, Director of Development and  
Community Services

Date: September 29, 2016

Reviewed by: Wendy Kay, CAO

Date: September 29, 2016

Submitted to: Municipal Planning Commission

Date: October 4, 2016

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9  
BYLAW NO. 1269-16**

Being a bylaw of the Municipal District of Pincher Creek No. 9 in the Province of Alberta, to amend Bylaw No. 1140-08, being the Land Use Bylaw.

---

**WHEREAS** Section 639 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw;

**AND WHEREAS** the Municipal District of Pincher Creek No. 9 has conducted a review of the Land Use Bylaw with regard to Solar Energy land use;

**AND WHEREAS** the number of changes will better reflect the land use requirements for solar systems in the municipal district;

**NOW THEREFORE**, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Pincher Creek No. 9, in the Province of Alberta, duly assembled does hereby enact the following:

Amendments per Schedule A attached.

This bylaw comes into force and effect upon third and final passing thereof.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

READ a third time and finally PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

---

*Reeve - Brian Hammond*

---

*Chief Administrative Officer - Wendy Kay*

**1. Add to the Land Use Bylaw new definitions under Part I Section 6 as follows:**

Solar energy system, commercial/industrial A system using solar technology to collect energy from the sun and convert it to energy that is intended for off-site consumption, distribution to the marketplace, or a solar energy system that does not meet the definition of solar energy systems, household.

Solar energy system, household A photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant.

**2. Add to Part III Section 14.1 to include the following:**

(q) Solar energy system, household to an installation capacity maximum of 150kW;

**3. Revise Part VII – Special Land Use Provisions by adding Section 55 as follows:**

**SECTION 55 SOLAR ENERGY SYSTEMS**

**1. SOLAR ENERGY SYSTEM, HOUSEHOLD:**

- (a) Development permit applications for solar energy system, household, shall be accompanied by the following additional information:
- (i) documentation demonstrating the system is designed to produce energy primarily for sole use and consumption on-site by the landowner, resident or occupant;
  - (ii) manufacturer's specifications for system design and rated output;
  - (iii) orientation of the solar panels;
  - (iv) for panels mounted to the roof of a building or accessory structure or affixed to the wall of a building or accessory structure, a description of how the panels are to be mounted or affixed, maximum projection from roof or wall, and structural capacity of the building/wall to support the proposed development;
  - (v) for free-standing solar panels, a description of the proposed ground mount design and maximum height from existing grade.
- (b) Solar panels must be located such that they do not create undue glare on neighbouring parcels or public roadways.
- (c) Solar panels mounted to the roof of a building or accessory structure must not extend beyond the outermost edge of the roof.
- (d) The maximum projection of solar panels affixed to the wall or mounted to the roof of a building or accessory structure shall be as regulated by the Development Authority.
- (e) Setback requirements are as prescribed in the applicable land use district. In land use districts where accessory building setbacks are defined, those setbacks shall prevail and be applied.
- (f) The maximum height of a free-standing solar panels shall not exceed 8 ft (2.44 m).

- (g) Solar panel installations may be affixed to a building wall (principal and/or accessory), mounted to the roof of a building (principal and/or accessory) or mounted to the ground as a free standing structure. The maximum number of solar panel installations per parcel and location may be regulated by the Development Authority.

## 2. SOLAR ENERGY SYSTEM, COMMERCIAL/INDUSTRIAL:

- (a) Development permit applications for solar energy system, commercial/industrial shall be accompanied by the following additional information:
  - i) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental or topographical features which may be present on the parcel;
  - (ii) an accurate site plan depicting the titled parcels and location of the solar energy system; the site plan must also depict the required setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land;
  - (iii) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
  - (iv) any information regarding general public safety and security measures;
  - (v) a site suitability analysis including but not limited to, topography; soils characteristics and classification; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land, operations and pursuits; potential visual impacts, and consistency with the policies of the Municipal Development Plan;
  - (vi) preliminary grading/drainage plan;
  - (vii) any impacts to the local road system including required approaches from public roads having regard to Municipal District of Pincher Creek standard;
  - (viii) post-construction reclamation plan and decommissioning plan;
  - (ix) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
  - (x) an application shall be submitted for each titled parcel;
  - (xi) prior to a decision being made, the applicant shall hold a public meeting in order to solicit the views of the public in regard to the application and report the information received to the MPC;
  - (xii) the applicant shall forward to the M.D. of Pincher Creek copies of all regulatory and utility permits, approvals, and conditions prior to commencement of construction.
- (b) In the “Agriculture — A”, “Wind Farm Industrial – WFI” and “Urban Fringe — “UF” land use districts, applicants shall consider the following when selecting sites:
  - (i) use of the lowest productive land, dry corners, and poor agricultural land with soil classification of 4 through 7 is preferred,
  - (ii) to the extent possible, use of irrigated land, native prairie grassland and high quality agricultural soils with a Canada Land Inventory (CLI) classification of Class 1 through 3 shall be avoided.

## **4. Add to the Land Use Bylaw under Part VIII – Wind Farm Industrial as follows:**

2.1 Permitted Uses  
Solar energy system, household (see Section 14.1(q))

2.2 Discretionary Uses  
Solar energy system, commercial/industrial (see Section 55)  
Solar energy system, household (greater than 150kW)

**5. Add to the Land Use Bylaw under Part VIII – Districts the use Solar energy system, household in the Agriculture – A, Urban Fringe – UF, Grouped Country Residential – GCR, Airport Vicinity Protection – AVP, Hamlet Single-detached Residential – HR-1, Hamlet Residential – HR-2, Hamlet Manufactured Home Park – HR-3, Hamlet Commercial – HC, Hamlet General Industrial and Warehousing – HGIW, Hamlet Highway Commercial – HHC, Hamlet Public and Institutional – HPI, Hamlet Transitional/Agricultural – HTA, Landfill Industrial – LI, Castle Mountain Resort Medium Density Residential – MDR, Multi-Lot Heavy Rural Industrial – MHRI, Parks and Open space – POS, Castle Mountain Resort Residential 1 – CMR-1, Castle Mountain Resort Residential 2 – CMR-2, Castle Mountain Resort Public Utility – RPU, Rural Highway Commercial – RC, Rural Recreation 1 - RR-1, Rural Recreation 2 - RR-2, Castle Mountain Resort Seasonal Residential – SR, Castle Mountain Resort Ski Resort - SR-1, Castle Mountain Resort Ski Resort Core – SRC as follows:**

2.1 Permitted Uses  
Solar energy system, household (see Section 14.1(q))

2.2 Discretionary Uses  
Solar energy system, household (greater than 150kW)

## MD OF PINCHER CREEK

September 28, 2016

TO: Municipal Planning Commission  
 FROM: Roland Milligan  
 SUBJECT: Windy Point Wind Farm – Permit Timeline Suspension Request  
 Development Permits No. 2011-40 through 2011-49

**1. Applicant**

- Alberta Wind Energy Corporation.

**2. Background/Comment**

- The MD issued the required development permits for the Windy Point Wind Farm (the Project) on November 10<sup>th</sup>, 2011 (Permits 2011-40 through 2011-49).
- Due to delays in the Southern Alberta Transmission Reinforcement (SATR) development and construction, the then developer, Mainstream Renewable Power has requested and received two timeline suspensions for the project.
- The first for two years, to November 10, 2015, and a second and further suspension to November 10, 2016.
- Since receiving the latest timeline suspension, Alberta Wind Energy Corporation (AWEC) has taken over development of the Windy Point Wind Farm.
- The MD received the enclosed letter (Enclosure No. 1) from AWEC, dated September 9, 2016, requesting a further time line suspension.

**Discussion**

- AWEC is requesting that the MPC grant a timeline suspension under Section 51.19 (d) of the LUB.
- This request is in front of MPC for the following reason:

*53.19 A Category 3 WECS development permit shall have a maximum five (5) year development time line as outlined in subsections (a), (b) and (c) below.*

*(a) Commencement of construction shall occur within two (2) years of the issuance of the development permit. A time extension as described in (c) or a timeline suspension as described in (d) must be applied for prior to the expiration of the two (2) year commencement of construction period;*

*(d) The MPC may consider suspending the five (5) year timeline described above in cases where a development hardship is proven to the satisfaction of MPC. The MPC shall specify the duration of any timeline suspension as part of the approval.*

The applicant states in their letter the following reasons for the request.

1. Initially it was planned that the Project would interconnect at an expanded 1125 (Oldman 2 Wind Farm Substation) substation located at South-East Section 27, Township 7, Range 29, W4M. It was intended this expansion would be approved by the AUC in the form of a substation amendment. However, in 2013, Windy Point Wind Park Ltd. (WPWP) was informed that a separate AUC application would be required for the expansion since one interconnection point cannot be shared by two generators owned by separate entities. (i.e.: Oldman 2 Wind Farm owned by IKEA Group and Windy Point Wind Farm owned by Windy Point Wind Farm Ltd.). Therefore on October 22, 2014, WPWP made application to the AUC for the Boulder Run 501S substation (Application No. 1610942-1), which will be located adjacent to substation 112S.
2. In 2014, WPWP also informed the AUC that a Letter of Enquiry for a turbine model change will be submitted by WPWP in the future to accommodate changing turbine technology. WPWP also intends to inform the MPC once a new turbine model had been determined.
3. Precipitated by the Boulder Run 501S substation application, Alberta Environment and Parks ("AEP") requested an update to the environmental studies for the Project since the original environmental studies had past their two year time limit. A complete updated environmental study program began in 2015 and continued through the first half of 2016. These study updates are now complete and final reporting has been submitted to the AEP for review. Windy Point has been in regular communication with AEP regarding these studies. Once AEP sign-off is granted, Windy Point will be in a position to proceed with the above mentioned Substation Application and Letter of Enquiry.
4. On May 12, 2016, the Alberta Electric System Operator ("AESO") approved a revised In Service Date ("ISD") of September 1, 2018 for the Project. A time extension is required from the MPC to align Project completion dates with the projected ISD.
5. Historically low power pool prices over the past several years has prevented Windy Point, and many other proposed wind farm developments, from obtaining commercial project financing for the construction of the Project. In January 2016, the Government of Alberta tasked the AESO with developing and implementing a plan to procure new renewable energy. In May 2016, AESO provided its recommendations to the Government in regards to a renewable energy program ("REP"). It is expected the launch of a REP competition will commence in Q4 2016. Windy Point is expecting to participate in the REP. A positive outcome for the Project in an REP competition would greatly increase the probability of the Project obtaining financing and proceeding to construction and operation.

- AWEC has supplied an updated Schedule for Completion for the project, with the commencement of construction in Q4 2017 and commercial operation in Q3 2018.

**Recommendation**

That the Municipal Planning Commission review the information submitted and grant the applicant's request pursuant to Section 53.19(d) of the LUB, and grant two (2) year suspension to the development timeline for Development Permits No. 2011-40 through 2011-49, for the Windy Point Wind Farm, from November 10<sup>th</sup>, 2016 to November 10<sup>th</sup>, 2018.

**3. Enclosures**

Supporting Documents:

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO

*W. Kay* *September 29, 2016*



Windy Point Wind Park Ltd. - Suite 1320, 396-11<sup>th</sup> Ave SW - Calgary, AB T2R 0C5

Mr. Roland Milligan  
Development Officer  
Administration Office  
M.D. of Pincher Creek #9  
P.O. Box 279  
Pincher Creek, Alberta, T0K 1W0

September 7, 2016

**RE: WINDY POINT WIND PARK DEVELOPMENT PERMIT TIMELINE SUSPENSION – No. 2011-40, 2011-41, 2011-42, 2011-43, 2011-44, 2011-45, 2011-46, 2011-47, 2011-48, and 2011-49**

Dear Mr. Milligan:

On November 10<sup>th</sup>, 2011, Windy Point Wind Park Ltd. ("WPWP") was awarded Development Permit Nos. 2011-40, through 2011-49 for the Windy Point Wind Park ("Windy Point" or the "Project"). According to LUB-1104-08 Section 53.19, Windy Point has a maximum five year development timeline to complete the Project, unless the Municipal Planning Commission ("MPC") grants a timeline suspension under Section 53.19 (d) if a development hardship is proven.

**Request for Timeline Suspension (LUB-1104-08 Section 53.19(d))**

Windy Point hereby requests the MPC to continue to suspend the five-year development timeline, as described under Section 53.19(d) in light of the development hardship faced by Windy Point.

**Reasons for Request for Suspension**

1. Initially it was planned that the Project would interconnect at an expanded 112S (Oldman 2 Wind Farm Substation) substation located at South-East Section 27, Township 7, Range 29 W4M. It was intended this expansion would be approved by the AUC in the form of a substation amendment. However, in 2013, WPWP was informed that a separate AUC application would be required for the expansion since one interconnection point cannot be shared by two generators owned by separate entities. (i.e.: Oldman 2 Wind Farm owned by IKEA Group and Windy Point Wind Farm owned by Windy Point Wind Farm Ltd.) Therefore on October 22, 2014, WPWP made application to the AUC for the Boulder Run 501S substation (Application No. 1610942-1), which will be located adjacent to substation 112S.

2. In 2014, WPWP also informed the AUC that a Letter of Enquiry for a turbine model change will be submitted by WPWP in the future to accommodate changing turbine technology. WPWP also intends to inform the MPC once a new turbine model had been determined.

3. Precipitated by the Boulder Run 501S substation application, Alberta Environment and Parks ("AEP") requested an update to the environmental studies for the Project since the original environmental studies had past their two year time limit. A complete updated environmental study program began in 2015 and continued through the first half of 2016. These study updates are now complete and final reporting has been submitted to the AEP for review. Windy Point has been in regular communication with AEP regarding these studies. Once AEP sign-off is granted, Windy Point will be in a position to proceed with the above mentioned Substation Application and Letter of Enquiry.

4. On May 12, 2016, the Alberta Electric System Operator ("AESO") approved a revised In Service Date ("ISD") of September 1, 2018 for the Project. A time extension is required from the MPC to align Project completion dates with the projected ISD.

5. Historically low power pool prices over the past several years has prevented Windy Point, and many other proposed wind farm developments, from obtaining commercial project financing for the construction of the Project. In January 2016, the Government of Alberta tasked the AESO with developing and implementing a plan to procure new renewable energy. In May 2016, AESO provided its recommendations to the Government in regards to a renewable energy program ("REP"). It is expected the launch of a REP competition will commence in Q4 2016. Windy Point is expecting to participate in the REP. A positive outcome for the Project in an REP competition would greatly increase the probability of the Project obtaining financing and proceeding to construction and operation.

#### **Project Progress to Date**

Despite delays in starting construction, significant capital continues to be spent on the Project:

- Windy Point has completed all necessary environmental impact studies, including the updated studies in 2015 and 2016 mentioned above.
- Preliminary engineering, geotechnical studies, siting and interconnection studies have been completed.
- Windy Point applied for, and obtained, a generator permit from the AUC (under Decision No. 2012-205 and Approval No. U2012-368) to construct and operate the wind park. As mentioned above, improved turbine technology will require WPWP to seek a Letter of Enquiry to change turbine models. MPC will be informed of these changes.
- Due to conflicts with the Oldman 2 Wind Farm interconnection, the substation amendment for Windy Point had to be withdrawn from the AUC and the application for the Boulder Run substation was prepared and submitted to the AUC.
- The Project team has continued consultation and communication with landowners and other stakeholders.
- The wind measurement campaign has continued with data collection, storage, and quality control.

**Schedule for Completion**

Below is a summary of the current Project schedule with the expected AUC substation application approval:

Milestone	Date
AUC Substation Permit –Application Submission	Q3 2016
AUC Substation Permit Approval	Q2 2017
Commencement of Construction	Q4 2017
Commercial Operation	Q3 2018

WPWP remains committed to building the Project and beginning operation of the Project as quickly as possible

If you have any questions or require any additional information, you may contact Marc Stachiw at 403-266-5635 or Stewart Duncan at 403-264-1633.

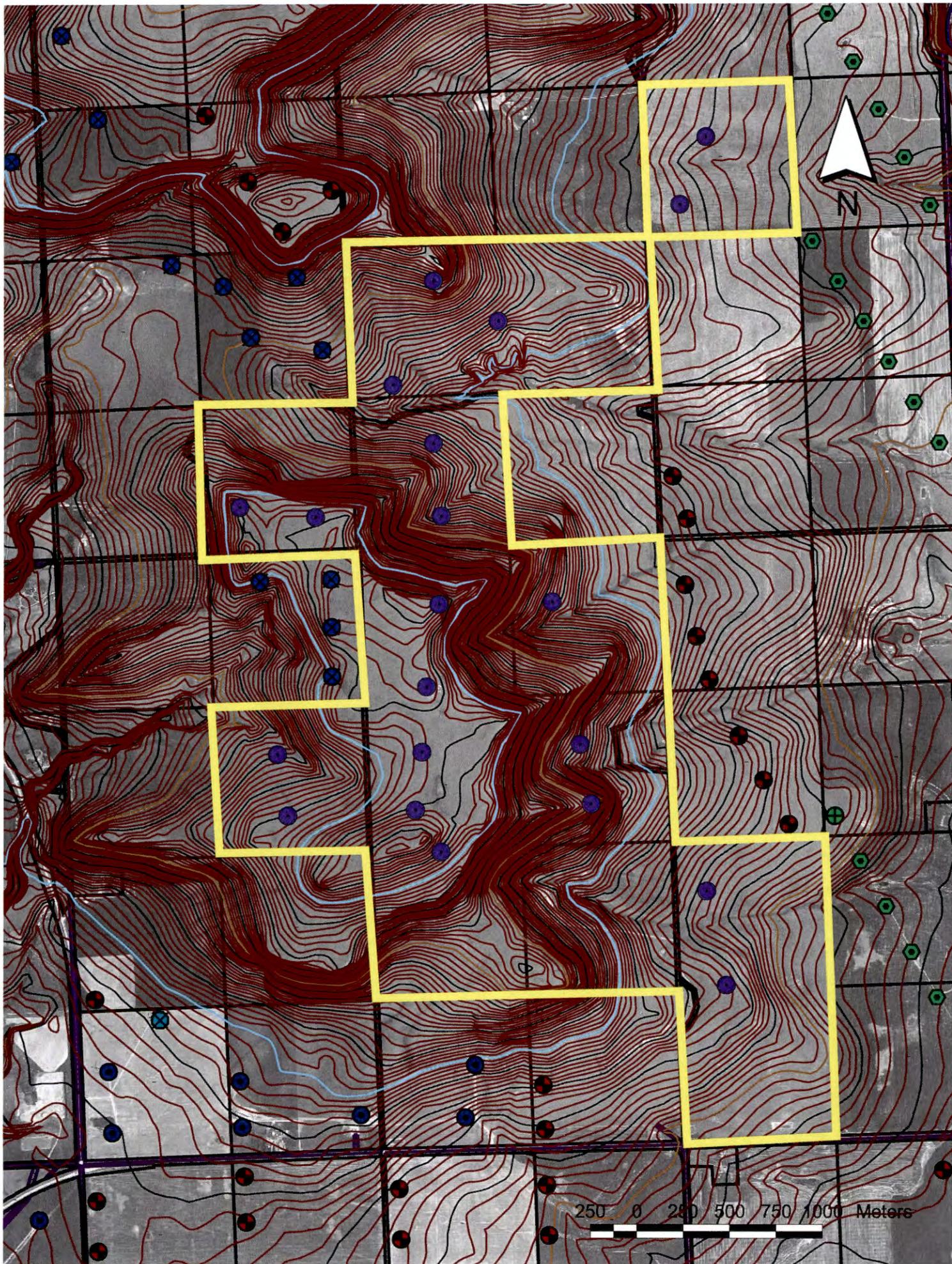
Sincerely,



Marc Stachiw  
Director  
Windy Point Wind Park Ltd.



Stewart Duncan  
Director  
Windy Point Wind Park Ltd.



## MD OF PINCHER CREEK

September 28, 2016

---

TO: Municipal Planning Commission  
 FROM: Roland Milligan  
 SUBJECT: Welsch Wind Farm – Permit Timeline Suspension Request  
 Development Permits No. 2010-41 through 2010-53

---

**1. Applicant**

- Enercon Canada Inc. operating as Welsch Wind Power Inc. (WWPI).

**2. Background/Comment**

- The MD issued the required development permits for the Welsch Wind Farm (the Project) in July of 2010 (Permits 2010-41 through 2010-53).
- Due to delays in the Southern Alberta Transmission Reinforcement (SATR) development and construction, the then developer, Eolectric, had requested and received two timeline suspensions for the project.
- The first, for two years to July 30, 2014, a second suspension to December 31, 2015 to coincide with a concurrent AUC approval.
- The project was acquired by WWPI (the Applicant) in May of 2015.
- WWPI then made a third request to have the timeline suspended again to coincide with the project's AUC approval at the time.
- A third approval from the MPC was granted in November of 2015 until December 31, 2016.
- In March of 2016 the applicant received approval from the MPC to amend the turbines being used for the project. The proposed turbine change reduced the number of turbines in the project from 26 to 18. A revised configuration map is enclosed.
- The MD received the enclosed letter (Enclosure No. 1) from WWPI, dated August 29, 2016, requesting a further time line suspension.

**Discussion**

- WWPI is requesting that the MPC grant a timeline suspension under Section 51.19 (d) of the LUB.
- This request is in front of MPC for the following reason:

*53.19 A Category 3 WECS development permit shall have a maximum five (5) year development time line as outlined in subsections (a), (b) and (c) below.*

*(a) Commencement of construction shall occur within two (2) years of the issuance of the development permit. A time extension as described in (c) or a timeline suspension as described in (d) must be applied for prior to the expiration of the two (2) year commencement of construction period;*

*(d) The MPC may consider suspending the five (5) year timeline described above in cases where a development hardship is proven to the satisfaction of MPC. The MPC shall specify the duration of any timeline suspension as part of the approval.*

The applicant states in their letter the following reasons for the request.

1. WWPI sought an extension to the substation and power plant permits of the Project through a time extension application with the AUC (enclosed) to allow for construction completion of the Project. The AUC notified WWPI that updated environmental studies and AEP sign off were required prior to AUC approving extension to the substation and power plant permits. WWPI is currently undertaking the required environmental studies and expects to complete it by October 31, 2016.
  2. WWPI sought to update the turbine configuration and reduce the number of turbines for the Project from twenty-six (26) to eighteen (18) turbines. An approval was sought from the MPC of the proposed amendment which was granted on March 11, 2016. The MPC also required WWPI to amend relevant permits to reflect the removal of turbines from the Project (enclosed). Subsequently, WWPI informed the AUC of the proposed amendment and the AUC noted that the Project needed to undertake Noise Impact Assessment (NIA) and Participant Involvement Program (PIP) prior to submitting an application for amendment (enclosed).
  3. WWPI is currently undertaking the steps to prepare an amendment to the AUC permits and expects to submit the application for time extension and amendment to the AUC by October 31, 2016. Until the AUC approves the amendment and extension, which is expected to be in the first half of 2017, the design, engineering and procurement activities to enable start of construction are on hold. This timeline prevents WWPI from starting construction within the validity of the Development Permit and thus constitutes a significant development hardship for the Project.
- WWPI has supplied an updated Schedule for Completion for the project, with the commencement of construction in Q3 2017 and commercial operation in Q4 2018.

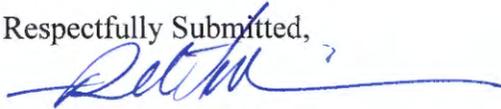
### Recommendation

That the Municipal Planning Commission review the information submitted and grant the applicant's request pursuant to Section 53.19(d) of the LUB, and grant a two (2) year suspension to the development timeline for Development Permits No. 2010-41 through 2010-53, for the Welsch Wind Farm, from December 31, 2016 to December 31, 2018.

### 3. Enclosures

Supporting Documents:

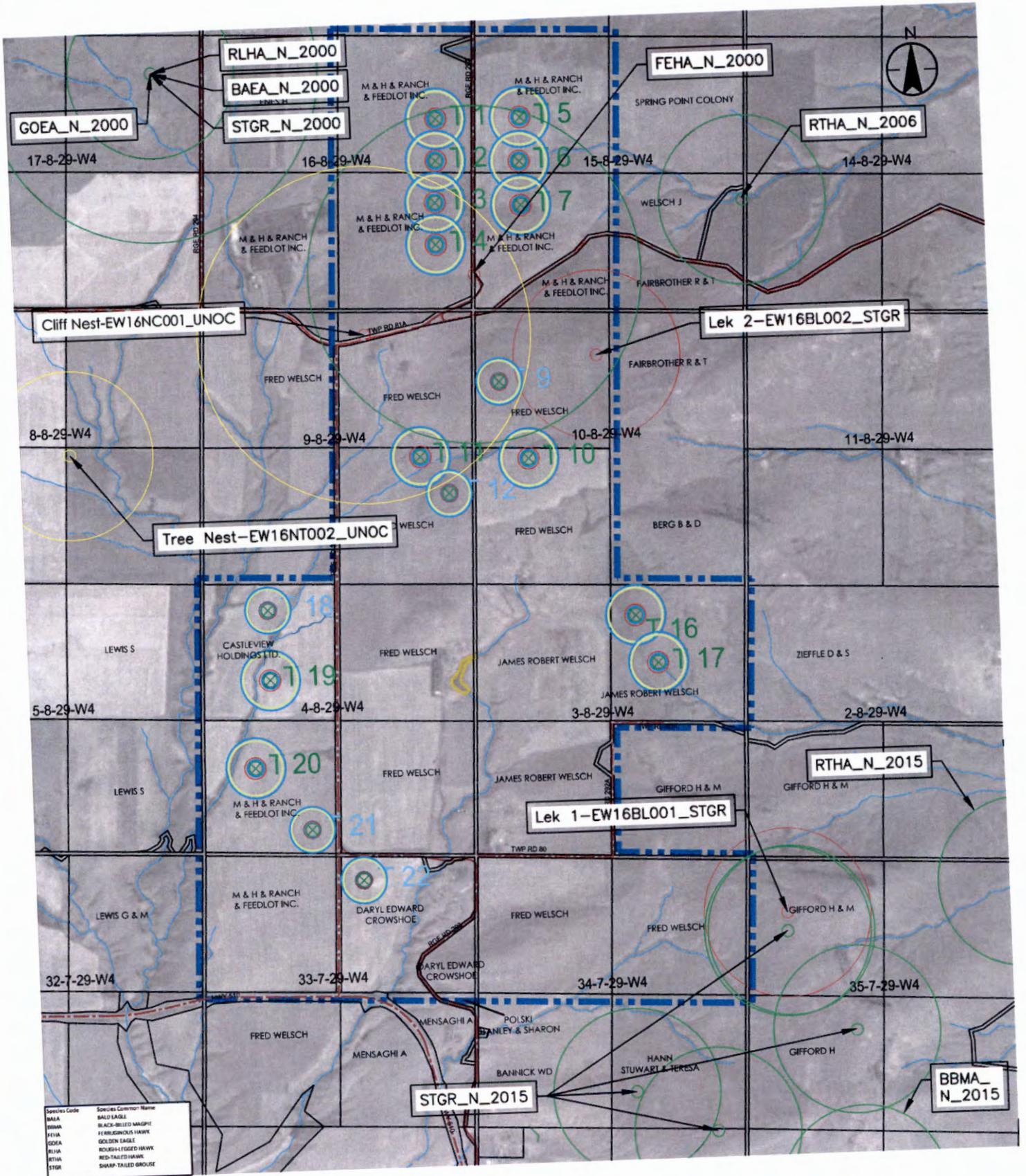
Respectfully Submitted,



Roland Milligan

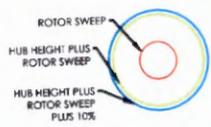
Reviewed by: Wendy Kay, CAO

*W. Kay* September 29, 2016



Species Code	Species Common Name
BAA	BALD EAGLE
BLK	BLACK-BELLIED MAGPIE
FEH	FERRUGINOUS HAWK
GOE	GOLDEN EAGLE
RLH	ROUND-BILLED HAWK
RTW	RED-TAILED HAWK
STG	SHARP-TAILED GROUSE

- LEGEND:**
- E-176 EP4 99m TURBINE LOCATION
  - E-101 E2 74m TURBINE LOCATION
  - WIND FARM BOUNDARY
  - CONFIRMED
  - UNOCCUPIED
  - PWMS DATA



WELSCH WINDFARM | FIGURE B.1  
**OPTION B**  
**STGR SURVEYS**

NTS  
**Stantec**  
112947600  
August 23, 2016

PREPARED FOR: ENERCON CANADA LTD.

U:\112947601\Drawings\Sheet\_Plans\Figures\47600\_Options\_20160823.dwg



Hassan Shahriar  
Sr. Commercial Manager, Ontario  
Telephone: (416)572 8912  
Email: hassan.shahriar@enercon.de

By email

August 29<sup>th</sup> 2016

Roland Milligan  
Director of Development and Community Services  
M.D. Pincher Creek #9  
P.O. Box 279  
Pincher Creek, Alberta, T0K 1W0

**Re: Welsch Wind Farm Development Permit Time Line Suspension – Nos. 2010-41 through 2010-53 (the “Development Permits”)**

Dear Mr. Milligan:

The Welsch Wind Farm (the “Project”) is currently being developed by Welsch Wind Power Inc. (“WWPI”), a wholly owned subsidiary of ENERCON GmbH (“ENERCON”). The Project’s Development Permit [Nos. 2010-41 through 2010-53] was approved in 2010. Subsequently, the Project was granted by the Municipal Planning Commission (“MPC”) a two year suspension in 2012, a one year extension in 2014 and a one year suspension in 2015 for various development hardships faced by the Project over the years. The current validity of the Development Permit is December 31, 2016 (enclosed).

**Request for Time Line Suspension under LUB-1104-08 Section 53.19(d)**

WWPI hereby requests that the MPC grant a suspension of the five-year development time line by one (1) year to December 31, 2017, as described under Section 53.19(d), in light of ongoing development hardship faced by WWPI.

**Reasons for Requested Suspension**

WWPI sought an extension to the substation and power plant permits of the Project through a time extension application with the AUC (enclosed) to allow for construction completion of the Project. The AUC notified WWPI that updated environmental studies and AEP sign off were required prior to AUC approving extension to the substation and power plant permits. WWPI is currently undertaking the required environmental studies and expects to complete it by October 31, 2016.

Additionally, WWPI sought to update the turbine configuration and reduce the number of turbines for the Project from twenty-six (26) to eighteen (18) turbines. An approval was sought from the MPC of the proposed amendment which was granted on March 11, 2016. The MPC also required WWPI to amend relevant permits to reflect the removal of turbines from the Project (enclosed). Subsequently, WWPI informed the AUC of the proposed amendment and the AUC noted that the Project needed to



undertake Noise Impact Assessment (NIA) and Participant Involvement Program (PIP) prior to submitting an application for amendment (enclosed).

WWPI is currently undertaking the steps to prepare an amendment to the AUC permits and expects to submit the application for time extension and amendment to the AUC by October 31, 2016. Until the AUC approves the amendment and extension, which is expected to be in the first half of 2017, the design, engineering and procurement activities to enable start of construction are on hold. This timeline prevents WWPI from starting construction within the validity of the Development Permit and thus constitutes a significant development hardship for the Project.

**Project Progress to Date**

Notwithstanding the delays faced by the Project, progress has been made on multiple fronts since the MPC’s approval of a suspension dated November 9, 2015. These include:

- Completion of biological studies for winter, spring and summer seasons at the Project site;
- Completion of NIA for reduced number of turbines with alternate configuration;
- Completion of shadow flicker analysis and visual simulations at receptors;
- Completion of Stage 2 of the Connection Process for the Project;
- Funding of Stage 3&4 of the Connection Process and commencement of Stage 3;
- Start of PIP for amendment application;

**Provisional Development and Construction Schedule**

Below is a summary of the major development and construction milestones and their projected timelines.

Milestone	Date
Alberta Environment and Parks (AEP) consultation and approval	Q4 2016
Application for time extension and amendment to AUC	Q4 2016
Design and engineering and procurement activities	Q2 2017
Commencement of Construction	Q3 2017
Completion of Construction	Q3 2018
Commercial operation	Q4 2018

**About ENERCON**

ENERCON through WWPI is committed to building the Welsch Wind Farm as the Project represents the first wholly owned wind project for ENERCON in Canada.

Founded in Germany in 1984, ENERCON is a global leader in the design and manufacture of wind turbines. ENERCON is internationally recognised for the reliability and performance of its direct drive turbines, its high standards of manufacturing, and its long term service agreements. ENERCON has installed over 24 000 turbines globally representing more than 37 GW of installed capacity.

ENERCON Canada Inc. has been present in the Canadian market since 2001. With over 500 employees, offices in Montréal, Toronto and Dartmouth, service stations coast to coast and production facilities in Québec and Ontario, it is Canada’s largest direct employer in the wind industry. With a Canadian installed capacity of 2,000 MW, ENERCON Canada Inc. is a market leader in



wind energy. It is also a leader in off-grid, mining, and extreme cold applications with operational projects at the Diavik Diamond Mine in the North West Territories and at the Raglan Mine in Quebec.

Should you have any questions pertaining to the project or require additional information for the suspension request, please contact the undersigned.

Kind Regards,  
**ENERCON Canada Inc.**

A handwritten signature in blue ink, appearing to read "H. Shahriar", is written over a horizontal line.

Per: Hassan Shahriar, Sr. Commercial Manager

encl. M.D. of Pincher Creek letter: Development Permit Timeline Suspension  
Application-21483-A002\_0008: Application to AUC for time extension  
M.D. of Pincher Creek letter: MPC approval of Welsch Wind Farm turbine change  
AUC letter to WWPI: Potential turbine changes



**Alberta Utilities Commission**  
**General information**

Registration date      April 05, 2016      Status      Active      Application      21483-A002

The applicant certifies that the information provided here and in all supporting documentation is correct and in accordance with all regulatory requirements or as directed by the Alberta Utilities Commission.

---

**Applicant information**

**Primary applicant**

Applicant name	Welsch Wind Power Inc	
Primary contact	Hassan Shahriar	Secondary contact
Email	hassan.shahriar@enercon.de	Email
Telephone	(416) 572-8912	Telephone
Mailing address		

---

**Application**

Functional group	Electric facilities
Application category	Transmission lines and substations
Application type	Transmission stipulation
Application type description	A request for approval of a time extension for the completion of construction, alteration or connection of an electric transmission line or substation under Section 19 of the Hydro and Electric Energy Act.

---

**Application description**

Time extension request for the Approval no. U2014-445 and Permit & Licence no. U2014-446 for the Welsch Wind Farm pursuant to section 18.2 Hydro and Electric Energy Regulation and 19.1 of the Hydro and Electric Energy Act.
--

Description for notice of application

--

Legislation

Legislation section

AUC rule



July 20, 2016

Welsch Wind Power Inc.  
145 Berkeley Street, Suite 300  
Toronto, Ontario M5A 2X1

Attention: Hassan Shahriar

**Welsch Wind Power Inc.  
Welsch Wind Farm Project Time Extension to Complete Construction  
Proceeding 21483  
Applications 21483-A001 and 21483-A002**

**Potential turbine changes**

1. On July 7, 2016, the Alberta Utilities Commission received an email<sup>1</sup> that stated Welsch Wind Power Inc. (Welsch) was evaluating a change in turbine type for the Welsch Wind Farm Project.
2. The Commission wishes to inform you that should Welsch request an amendment to its current power plant approval for a different type of wind turbine than the one approved, Welsch must submit an updated noise impact assessment as part of its amendment application and have included in its participant involvement program information about the proposed changes to the Welsch Wind Farm Project.
3. Should you have any questions, please contact the undersigned at 403-592-4370 or by email at [taylor.mccusker@auc.ab.ca](mailto:taylor.mccusker@auc.ab.ca).

Sincerely yours,

Taylor McCusker, EIT  
Engineer  
Facilities Division

---

<sup>1</sup> Exhibit 21483-X0011, Welsch email to AUC.



P.O. BOX 279  
PINCHER CREEK, ALBERTA  
T0K 1W0  
phone 627-3130 • fax 627-5070  
email: [info@mdpincercreek.ab.ca](mailto:info@mdpincercreek.ab.ca)  
[www.mdpincercreek.ab.ca](http://www.mdpincercreek.ab.ca)

November 9, 2015

Sent Via Email: [hassan.shahriar@enercon.de](mailto:hassan.shahriar@enercon.de)

Hassan Shahriar  
Commercial Manager, Ontario  
Enercon Canada Inc.  
145 Berkeley Street  
Suite 300  
Toronto, ON M5A 1P9

Dear Mr. Shahriar:

**Re: Welsch Wind Farm Development Permit Time Line Suspension – Nos. 2010-41 through 2010-53 (the “Development Permit”).**

This is to advise that the Municipal Planning Commission (MPC), at their meeting held Tuesday, November 3, 2015, received your letter dated October 29, 2015, regarding the Welsch Wind Farm Development Permit Time Line Suspension request.

After review of the information submitted, the MPC passed the following Resolution:

*Moved that the Municipal Planning Commission grant the applicant's request and extend the validity of Development Permits No. 2010-41 through 2010-53, for the Welsch Wind Farm, from December 31, 2014 to December 31, 2016, to coincide with the Alberta Utilities Commission approval for the project*

Please do not hesitate to contact us if further information is required.

Regards,

Roland Milligan  
Director of Development and Community Services



P.O. BOX 279  
PINCHER CREEK, ALBERTA  
T0K 1W0  
phone 627-3130 • fax 627-5070  
email: info@mdpincercreek.ab.ca  
www.mdpincercreek.ab.ca

March 11, 2016

Hassan Shahriar, Senior Commercial Manager  
ENERCON Canada Inc.  
145 Berkeley Street, Suite 300  
Toronto, ON M5A 2X1

Dear Mr. Shahriar:

Reference: Municipal Planning Commission (“MPC”) opinion on potential turbine changes for the Welsch wind farm in order to reduce impact

This is to advise that the Municipal Planning Commission, at their regular meeting held March 1, 2016, discussed your letter, dated February 23, 2016, with accompanying background information, regarding the consideration to change turbine types for the Welsch Wind Project.

Please be advised that the following resolution was passed:

*“Moved that the report from the Director of Development and Community Services, dated February 24, 2016, regarding Developer Questions Regarding Changes to DPs No. 2010-41 through 2010-53, be received;*

*And that after review of the information provided, Municipal Planning Commission determines that the configuration described as Option A, reduces the impact of the project in such a manner that the MPC deems the proposal to have minimal impact and therefore does not require the developer to go through a new permit application process;*

*And further that any permits associated with the turbines removed from the project be amended to reflect the said removal of those turbines from the project”.*

This is provided for your information.

Regards,

Roland Milligan  
Director of Development and Community Services