

**Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION**

April 4, 2017

6:30 pm

Agenda

- 1. Adoption of Agenda**
- 2. Minutes**
 - a. Minutes of March 7, 2017
- 3. In Camera**
- 4. Unfinished Business**
- 5. Development Permit Applications**
 - a. Development Permit Application No. 2017-06
Stantec Consulting on behalf of ENEL Green Power
Installation of 35m Meteorological Tower
SE 8-7-29 W4M
 - b. Development Permit Application No. 2017-07
Stantec Consulting on behalf of ENEL Green Power
Installation of 35m Meteorological Tower
SW 7-7-29 W4M
 - c. Development Permit Application No. 2017-08
Stantec Consulting on behalf of ENEL Green Power
Installation of 35m Meteorological Tower
Lot 2, Block 1, Plan 9911860; SE 18-7-29 W4M
 - d. Development Permit Application No. 2017-09
Clem Geo-Energy Corporation
Installation of 61m Meteorological Tower
SW 23-6-1 W5M
 - e. Development Permit Application No. 2017-12
David and Bonnie Dingreville
Secondary Farm Residence
Ptn. SE 15-7-29 W4M
- 6. Development Reports**
 - a. Development Officer's Report
- Report for the month of March 2017
- 7. Correspondence**
- 8. New Business**

9. Next Regular Meeting – May 2, 2017; 6:30 pm

10. Adjournment

10. **ADJOURNMENT**

Reeve Brian Hammond

17/30

Moved that the meeting adjourn, the time being 7:07 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

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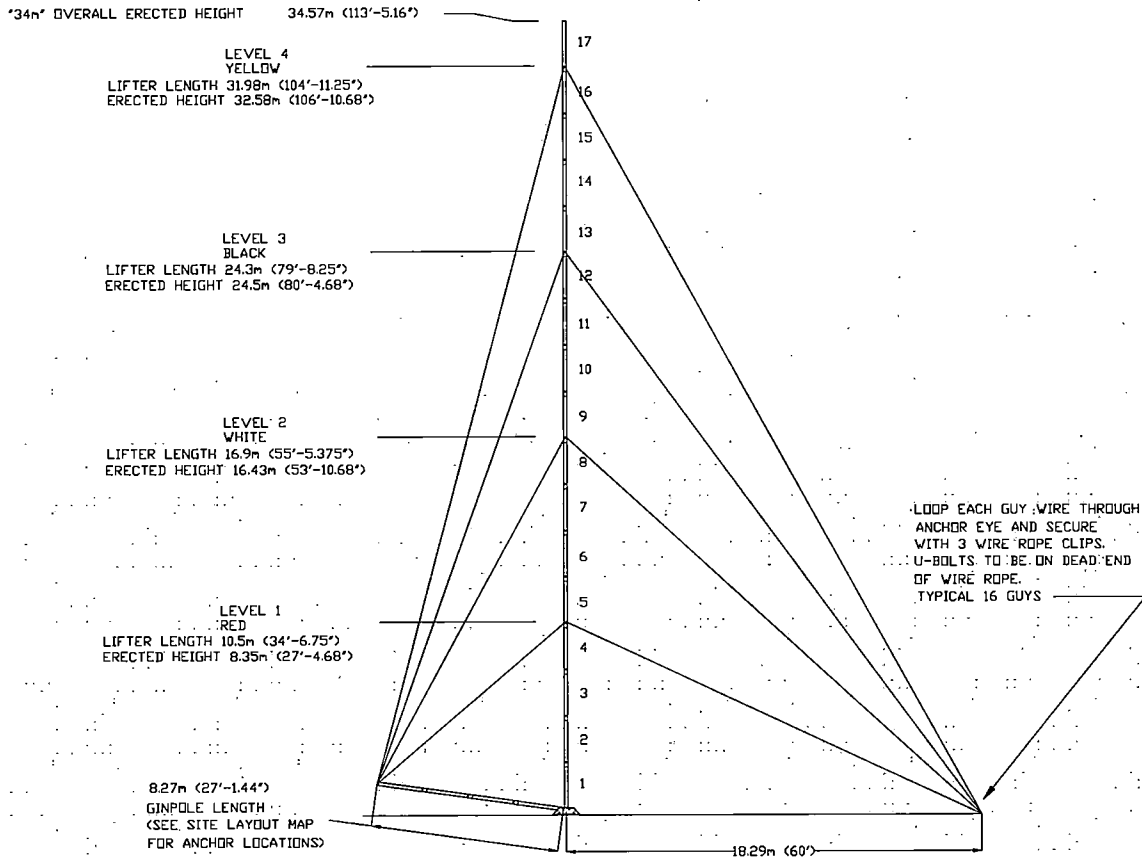
Appendix A: 34 m Tall Tower Dimensions

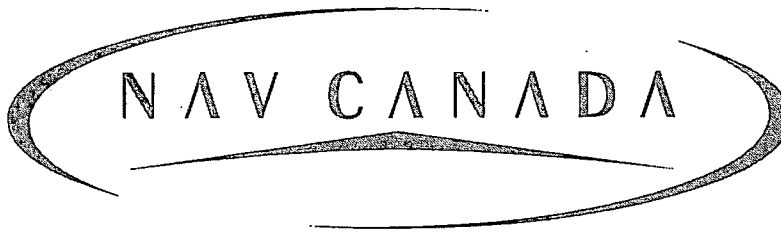
Tower Layout

TUBE SPECS (in order of assembly):

Tower:
 Base Tube (with pivot pin hole) 6" ϕ x 87'L (1 tube)
 Plain Tubes 6" ϕ x 87'L (16 tubes)

Gin Pole:
 Base Tube (with pivot pin hole) 6" ϕ x 87'L (1 tube)
 Plain Tubes 6" ϕ x 87'L (2 tubes)
 Top Tube (with rocker pin hole) 6" ϕ x 87'L (1 tube)





February 14, 2017

Your file
Riverview Wind Project
Our file
16-2972

Ms. Anicia Soares
Enel Alberta Wind Inc.
1111 Deer Avenue
Pincher Creek, AB
T0K 1W0

RE: Misc.: Multiple Bat Towers - Pincher Creek, AB

(See attached spreadsheet)

Ms. Soares,

We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted.

Please be advised that NAV CANADA will require turbine specifications (dimensions, material, locations) if construction is to begin in this area, as turbines will require a separate assessment.

NAV CANADA does not require notification of construction; however, if you should decide not to proceed with this project, please advise us accordingly so that we may formally close the file. If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, Industry Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Industry Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.

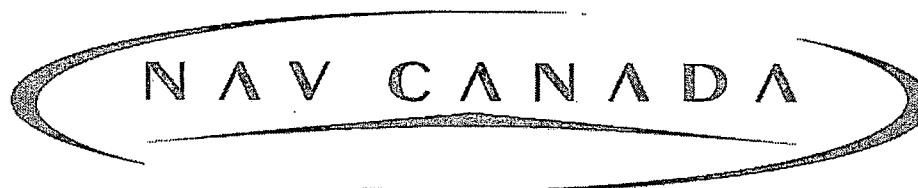
Yours truly,

A handwritten signature in black ink, appearing to read "Gheorghe Adamache".

Gheorghe Adamache | NAV CANADA

Manager - AIM IFP Service Delivery

cc NOPR - Northern and Prairie Region, Transport Canada (2016-881/882/883)
 CPR8 - PINCHER CREEK (HOSPITAL)(HELI)
 CZPC - PINCHER CREEK



Z-LDU-100 Version 16.10

Information						Upon completion		
Name	LAT dd mm ss.ss	LONG -ddd mm ss.ss	Ground Elevation (Feet)	Structure Height (Feet)	Total Height (Feet)	Lighted Y/N	Painted Y/N	Construction Date
Example 1	60 39 16.5912	-110 36 14.0134	2162.5000	463.0000	2625.5000	Y	N	15-Jun-16
Bat Tower 2	49 32 24.181	-113 53 31.905	3678.1496	113.4186	3791.5682			
Bat Tower 3	49 32 23.203	-113 55 21.638	3845.8005	113.4186	3959.2191			
Bat Tower 4	49 33 38.137	-113 54 48.721	3758.2021	113.4186	3871.6207			

MD OF PINCHER CREEK

March 27, 2017

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2017-07

1. Application Information

Applicant: Stantec Consulting on behalf of ENEL Green Power
Location SW 7-7-29 W4M
Division: 4
Size of Parcel: 64.7 ha (160 acres)
Zoning: Wind Farm Industrial
Development: 35m Meteorological Tower (MET Tower)

2. Background/Comment/Discussion

- The MD has accepted Development Permit Application No. 2017-07 for the installation of a 35m MET tower to monitor weather and bat activity on the above noted parcel of land.
- The purpose of the tower is to monitor weather and bat activity within the project boundary for the proposed Riverview Wind Farm.
- The MET tower will be painted red and white with bird diverters installed on the guywires.
- To limit access and to address safety concerns, barbwire fence will be installed around the tower bases and the guywire anchors.
- This application is in front of the MPC because:
 - Within the Wind Farm Industrial Land Use District, MET Tower is a discretionary use.
- The application is signed by the landowner, providing consent to the proposed project.
- The MET tower is within the areas for the proposed Riverview Wind Project.
- The site layout and standard footprint of the MET tower is enclosed.
- NAV Canada has responded that they have no objection to the project.
- Transport Canada has assessed the project as well.
- The application was circulated to the adjacent landowner (the Town of Pincher Creek). At the time of preparing this report, no response was received.
- Setbacks from property boundaries are met.
- MET towers have generally been issued as temporary permits in the past. They are taken down when sufficient project data has been obtained, the site is abandoned, or the project construction begins.
- The applicant is requesting a six (6) year timeline for the tower.

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February 14, 2017

Your file
Riverview Wind Project
Our file
16-2972

Ms. Anicia Soares
Enel Alberta Wind Inc.
1111 Deer Avenue
Pincher Creek, AB
T0K 1W0

RE: Misc.: Multiple Bat Towers - Pincher Creek, AB

(See attached spreadsheet)

Ms. Soares,

We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted.

Please be advised that NAV CANADA will require turbine specifications (dimensions, material, locations) if construction is to begin in this area, as turbines will require a separate assessment.

NAV CANADA does not require notification of construction; however, if you should decide not to proceed with this project, please advise us accordingly so that we may formally close the file. If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, Industry Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Industry Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.

Yours truly,

A handwritten signature in black ink, appearing to read "Gheorghe Adamache".

Gheorghe Adamache | NAV CANADA
Manager - AIM IFP Service Delivery

cc NOPR - Northern and Prairie Region, Transport Canada (2016-881/882/883)
CPR8 - PINCHER CREEK (HOSPITAL)(HELI)
CZPC - PINCHER CREEK

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MD OF PINCHER CREEK

March 27, 2017

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2017-09

1. Application Information

Applicant: Clem Geo-Energy Corporation
Location: SW 23-6-1 W5M
Division: 3
Size of Parcel: 64.7 ha (160 acres)
Zoning: Agriculture
Development: 61m Meteorological Tower (MET Tower)

2. Background/Comment/Discussion

- The MD has accepted Development Permit Application No. 2017-09 for the installation of a 61m MET tower to monitor winds on the above noted parcel of land.
- The purpose for the tower is to evaluate the wind regime at the site.
- The MET tower will be painted red and white.
- To limit access and to address safety concerns, barbwire fence will be installed around the tower bases and the guywire anchors.
- This application is in front of the MPC because:
 - Within the Agricultural Land Use District, MET Tower is a discretionary use.
- The application is signed by the landowner, providing consent to the proposed project.
- 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. No final approvals have been received as of the time this report was prepared. A condition that the applicant provide the approvals prior to construction will be required on the approval.
- The application was circulated to the adjacent landowners. At the time of preparing this report, one verbal response was received, stating no objections.
- Setbacks from property boundaries are met.
- MET towers have generally been issued as temporary permits in the past. They are taken down when sufficient project data has been obtained, the site is abandoned, or the project construction begins.
- The applicant is requesting a five (5) year timeline for the tower.



2.5'



Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2017-12, for the placement of a Secondary Farm Residence, be received;

And that Development Permit Application No. 2017-12, 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 placement of the Secondary Farm Residence, the applicant forward final house plans to the Development Authority, to be attached to and form part of this permit.
3. Should the Secondary Farm Residence be a Manufactured Home, 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.
4. Should the Secondary Farm Residence be a Manufactured Home, 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.

Recommendation No. 2:

That Development Permit Application No. 2017-12 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2017-12 be denied, with reasons provided.

[REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

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