

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
September 4, 2018
6:30 pm
Agenda

1. Adoption of Agenda

2. Minutes

- a. Meeting Minutes of July 3, 2018
- b. Special Meeting Minutes of August 1, 2018

3. In Camera

4. Unfinished Business

- a. Development Permit Application Nos. 2018-31 through 2018-46
Riverview Wind Power Plant (28 Category 3 WECS)
- b. Development Permit Application Nos. 2018-49 through 2018-52
Castle Rock Ridge Phase II Wind Power Plant (7 Category 3 WECS)

5. Development Permit Applications

- a. Development Permit Application No. 2018-64
Patrick Neumann and Sue Leong-Neumann
Lot B, Plan 5216FR; Hamlet of Lowland Heights
Single Detached Residence – Rear Yard Setback Variance Request
- b. Development Permit Application Nos. 2018-67 through 2018-74
Windy Point Wind Park (20 Category 3 WECS)
(This Application is a separate package)

6. Development Reports

- a. Development Officer's Reports
 - Report for the month of July 2018
 - Report for the month of August 2018

7. Correspondence

8. New Business

9. Next Regular Meeting – October 2, 2018; 6:30 pm

10. Adjournment

MD OF PINCHER CREEK

August 29, 2018

TO: Municipal Planning Commission
 FROM: Roland Milligan, Director of Development and Community Services
 SUBJECT: Development Permit Applications No. 2018-31 through 2018-46

1. Application Information

Applicant: Riverview, L.P. c/o Enel Alberta Wind Inc.

Permit Application No., Landowner, and Land Location

DP No.	Land Location – Parcel (Owner)	Proposed Development Numbers Match Latest from Developer
2018-31	NW 7-7-29 W4M (Earl Higginbotham)	T2
2018-32	SW 7-7-29 W4M (Higginbotham Farms Ltd.)	T3, T4, and T5
2018-33	Lot 2, Block 1, Plan 851 1150 (Higginbotham Farms Ltd.)	T6 and T9
2018-34	NE 18-7-29 W4M (Higginbotham Farms Ltd.)	T10, T11 and T12
2018-35	Lot 2, Blk. 1, Plan 991 1860 (Higginbotham Farms Ltd.)	T13 and T14
2018-36	NE 7-7-29 W4M (Earl Higginbotham)	T16
2018-37	SE 7-7-29 W4M (Higginbotham Farms Ltd.)	T17, T18 and T19
2018-38	NW 8-7-29 W4M (Higginbotham Farms Ltd.)	T25 and T26
2018-39	SW 8-7-29 W4M (Higginbotham Farms Ltd.)	T27 and T28
2018-40	NW 5-7-29 W4M (Town of Pincher Creek)	T20, T29 and T30
2018-42	SE 8-7-29 W4M (Higginbotham Farms Ltd.)	T35 and T36
2018-43	NW 7-7-29 W4M (Earl Higginbotham)	T39
2018-44	Lot 1, Blk. 1, Plan 991 1858 (Earl Higginbotham)	T1
2018-45	SW 5-7-29 W4M (Town of Pincher Creek)	T22
2018-46	NE 5-7-29 W4M (Town of Pincher Creek)	T38

Division: 4
Zoning: Wind Farm Industrial - WFI
Development: Riverview Wind Power Plant (28 Category 3 WECS)

2. Background/Comment

- The applicant is submitting Development Permit Applications 2018-31 through 2018-46 for the Riverview Wind Power Plant (the Project).
- The project lands were rezoned to Wind Farm Industrial in 2011. The rezoning required two bylaws, 1215-11 (August 2011) and 1218-11 (December 2011), to incorporate the Town of Pincher Creek lands.

PRIOR TO MAKING A DECISION ON A DEVELOPMENT APPLICATION FOR A WECS, THE DEVELOPER SHALL PROVIDE COPIES OF APPROPRIATE REPORTS, COMMENTS AND REQUESTS FOR APPROVALS FROM THE FOLLOWING:

Transport Canada

Appendix H, (No response at the time of preparing this report)

NAV Canada

Appendix G, NAV Canada Submission

Submitted to NAV Canada on May 30, 2018

(Will require approval as condition of Permits)

Alberta Culture and Tourism (Formerly Alberta Culture and Community Spirit)

Appendix E, February 13, 2015, Letter from Culture and Community Spirit granting permission to proceed on some of the original turbine locations.

There has been a further application submitted to Alberta Culture and Tourism and a response is pending.

Alberta Environment and Parks (Formerly Alberta Environment)

Appendix D, AEP letter dated May 17, 2018

Appendix O, Enel Environmental Protection Plan

Alberta Transportation

Appendix I, Roadside Development Permits, Permissions for use of existing accesses (temporary basis), Permission to construct new access (SE 7-7-29 W4M)

Alberta Electric System Operator (AESO)

Appendix F, Interconnection Documents

M.D. of Pincher Creek No. 9 Utility Permit

No applications at this time. Utility Permits will be required for any MD road crossings prior to commencement of construction.

STARS

Appendix Q, STARS consultation is underway.

CANADIAN PACIFIC RAILWAY

Although the CPR is not on the list of departments, agencies or entities that are required to be circulated to, as a landowner within 2km of the project, the MD circulated the project information for comment.

The MD received an email from CPR on July 23, 2018, asking that the proper setback distances have been incorporated in the development. The CPR specifically asked that the turbines be located just outside fall down distance from their right-of-way. Turbine No, T39, within the NW 7-29 W4M, is the closest turbine to CPR lands, and is 150m away. Meeting the CPR request. The MD requirement is 40m from a railway R/W.

SETBACK

- A number of the proposed turbine locations do not meet the setback requirements as outlined within the Land Use Bylaw.
- Below is a list of the setback requirements for Category 3 WECS.

Section 53.24:

The minimum setbacks related to undeveloped or developed municipal roadways measured from the tower base shall be the total height (as defined in this section) plus ten (10) percent.

Section 53.27:

Where adjacent properties (inside the wind farm boundary) are located without a road allowance separation, the setback from the property line shall be 7.5m (24.6 ft.) from outside of the rotor arc.

Section 53.28:

Where adjacent properties (outside the wind farm boundary) are located without a road allowance separation, the setback to the property line measured from the tower base shall be no less than the total height (as defined in this section) plus ten (10) percent unless a caveat is registered on title, in which case a waiver may be granted.

- Pursuant to Section 53.24, the 150m tall turbines are required to be 165m from a developed or undeveloped road allowance.
- Pursuant to Section 53.27, the 150m tall turbines are required to be 75.5m from an adjacent property within the wind farm.
- Pursuant to Section 53.28, the 150m tall turbines are required to be 165m from an adjacent property outside the windfarm boundary.

On the following page is Table 2 from the applicant's report. This details the waivers being requested and the reasons why.

3. Enclosures

Supporting Documents:

ENCLOSURE No. 1 Permit Application Nos. 2018-31 through 2018-46 and supporting documents

ENCLOSURE No. 2 August 1, 2018, Public Meeting Notes

ENCLOSURE No. 3. Permanent Meteorological Tower Information

ENCLOSURE No. 4 2018-08-09 - Letter from Enel – Follow up to Public Meeting Concerns

ENCLOSURE No. 5 2018-08-20 - Letter from Schultz – Fire Suppression Systems Concerns

Re

Roland Milligan

Revi

Interim CAO:

August 30, 2108

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-31 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. Prior to the commencement of construction, an easement shall be registered on the title of the affected lands, NE 12-7-30 W4M, pursuant to Section 53.26(a). The developer is required to supply a copy of the title for the affected lands, to show that the easement has been registered.
9. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant shall comply with all specifications declared in Development Permit Application No. 2018-32 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. Prior to the commencement of construction, an easement shall be registered on the title of the affected lands, SE 12-7-30 W4M, pursuant to Section 53.26(a). The developer is required to supply a copy of the title for the affected lands, to show that the easement has been registered.
9. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-34 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. Prior to the commencement of construction, an easement shall be registered on the titles of the affected lands, Block 2, Plan 911 0052 (within NW 19-7-29 W4M), Block 3, Plan 911 0052 (within NE 19-7-29 W4M), and SW 19-7-29 W4M, pursuant to Section 53.26(a). The developer is required to supply a copy of the title for the affected lands, to show that the easement has been registered.
9. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Waiver(s):

1. That a 107.3 metre (65%) Setback Distance Waiver be granted for Turbine No. T10 from the adjacent property boundary to the north, from the minimum 165 metre required setback, for a Setback Distance of 57.7 metres from the north property boundary.

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-35 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-37 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Waiver(s):

1. That a 67.1 metre (89%) Setback Distance Waiver be granted for Turbine No. T17 from the adjacent property boundary to the north, from the minimum 75.5 metre required setback, for a Setback Distance of 8.43 metres from the adjacent property boundary.

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-38 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Waiver(s):

1. That a 70.6 metre (94%) Setback Distance Waiver be granted for Turbine No. T26 from the adjacent property boundary to the south, from the minimum 75.5 metre required setback, for a Setback Distance of 4.9 metres from the adjacent property boundary.

2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-39 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Recommendation

That the Municipal Planning Commission approves Development Permit No. 2018-40, for 3 Category 3 Wind Turbines, Nos. T20, T29, and T30, within NW 5-7-29 W4M, all being part of the Riverview Wind Farm, and grants approval with the following Reason(s), Condition(s), and Waiver(s):

Reason(s):

1. Pursuant to Bylaw No. 1062-02, being the Municipal Development Plan, Policy N(1)(b) and (d), the proposed project is located on lands already designated for industrial development, and is serviced by an existing transmission line.
2. Pursuant to Section 53.26(a) of the LUB, a wind turbine development currently exists the affected lands, Lot 1, Block 1, Plan 851 1150.

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-40 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.
9. To meet the setback requirements of Section 53.27 of the Land Use Bylaw, the developer shall either relocate Turbines No. 29 and 30 or consolidate NW 5-7-29 W4M with NE 5-7-29 W4M by way of a plan prepared by an Alberta Land Surveyor and registered at Land Titles. The developer will forward a copy of the consolidation plan to the Development Authority prior to commencement of construction.

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-42 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. Prior to the commencement of construction, an easement shall be registered on the titles of the affected lands, Lot 1, Block 1, Plan 991 1859, NW 9-7-29 W4M, and SW 9-7-29 W4M, pursuant to Section 53.26(a). The developer is required to supply a copy of the title for the affected lands, to show that the easement has been registered.
9. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Waiver(s):

1. That a 67.5 metre (40%) Setback Distance Waiver be granted for Turbine No. T35 from the adjacent property boundary to the north, from the minimum 165 metre required setback, for a Setback Distance of 102.0 metres from the adjacent property boundary.
2. That a 49.4 metre (30%) Setback Distance Waiver be granted for Turbine No. T37 from the undeveloped road allowance to the east, from the minimum 165 metre required setback, for a Setback Distance of 115.6 metres from the undeveloped road allowance.

3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-43 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. Prior to the commencement of construction, an easement shall be registered on the titles of the affected lands, NW 4-7-29 W4M and SW 4-7-29 W4M (south of Highway No. 3), pursuant to Section 53.26(a). The developer is required to supply a copy of the title for the affected lands, to show that the easement has been registered.
9. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Waiver(s):

1. That a 113.6 metre (69%) Setback Distance Waiver be granted for Turbine No. T39 from the undeveloped road allowance to the west, from the minimum 165 metre required setback, for a Setback Distance of 51.4 metres from the undeveloped road allowance.

and all other required regulatory permit(s), approval(s) and/or condition(s).

3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-44 and all additional Riverview Wind Farm information supplied and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. Prior to the commencement of construction, an easement shall be registered on the title of the affected lands, NE 12-7-30 W4M, pursuant to Section 53.26(a). The developer is required to supply a copy of the title for the affected lands, to show that the easement has been registered.
9. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-45 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-46 and all additional Riverview Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Waiver(s):

1. That a 132.1 metre (80%) Setback Distance Waiver be granted for Turbine No. T38 from the undeveloped road allowance to the east, from the minimum 165 metre required setback, for a Setback Distance of 32.9 metres from the undeveloped road allowance.

5. Noise concerns
The overall noise of the turbines was mentioned.
6. Decrease in Property Value
The potential for a decrease in property value was mentioned.
7. Visual Simulation
The turbines will become an eyesore to the area.
8. Historical value of the land
The historical value of the land, with regards to the First Nations population was mentioned.

Phil Burpee spoke at this time:

- The shadow flicker information was mentioned. The presented data may be conservative to reality of the shadow flicker in the area.
- AUC approval prior to MD approval was mentioned and discussed.
- Lightings on the turbines was mentioned.

Casey Shenton spoke at this time:

- Nav Canada has the jurisdiction of the lighting requirements for the turbines.

Discussion regarding the nightscape of the area occurred.

Turbines 10-14 were discussed further regarding the shadow flicker and the impact to the residents of the Castle View Ridge Estates. The compilation of the data required for the shadow flicker analysis was explained.

The Town of Pincher Creek property was mentioned.

Gord Hemmiger spoke at this time:

- Fire suppression in the turbines itself was mentioned.
- Fire suppression was discussed.

Jim Welsch spoke at this time:

- Will these turbines impact irrigation?
- Irrigation, were regards to the placement of the turbines was discussed.

As no further questions or comments were forthcoming, the meeting was adjourned at 7:27 pm.

ENCLOSURE No. 3

Base Reactions

Total Foundation		Individual Footings	
MOMENT (ft-kips)	2034	UPPER (kips)	131
Torsion (ft-kips)	2.73		

Material List

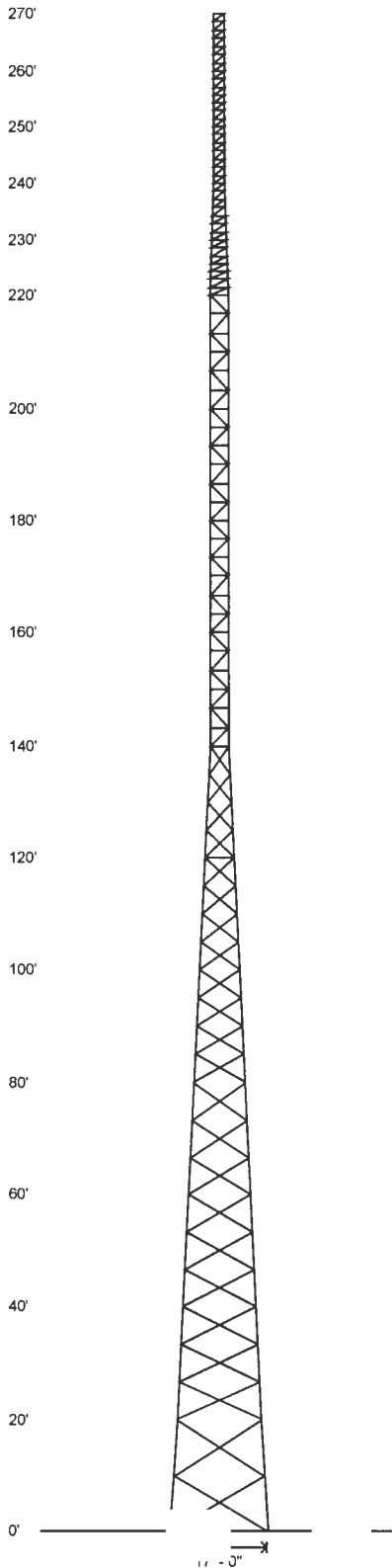
Display	Value
A	5.563 OD X .375
B	L 1 3/4 X 1 3/4 X
C	L 2 X 2 X 1/8


Notes

- 1) All legs are A500 (50 ksi Min. Yield).
- 2) All braces are A572 Grade 50.
- 3) All brace bolts are A325-X.
- 4) The tower model is MET Tower.
- 5) Azimuths are relative (not based on true north).
- 6) Foundation loads shown are maximums.
- 7) (6) 1" dia. F1554 grade 105 anchor bolts per leg. Minimum 35.5" embedment from top of concrete to top of nut.
- 8) All unequal angles are oriented with the short leg vertical.
- 9) Weights shown are estimates. Final weights may vary.
- 10) This tower was designed for a basic wind speed of 90 mph with 0" of radial ice, and 50 mph with 1/4" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class II, Exposure Category C, Topographic Category 1.
- 11) The foundation loads shown are factored loads.

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN

Legs	A	5.563 OD X .258	4.500 OD X .337	2.5 S.R.	2.25 S.R.	2.0 S.R.	1.75 S.R.	1.5 S.R.	1.25 S.R.
Diagonals	3 X 3 X 3/16	L 2 1/2 X 2 1/2 X 3/16	L 2 X 2 X 3/16	1.25 S.R.	1.0 S.R.	1.0 S.R.	0.875 S.R.	0.75 S.R.	0.5 S.R.
Horizontals		NONE		B	C	NONE	P	1.0 S.R.	0.75 S.R.
Brace Bolts	(1) 3/4"	(1) 5/8"							
Top Face Width	15'	13'	11'	7'	9'	5'	3'	2.25'	1.5'
Panel Count/Height	2 @ 10'	9 @ 6.6667'	12 @ 5'	24 @ 3.3333'	1691	1290	1119	940	35 @ 1.4286'
Section Weight	2370	2033	1925	1598	1749	1554	1461	1691	198



	Sabre Communications Corporation 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone (712) 258-6900 Fax (712) 279-0814	Description: 270' S3TL Date: _____ By: _____ Drawn: _____
	<small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small>	Page: 1

Roland Milligan

From: Engel, Victor (EGP North America) <Victor.Engel@enel.com>
Sent: Thursday, August 9, 2018 12:09 PM
To: Roland Milligan
Cc: Jeff Drain (jeff.drain@stantec.com); Schmidt, Brian (EGP North America)
Subject: Riverview & CRR2 | MD Hearing follow-up on fire suppression

Hello Roland,

I wanted to follow-up with you regarding one of the issues that was raised at the August 1st hearing in Pincher Creek conducted by your office with regards to the projects' Development Permit applications; specifically on the issue of fire suppression. One of the attendees, Gord Hemminger, specifically asked if fire suppression systems were available for the turbine models we are proposing and if so, were we considering installation in our turbines. I stated that I did not know the answer to this but would find out and report back to you. Steve Dimik, who stated that he was representing several people but failed to indicate who, stated that this was a new issue raised and was of concern as well.

Since the hearing, we have been in touch with Vestas (Riverview's turbine supplier) as well as reaching out to industry sources for additional background on the subject. The answer is that Vestas does offer a fire suppression system for their turbines as an optional item only. They indicated that very few customers actually purchase this system with their orders. When asked how many systems they have deployed and general locations, they refused to answer due to this being considered commercially sensitive and proprietary information. We also asked the question to the Vestas field personnel deployed to operate and maintain the Vestas turbines in the Pincher Creek and southern Alberta areas who indicated that none of the existing Vestas turbines in southern Alberta are equipped with a fire suppression system. Lastly, as far as the Riverview project, I can confirm that we are not intending to install such a system in any of the turbines to be constructed.

With regards to industry provided information on this issue, as of 2016, there were a total of 341,320 wind turbines in operation worldwide, of which 52,343 of them were located in the US (no specific information on number in Canada was available). (source : Global Wind Energy Council) Of this number, approximately 20 total loss wind turbine fires occur annually worldwide although several times that number are reported annually for specific components that do not spread beyond the nacelle. (source: ABCO & Windpower Engineering). As such, this represent less than 5th,000th of a % of installed units worldwide and less than 3/100's of a % in the US alone if all incidents occurred there. Given these numbers, the risk is deemed to be very small and typically does not justify the expense of installation and maintenance of these types of systems.

I hope this sheds light and provides additional information on the subject. If you or any interested parties have further concerns over this issue, we would be happy to discuss further.

Regards,

Victor A. Engel, P.E.

Director, Business Development, Canada

Power North America, Inc.
One Square, Ste 300
Andover, MA 01810, USA

T 078.296.6811
M 51
F 7

MDInfo

From: Maria Schultz <>
Sent: Monday, August 20, 2018 8:48 AM
To: MDInfo
Subject: Att: Roland, development application 2018-31 to 46, Riverview Windmill Application for Sept 1 council meeting

MD Pincher Creek

Re: Riverview Windmills by Enel Alberta Wind Inc. west / southwest of Castleview subdivision, for consideration on your Sept 1, 2018 closed door meetings - AUC 2402, MD 2018-31 to 46

Att: Roland and Council Members

Aug 20, 2018

Counselors,

I am writing in relation certainly to the above Windmill Application Development by Enel. But even moreso in relation to all windmill development past & future. I am glad you are working on an overall windmill development policy" for the Municipal District rather than a 'passionate plea - flying by the seat of ones pants' approach. I hope great care is made in balancing "community" with "taxable development". I will be very interested in your new policy being released soon for my personal study.

My concerns of ALL windmill activity in the MD is as follows:

Apparently, many windmill developers are making fire suppression systems available within their design. I cannot fathom why ALL new development wouldn't require fire suppression systems in place as an MD 'minimum requirement' to all new windmills. Seems absolutely silly, especially in light of having our own windmill burn up a mere 4 km downwind from my property a few years back, to not make this a requirement for all development. Luckily, this particular burn up happened in wet season & it wasn't "that" windy on "that" particular day and therefore this particular fire did not cause much damage. All new construction of all commercial and all residential development ALL have requirements built into place for fire related prevention - Why not ALL windmill development as well? As you are well aware we have a sizable number of days each year that winds in that area are in excess of 100 KMH. This makes me very concerned. Concerned that the current structure design is new enough that it likely does not have proven track records of durability to survive 'routine' winds of that strength. If this current model of windmill doesn't have fire suppression built in, or a track record of being able to handle 20 plus years of use in the winds we have - Why approve this development as it is applied for?

Can I recommend that fire suppression be made mandatory for all present & past windmill development? Further, a 'less fire friendly' landing pad for when these units fail & fall over? Surely we do not need to also approve to them 'ready to burn' farmer fields for them to land in as well?

Comments were made at the Aug 1, 2018 public development meeting that many older versions of windmills have these readily available as well. I am hopeful your upcoming windmill development policy will address fire

ENCLOSURE No. 5

suppression systems of older windmill developments so that they have a specific time frame to add fire suppression technologies to older windmills.

My concerns with Riverview Windmill Application:

With the current application being very close to my property, I am very concerned what happens should one of these start a fire. With my own property being 1.5km ish UPWIND of this current development. I would ask "WHO" is responsible should a fire start? We are all well aware that there is not enough fire fighting equipment or personnel to handle a significant grass fire within the MD, especially when it starts to mow down up to 41 structures at the same time in Castleview alone along with the Dam structural control buildings whom the fire rescue folk would save first without doubt. The drinking water supply at Castleview would fight a fire for 10, maybe 15 minutes - but after that - where does the water even come from to fight a fire?? We all know that any fire fighting efforts might best be made to the next structure downwind.

I ask WHO is financially responsible for the potential fire damage when it happens? Should the developer have a \$500 million dollar insurance policy for fire or maybe even higher, and should this be a requirement to the development? Or does the MD cover that insurance as I would certainly be pressing for the fact that the MD 'approved' the development without proper fire suppression requirements, and therefore the MD is responsible for the ending damages should the developers not be able to cover their responsibility?

Respectfully submitted,

Con & Maria Schultz



Virus-free. www.avast.com

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-49 and all additional Castle Rock Ridge Phase II Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. Prior to the commencement of construction, an easement shall be registered on the title of the affected lands, NW 15-7-30 W4M, pursuant to Section 53.26(a). The developer is required to supply a copy of the title for the affected lands, to show that the easement has been registered.
9. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

1. Pursuant to Bylaw No. 1062-02, being the Municipal Development Plan, Policy N(1)(b) and (d), the proposed project is located on lands already designated for industrial development, and is serviced by an existing transmission line.
2. Pursuant to Section 53.26(a) of the LUB, an easement is currently registered on the title of the affected lands, SW 14-7-30 W4M.

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-51 and all additional Castle Rock Ridge Phase II Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. Prior to the commencement of construction, an easement shall be registered on the title of the affected lands, NE 14-7-30 W4M, pursuant to Section 53.26(a). The developer is required to supply a copy of the title for the affected lands, to show that the easement has been registered.
9. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

and is serviced by an existing transmission line.

2. Pursuant to Section 53.26(a) of the LUB, an easement is currently registered on the title of the affected lands, SE 22-7-30 W4M.

Condition(s):

1. This development meet the minimum provisions as required in Land Use Bylaw 1140-08.
2. This development meet all NAV Canada, Transport Canada, Alberta Utilities Commission and all other required regulatory permit(s), approval(s) and/or condition(s).
3. The applicant or developer comply with all specifications declared in Development Permit Application No. 2018-52 and all additional Castle Rock Ridge Phase II Wind Farm information submitted and forming part of this permit.
4. A Road Use Agreement as prescribed by the MD of Pincher Creek No. 9 shall be duly executed prior to any heavy hauling or construction.
5. MD of Pincher Creek No. 9 Utility Permits shall be secured for all utility lines affecting municipal right-of-ways prior to commencement of construction.
6. All buried power lines must be located outside the road right-of-way except for road crossings. All buried power lines located within road crossings must be constructed and installed to a standard acceptable to the MD of Pincher Creek No. 9, registered with Alberta One-Call and approved by the Public Works Department.
7. That the developer accept all responsibility and holds harmless the MD of Pincher Creek No. 9 for any activities of the developer's agents, contractors or workers that takes place within the MD of Pincher Creek No. 9 developed or undeveloped right-of-ways.
8. Prior to the commencement of construction, an easement shall be registered on the titles of the affected lands, NE 14 7-30 W4M, SW 13-7-30 W4M and NW 13-7-30 W4M, pursuant to Section 53.26(a). The developer is required to supply a copy of the title for the affected lands, to show that the easement has been registered.
9. The developer adheres to the post construction reclamation plan submitted with the wind farm application in respect to restoring and re-vegetating developed wind farm road ways.

Waiver(s):

1. That a 48.1 metre (29%) Setback Distance Waiver be granted for Turbine No. T8 from the undeveloped road allowance to the east, from the minimum 165 metre required setback, for a Setback Distance of 116.9 metres from the undeveloped road allowance.
2. That a 42.5 metre (26%) Setback Distance Waiver be granted for Turbine No. T8 from the adjacent property boundary to the north, from the minimum 165 metre required setback, for a Setback Distance of 122.5 metres from the adjacent property boundary.
3. That a 97.9 metre (59%) Setback Distance Waiver be granted for Turbine No. T9 from the undeveloped road allowance to the east, from the minimum 165 metre required setback, for a Setback Distance of 67.1 metres from the undeveloped road allowance.

R

Roiara Mungu

Reviewed by Sheldon Steinke, Interim CAO:

August 30, 2018

5. Noise concerns
The overall noise of the turbines was mentioned.
6. Decrease in Property Value
The potential for a decrease in property value was mentioned.
7. Visual Simulation
The turbines will become an eyesore to the area.
8. Historical value of the land
The historical value of the land, with regards to the First Nations population was mentioned.

Phil Burpee spoke at this time:

- The shadow flicker information was mentioned. The presented data may be conservative to reality of the shadow flicker in the area.
- AUC approval prior to MD approval was mentioned and discussed.
- Lighting on the turbines was mentioned.

Casey Shenton spoke at this time:

- Nav Canada has the jurisdiction of the lighting requirements for the turbines.

Discussion regarding the nightscape of the area occurred.

Turbines 10-14 were discussed further regarding the shadow flicker and the impact to the residents of the Castle View Ridge Estates. The compilation of the data required for the shadow flicker analysis was explained.

The Town of Pincher Creek property was mentioned.

Gord Hemmiger spoke at this time:

- Fire suppression in the turbines itself was mentioned.
- Fire suppression was discussed.

Jim Welsch spoke at this time:

- Will these turbines impact irrigation?
- Irrigation, were regards to the placement of the turbines was discussed.

As no further questions or comments were forthcoming, the meeting was adjourned at 7:27 pm.

ENCLOSURE No. 3

Base Reactions

Total Foundation		Individual Footing	
Shear (kips)	18.76	Shear (kips)	12.01
Axial (kips)	29.98	Compression (kips)	150
Moment (ft-kips)	2094	Uplift (kips)	131
Twistion (ft-kips)	2.73		

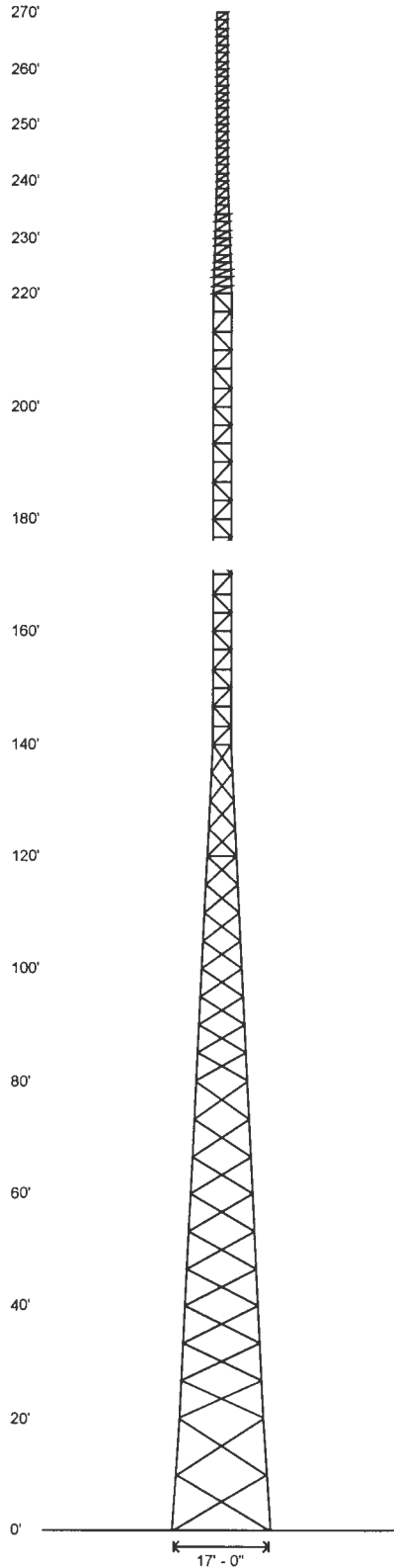
Material List

C	L 2 X 2 X 1/8
---	---------------

Notes

- 1) All legs are A500 (50 ksi Min. Yield).
- 2) All braces are A572 Grade 50.
- 3) All brace bolts are A325-X.
- 4) The tower model is MET Tower.
- 5) Azimuths are relative (not based on true north).
- 6) Foundation loads shown are maximums.
- 7) (6) 1" dia. F1554 grade 105 anchor bolts per leg. Minimum 35.5" embedment from top of concrete to top of nut.
- 8) All unequal angles are oriented with the short leg vertical.
- 9) Weights shown are estimates. Final weights may vary.
- 10) This tower was designed for a basic wind speed of 90 mph with 0" of radial ice, and 50 mph with 1/4" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class II, Exposure Category C, Topographic Category 1.
- 11) The foundation loads shown are factored loads.

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN																
Legs	A	5.563 OD X .258	4.500 OD X .337	2.5 S.R.	2.25 S.R.	2.0 S.R.	1.75 S.R.	1.5 S.R.	1.25 S.R.	1.25 S.R.						
Diagonals	L 3 X 3 X 3/16	L 2 1/2 X 2 1/2 X 3/16	L 2 X 2 X 3/16	B	1.25 S.R.	1.0 S.R.	0.875 S.R.	0.75 S.R.	0.5 S.R.	0.5 S.R.						
Horizontals	NONE															
Brace Bolts	(1) 3/4"	(1) 5/8"														
Top Face Width	15'	13'	11'	5'	3'	2.25'										
Panel Count/Height	2 @ 10'	9 @ 6.6667'	12 @ 5'	24 @ 3.3333'	35 @ 1.4286'											
Section Weight	2370	2033	1925	1749	1598	1554	1461	1691	1290	1119	940	423	372	208	198	198



Sabre Communications Corporation
 7101 Southbridge Drive
 P.O. Box 658
 Sioux City, IA 51102-0658
 Phone (712) 258-6900
 Fax (712) 279-0814

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Description: 270' S3TL

Date:

By:

Check:

Recommendation No. 1:

That the report from the Director of Development and Community Services, regarding Development Permit Application No. 2018-64, for a Single Detached Residence, be received;

And that Development Permit Application No. 2018-64, be approved subject to the following Condition(s) and Variance(s):

Condition(s):

- 1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
- 2. That the existing residence be removed for the parcel within no later than six (6) months of occupancy of the new Single Detached Residence considered in this permit application.

Variance(s):

- 1. That a 2.93m rear yard setback distance variance be approved, from the required rear yard setback distance of 7.5m, for a rear yard setback distance of 4.57m.

Recommendation No. 2:

That Development Permit Application No. 2018-64 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2018-64 be denied, with reasons set forth by the Municipal Planning Commission.

3. Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2018-64 and supporting documents

F

Ro

Reviewed by: SHERRON STARR, Interim CAO

Date:



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. 2018-64

Date Application Received 2018-08-08

PERMIT FEE \$100.00 permitted
\$150.00 discretionary

Date Application Accepted 2018-08-08

RECEIPT NO. 37790

Tax Roll # 1111111111 #12 Lowland Heights

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: Neural

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:

Single family Residence with garage/shop.

Legal Description: Lot(s) 12 Lot B
Lowland Heights Block _____

Plan 5216 FR

Quarter Section N 23-6-30 W4

Estimated Commencement Date: March 1 2019

Estimated Completion Date: March 2021

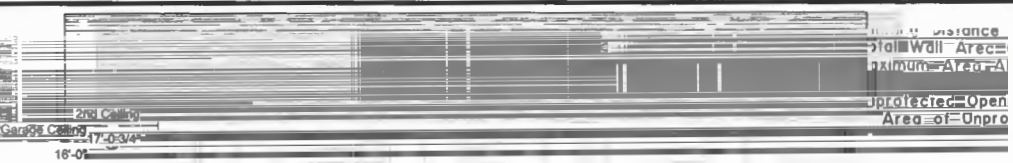
IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. **THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**
5. All development permits shall contain the following informative:

"ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER."
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number sign supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

**CJ HURD
DESIGNS**
PH: (403) 394-3446
email: cjhurddesigns@gmail.com

NEUWN
12 LOV
ALBER
ELEVA

APRIL 2018

2018-004

Setback Distance 1.8m
Total Wall Area 57.4 sq. m.
Maximum Area Allowed 8%

Protected Openings 4.0 sq. m.
Area of Unprotected Openings 7%

**CJ HURD
DESIGNS**
APRIL

Setback Distance
Total Wall Area
Maximum Area Allowed
Protected Openings
Area of Unprotected Openings

TIO 3'

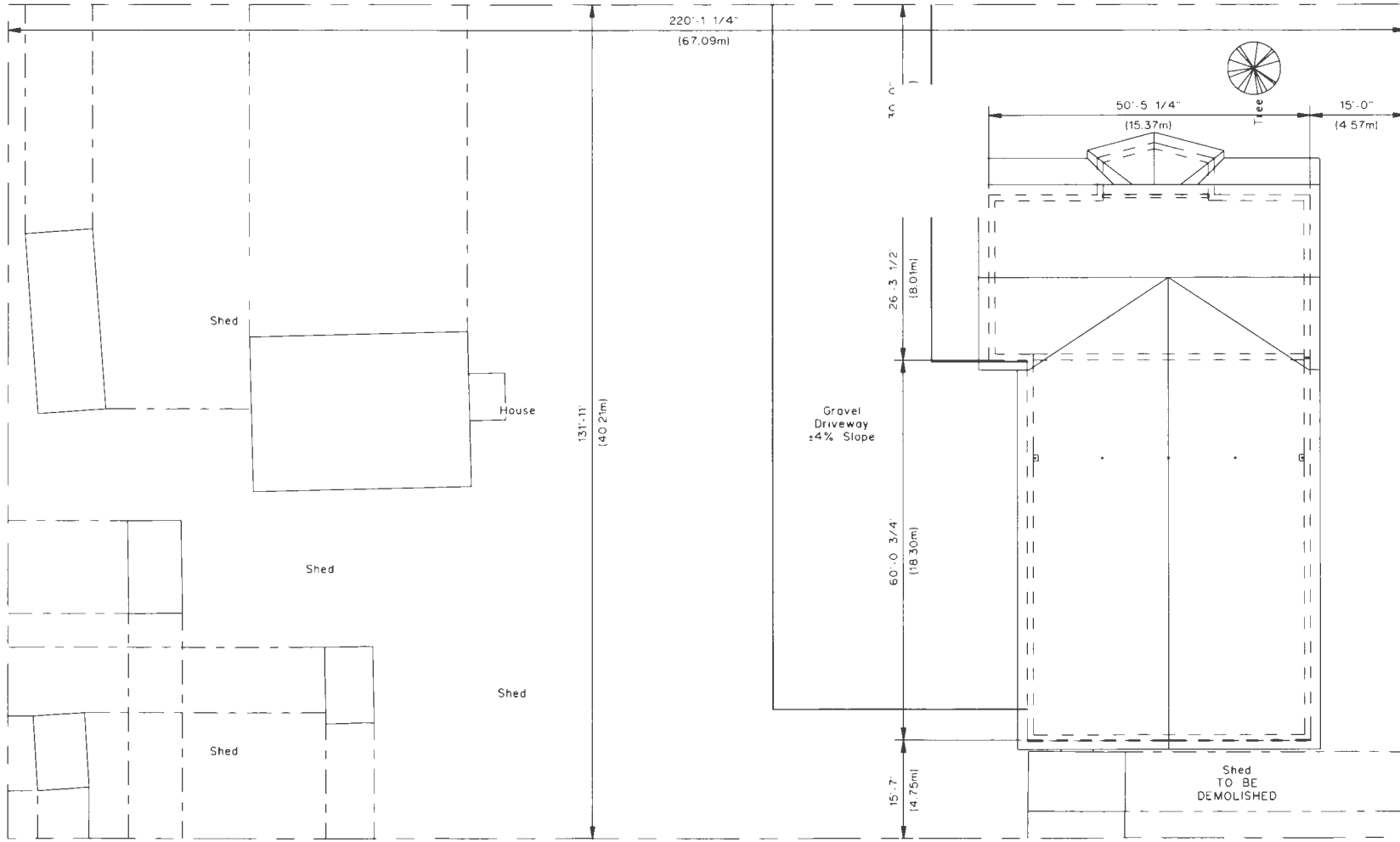
EK

MAN
W/L
TA

AP
DA

NOTES:

1. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE BUILDING CODES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION.
3. ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY SUPPLIER.
4. CONTRACTOR RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS.
5. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE SIZES ONLY. ROUGH OPENING SIZES WILL VARY DEPENDING ON SUPPLIER. CONSULT WITH SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES.
6. DO NOT SCALE DRAWINGS.
7. FLASHING AS PER 2014 ALBERTA BUILDING CODE.



IRD
INS
4-3446
itelus.net

NEUWMANN RESIDENCE
12 LOWLAND HEIGHTS PINCHER CREEK
ALBERTA LOT B DI AN 521E ED

2018 | SITE PLAN | 2018-UU4

Development Statistics Data

				2017	2016
Issued	6-DO / 2-MPC	30-DO / 9-MPC	5-DO / 4-MPC	65 45-DO / 20-MPC	64 40-DO / 24-MPC
Development Applications Accepted	8	61	5	63	66
Utility Permits Issued	4	18	4	22	25
Subdivision Applications Approved	0	5	0	3	12
Rezoning Applications Approved	0	0	1	2	1
Compliance Cert	2	9	1	22	27

RECOMMENDATION:

That the report for the period ending July 31, 2018, be received as information.

Prepared by: Roland Milligan, Director of Development and Comm

Reviewed by: Sheldon Steinke, Interim Chief Administrative Office

Submitted to: Municipal Planning Commission

Date: September 4, 2018

DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES REPORT
August 2018

Development / Community Services Activities includes:

- August 1 Special Municipal Planning Commission Meeting
- August 1 Public Meeting – Wind Farm Applications
- August 2 DEM for Sage Creek Fire
- August 3 DEM for Sage Creek Fire
- August 4 DEM for Sage Creek Fire
- August 6 – 17 Vacation
- August 7 DEM for Sage Creek Fire
- August 8 DEM for Sage Creek Fire
- August 24 Sage Creek Fire Debrief
- August 28 Council Committee Meeting
- August 28 Council Meeting
- August 30 Safety Awareness / Staff BBQ

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Director for August 2018

No.	Applicant	Division	Legal Address	Development
2018-59	Barry Senkow	5	NE 2-10-2 W5M	Manufactured Home
2018-62	Castle Mountain Resort	3	Lot 6, Plan 9711993; Castle Mountain Resort	Water Reservoir
2018-63	R.P. Wilken	5	NW 22-10-1 W5M	Cabin
2018-65	Barrett Hammer	5	Lot 10, Plan 9710740; SE 18-7-2 W5M	Accessory Building – Garage
2018-66	Ms. Willy Peters	3	Lots 6-10, Block 1, Plan 7850AL; Beaver Mines	Accessory Building – Garage

Development Permits Issued by MPC for August 2018

No.	Applicant	Division	Legal Address	Development
2018-56	Philip and Isabelle Gavey	3	Lot 11, Block 7, Plan 0813934; Beaver Mines	Accessory Building - Garage

Development Statistics to Date

DESCRIPTION	August 2018	2018 to Date	August 2017	2017	2016
Dev Permits Issued	5 5-DO / 1-MPC	45 35-DO / 10-MPC	1 1-DO / 0-MPC	65 45-DO / 20-MPC	64 40-DO / 24-MPC
Dev Applications Accepted	13	74	6	63	66
Utility Permits Issued	2	20	2	22	25
Subdivision Applications Approved	0	5	0	3	12
Rezoning Applications Approved	0	0	2	2	1
Compliance Cert	0	9	3	22	27

RECOMMENDATION:

That the report for the period ending August 29, 2018, be received as information.

Prepared by: Roland Milligan, Director of Development and Comm

Reviewed by: Sheldon Steinke, Interim Chief Administrative Officer

Submitted to: Municipal Planning Commission

Date: September 4, 2018