

# MD OF PINCHER CREEK

June 22, 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
2018-31	NW 7-7-29 W4M (Earl Higginbotham)	Turbine B1
2018-32	SW 7-7-29 W4M (Higginbotham Farms Ltd.)	Turbines B2, B3, and B4
2018-33	Lot 2, Block 1, Plan 851 1150 (Higginbotham Farms Ltd.)	Turbines B5 and B6
2018-34	NE 18-7-29 W4M (Higginbotham Farms Ltd.)	Turbines A4, A5, and A6
2018-35	Lot 2, Blk. 1, Plan 991 1860 (Higginbotham Farms Ltd.)	Turbines A2 and A3
2018-36	NE 7-7-29 W4M (Earl Higginbotham)	Turbine E1
2018-37	SE 7-7-29 W4M (Higginbotham Farms Ltd.)	Turbines C1, C2, and C3
2018-38	NW 8-7-29 W4M (Higginbotham Farms Ltd.)	Turbine E2 and T26
2018-39	SW 8-7-29 W4M (Higginbotham Farms Ltd.)	Turbines E4 and E5
2018-40	NW 5-7-29 W4M (Town of Pincher Creek)	Turbines C4, D1, and D2
2018-42	SE 8-7-29 W4M (Higginbotham Farms Ltd.)	Turbines D3 and D4
2018-43	NW 7-7-29 W4M (Earl Higginbotham)	Turbine D6
2018-44	Lot 1, Blk. 1, Plan 991 1858 (Earl Higginbotham)	Turbine A1
2018-45	SW 5-7-29 W4M (Town of Pincher Creek)	Turbine C5
2018-46	NE 5-7-29 W4M (Town of Pincher Creek)	Turbine D5

**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.
- Riverview is a standalone project and has not yet been seen by the MD. The project has been around for a number of years. The developer
- The project will consist of 28 Vestas V136, 4.2 MW wind turbines.







## SETBACKS

- The proposed locations for Turbines 8 and 9 do not meet the setback requirements of the Land Use Bylaw.
- **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 77.5m 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.





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