

PLANNING COMMITTEE

April 15, 2008

A Planning Committee meeting was held in the County Office on April 15, 2008. In attendance were Chairman R. Taylor, W. Cunningham, G. Krokosh, K. Palmer, J. Meeks Sr, Administrator A. Romeril and ORRSC Planner S. Harty.

Chairman R. Taylor called the meeting to order at 12:47 p.m.

MINUTES (08-04-01)

K. Palmer moved to approve the minutes of the meeting held March 11, 2008.

Carried.

S. SWANSON (08-04-02)

R. Taylor moved to approve the subdivision application of S. Swanson to create a 26.20 acre parcel from a 160 acre title in the NE 24-3-17-4 for country residential purposes and further the parcel size be granted a waiver of the 10 acre maximum and as per resolution prepared by the ORRSC which is attached.

Carried.

NATURENER

R. Barg and C. Mindorf from NaturEner entered the meeting at 1:00 p.m. to discuss their discretionary development permit for 54 wind turbines. Planner Nathan Ogden of the County of Forty Mile was also present. After a presentation and a question and answer period, several digital mockups were presented as to what the wind farm would look like.

(08-04-03)

G. Krokosh moved to approve the discretionary development permit of NaturEner to place 54 - 1.5 megawatt wind turbines and associated substation buildings in Sections 2, 3, 4, 5, 8, 9, 10, 11, 16 and 17 of 7-15-4 and Sections 27 and 34 of 6-15-4 as outlined in their application and based on the following conditions being met:

1. A copy of the approval received from Transport Canada (Aeronautical Obstruction Clearance Form) shall be filed with the County Office.
2. A copy of the approval received from Alberta Utility Commission shall be filed with the County Office.
3. Any conditions as outlined by the Chinook Health Region regarding public health concerns.
4. A copy of a letter from the engineer which states that the geo-technical report was completed and the lands are suitable for the development of a Wind Energy Conversion System (WECS) and this letter to be filed with the County Office prior to construction commencing.
5. The minimum setback for the towers and associated improvements (including rotor arc, fencing and guy wires) from all County controlled road allowance shall be a minimum of 150 feet from the center of the road allowance.
6. The minimum setback for the towers and associated improvements (including rotor arc, fencing and guy wires) from the Primary Highway 61 shall be as granted and permitted from Alberta Transportation.
7. All power lines from the approved WECS up to the point of interconnection of the grid shall be underground.
8. A preliminary Decommissioning Plan which is satisfactory to the County shall be filed with the County Office prior to the development permit being issued and construction commencing. The plan should make reference for the removal of the towers and associated infrastructure from the lands once the wind turbines are no longer operational, removing any materials, scrap or debris from the operations on the land, and returning the land (reclamation) to the condition of pre-development state. The lease agreement with the land owners must make reference to the decommission, removal and reclamation of their affected lands.
9. The WECS must be finished in a non-reflective matte paint (off-white or off-grey discussed) and no lettering or advertising shall appear on the towers or blades. The towers shall be maintained in good repair and attractive in appearance.
10. Shall meet all regulations, stipulations and comments as outlined by any government or regulatory body such as, but not limited to, Alberta Utilities Commission, Transport Canada, Navigation Canada, Alberta Community

Development, Alberta Transportation and Alberta Environment, unless specifically waived or negotiated otherwise between the affected regulatory parties and NaturEner.

11. Meet the conditions as outlined in the attached Schedule 12 of the County Land Use Bylaw, unless the item is specifically changed and approved by the County.
12. The County of Warner and NaturEner enter into a development agreement if required by the County.

Carried.

DEVELOPMENT
PERMITS

The following development permits were issued by Administration:
C. & D. Jarvis - Block 1, Plan 771452 (NE 18-6-20-4) - new house
D. Gibb - Lot 1A, Block 101, Plan 9310912 (NW 7-6-20-4) - garage
C. & T. Mora - Lot 1, Block 2, Plan 0714201 (NE 27-5-20-4) house and garage

ADJOURN
(08-04-04)

G. Krokosh moved to adjourn the meeting at 1:39 p.m.

Carried.

Chairman

Administrator