

## PLANNING COMMITTEE

August 19, 2008

A Planning Committee was held in the County Office on August 19, 2008. In attendance were Chairman R. Taylor, G. Krokosh, J. Meeks Sr, K. Palmer, Administrator A. Romeril and ORRSC Planner S. Harty.

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

### MINUTES (08-08-01)

G. Krokosh moved to approve the minutes of the meeting held July 22, 2008.

Carried.

### DON HEGGIE SIMMENTALS LTD. (08-08-02)

J. Meeks Sr moved to approve the Don Heggie Simmentals Ltd subdivision application to create 8 lots ranging from 3 - 5 acres on the property described as a portion of the SW 14-6-20-4 and as per resolution prepared by ORRSC and it is attached.

Carried.

### S. WILDE

S. Wilde entered the meeting at 1:05 p.m. to present information in regards to a potential subdivision in a portion of the SW 27-6-20-4. Planner S. Harty reviewed the proposed subdivision and answered many questions relating to it.

(08-08-03)

J. Meeks Sr moved to receive the proposed preliminary subdivision to create two titles from an existing cut off parcel in a portion of the SW 27-6-20-4 and the committee would look favorably upon an application on condition that no legitimate concerns or issues are raised during the public consultation portion of the process.

Carried.

S. Wilde left the table at 1:15 p.m. but remained as a spectator.

### GREENGATE POWER CORP.

The Greengate Power Corporation application for the development of 41 - 1.5 megawatt wind turbines was reviewed. Alberta Transportation had no concerns. J. McGlen, by way of a conversation, was concerned why three turbines that were originally designed to be on their property in Section 15-7-18-4 were relocated to the east. No persons from Greengate Power Corporation were available to answer the question, however the Committee felt the location of the wind turbines on one property versus another is one that the company deals with.

(08-08-04)

G. Krokosh moved to approve the development permit of Greengate Power Corporation to locate 41 - 1.5 megawatt wind turbines on the properties described as Sections 12, 13, 14, 23, 26, 3, 10, 14, 35, 3, 15, 8, 16, 17 in 7-18-4 and as per conditions below:

No part of a building or structure shall be located within:

1. 45.7 m (150 ft.) of the centre line of any developed or undeveloped roadway which is not designated as a provincial highway by the Minister or under the Public Highways Development Act;
2. 50 m (164 ft) from the centre line or 30m (98.4 ft.) from the property line, whichever is greater, of a provincial Minor Two-lane Highway.

The following conditions also apply:

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 Energy and Utilities Board shall be filed with the County Office.
3. Any conditions as outlined by the Chinook Health Region regarding public health concerns and it is attached.
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 the WECS and this letter to be filed with the County Office prior to construction commencing.

5. A copy of an accurate site plan showing the final tower locations with setbacks from developed and undeveloped road allowances shall be filed with the County Office.
6. 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.
7. 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.
8. All power lines from the approved WECS up to the point of interconnection of the grid shall be underground.
9. 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.
10. The WECS must be finished in a non-reflective matte paint (off- white or off-grey as 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.
11. Shall meet all regulations, stipulations and comments as outlined by any government or regulatory body such as, but not limited to, Alberta Energy and Utility Board, Transport Canada, Navigation Canada, Alberta Community Development, Alberta Transportation and Alberta Environment, unless specifically waived or negotiated otherwise between the affected regulatory parties and Greengate Power Corporation.
12. 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.
13. The County of Warner and Greengate Power Corporation enter into a development agreement if required by the County.

Carried.

ACCESS  
APPROACHES  
(08-08-05)

- K. Palmer moved to recommend to County Council that the County's policy on the number of access approaches to quarter sections be increased to a maximum of 2 per quarter section for access to Greengate Power Corporation wind turbines if necessary.

Carried.

ADJOURN  
(08-08-06)

- G. Krokosh moved to adjourn the meeting at 1:30 p.m.

Carried.

---

Chairman

---

Administrator