

PLANNING COMMITTEE

July 20, 2010

A Planning Committee was held in the County Office on July 20, 2010. In attendance were Chairman R. Taylor, W. Cunningham, G. Krokosh, K. Palmer, Administrator A. Romeril and ORRSC Planner S. Harty.

Several members from the public were present at the start of the meeting.

Chairman R. Taylor called meeting to order at 1:25 p.m.

MINUTES

G. Krokosh moved to approve the minutes of the meeting held June 8, 2010.

Carried.

J., J. & D. RALPH

K. Palmer moved to approve the subdivision application of J., J. and D. Ralph to create a 2.55 acre parcel from a title of 25.49 acres to create a country residential parcel from the lands described as Lots 69, 70, and 76 Plan 1346J (S ½ 13-6-21-4) and as per resolution prepared by ORRSC and it is attached.

Carried.

RICHARDSON
INTERNATIONAL

G. Krokosh moved to approve the subdivision application of Richardson International/Fairhaven Farms Ltd to reconfigure two adjacent lots containing 39.56 acres and 113.76 acres for rural industrial use from the land described as Lot 1 and a portion of Lot 2, Block 1, Plan 0113684 (N ½ 33-6-19-4 and as per resolution prepared by ORRSC and it is attached.

Carried.

P. & L. JENSEN

K. Palmer moved to approve the subdivision application of P. and L. Jensen to split a 4.78 acre title into two titles of 2.39 acres for country residential use from the lands described as Lot 1, Block 115A, Plan 8811341 (NW 7-6-20-4) and as per resolution prepared by ORRSC and it is attached.

Carried.

ROCKY MTN.
CONTRACTORS
(MATL)

G. Krokosh moved to approve the discretionary and three year temporary development permit to Rocky Mountain Contractors to create a temporary storage facility for power poles, temporary workstations, and temporary office structures on the land described as three portions in the NE 11-6-19-4 on condition the lands are returned to their original state upon the expiry of the permit.

Carried.

G. & S.
SCHNEIDER
CONCEPTUAL
DESIGN PLAN

W. Cunningham moved to approve the Conceptual Design Plan for the land described as Block C, Plan 4347Y and a portion of the NW 32-6-19-4 on condition the proposed Public Utility Lot (PUL) become the property of a Homeowner's Association with a caveat being registered on all titles affected in the proposed subdivision where the maintenance costs of the proposed PUL (drainage infrastructure) is the total responsibility of the Homeowner's Association.

Carried.

K. Palmer moved to approve the subdivision application of G. & S. Schneider to create 7 lots for group country residential use ranging in size from 3.0 to 3.25 acres along with an additional 3.0 acre lot for drainage/storm water infrastructure use and as per resolution prepared by ORRSC and it is attached.

Carried.

S. SWANSON

G. Krokosh moved to approve the subdivision application of S. Swanson to create a 19.41 acre parcel from a 160 acre title in the SE 34-1-16-4, and grant a waiver of the maximum size of 10 acres, and as per resolution prepared by ORRSC and it is attached.

Carried.

O.K. COLONY

K. Palmer moved to approve the discretionary development permit of the O.K. Colony to erect two (2) - 150 kw wind turbines on the lands described as the SW 34-4-20-4 on condition all federal, provincial, local and other regulatory bodies rules and regulations are met along with the following conditions:

1. Minimum setback from the center of the road allowance is 170 feet
2. A copy of the approval received from Transport Canada (Aeronautical Obstruction Clearance Form) shall be filed with the County Office.
3. A copy of the approval received from Alberta Energy and Utilities Board shall be filed with the County Office.
4. Any conditions as outlined by the Chinook Health Region regarding public health concerns and it is attached.
5. 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.
6. 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.
7. 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.
8. 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.
9. All power lines from the approved WECS up to the point of interconnection of the grid shall be underground.
10. 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.
11. 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.
12. 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 O.K. Colony.
13. 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.
14. The County of Warner and O.K. Colony enter into a development agreement if required by the County.

Carried.

DEVELOPMENT PERMITS

The following development permits have been issued by Administration:
Gary and Karen Garber - NE 21-2-16-4 - New House
East Raymond Colony - SW 26-5-20-4 - new concrete 100,000 gallon cistern,
Dennis Szilagyi - Lot 1, Block 96, Plan 9711967 (SW 7-6-20-4) - 9' by 24' covered deck.

ADJOURN

G. Krokosh moved to adjourn the meeting at 2:25 p.m.

Carried.

Chairman

Administrator