

The meeting of the Municipal Planning Commission was called to order by Chairperson Kreil at 1:00 p.m. on February 11, 2021 in the Council Chambers of the Lacombe County Administrative Office.

Present

Present: Chairperson Dana Kreil; Commission Members, Brenda Knight, Paula Law, Barb Shepherd, Keith Stephenson and John Ireland; County Manager Tim Timmons; Manager of Corporate Services Michael Minchin; Manager of IT Michael Kartusch; Director of Planning Services Dale Freitag; Senior Planner Cajun Paradis; Planner/Development Officer Peter Duke and Recording Secretary Allison Noonan.

Commission member Ken Wigmore, Caroline Jing representing Lafarge Jillian Haneiph representing PACE Canada and Claude Mindorff representing Switch Power attended via Zoom.

**MPC 1/21
Agenda**

Moved by Mrs. Knight that the agenda be approved as presented.

Carried Unanimously.

**MPC 2/21
Minutes**

Moved by Mrs. Shepherd that the minutes of the December 10, 2020 Municipal Planning Commission meeting be approved.

Carried Unanimously.

Development Permit No. 01/21 submitted by PACE Canada LP for permission to construct a solar farm on W ½ 30-38-25-W4M, directly adjacent to the Joffre Petrochemical complex on property owned by Shawn Morton. The property is zoned Agricultural 'A' District in the County's Land Use Bylaw.

Peter Duke addressed the Commission and advised that PACE Canada LP is seeking to construct a solar farm, known as the Joffre Solar Park, which will have a development footprint of approximately 86.19 ha (213 ac) and will be set up for commercial production of electricity. Mr. Duke advised that the project at full build out will contain approximately 136,712 solar modules and is expected to produce approximately 47 Mw of electricity. Mr. Duke explained that the panels are ground mounted at a height between 0.9 m and 2.2 m, and will be placed on driven piles. In order to provide weed control and continue the agricultural use of the lands, sheep are being proposed to be kept on the lands, which will be fully fenced. The development is expected to generate 37 full-time jobs during the construction phase (approximately 7 months) and employ three full-time positions for ongoing operations and maintenance

Mr. Duke explained that a number of studies have been submitted to the County to support the application. The studies include a Noise Impact Assessment, Solar Glare Hazard Analysis, a Biophysical Report, Renewable Energy Referral Report, a Visualization Study, and a Decommissioning Plan. Staff have reviewed these studies and have no major issues to report. Mr. Duke outlined the findings in the studies and discussion was held regarding the decommissioning study.

Mr. Duke confirmed that the applicant conducted a public engagement session which was done in order to concurrently meet the requirements of the Alberta Utilities Commission (AUC) and those of the County. Adjacent landowners within two miles were circulated on the proposal and notified of the online event, which was also advertised in the County News and local newspapers. This online event took place on October 23, 2020 and was well attended. Feedback was of an inquisitive nature and was overall quite positive. Mr. Duke advised that the County's Operations Department commented that they will require a Construction Management Plan, and that the main access point off of Range Road 26-0 (Freedom Road) will need to be paved to the property line. Furthermore, the County's Fire Chief commented that a Fire Safety Plan will be required for this development.

Peter Duke recommended approval of the application with conditions.

**MPC 3/21
DPA 01/21
PACE Canada LP
W ½ 30-38-25-W4M**

Moved by Mrs. Shepherd that the Municipal Planning Commission approve Development Permit Application No. 01/21 submitted by PACE Canada LP for permission to construct a solar farm on W ½ 30-38-25-W4M, directly adjacent to the Joffre Petrochemical complex on property owned by

Shawn Morton, subject to the following conditions:

1. **applicant to provide confirmation from a qualified professional that the mitigation and monitoring recommendations outlined in the environmental review report undertaken by H3M Environmental Ltd. dated August 13, 2020 have been complied with;**
2. **proposed development to be constructed and located in accordance with the site plan submitted with the development permit application;**
3. **activities at the site shall adhere to the description of the business provided with the development application. A further application is required for any changes to the operation, including new buildings, additions to existing structures or additional employees;**
4. **prior to the issuance of a development permit, the applicant must provide a construction management plan to the satisfaction of the County;**
5. **a fire safety plan is to be submitted to the County for review by the County Fire Chief;**
6. **the main access to the proposed development to be paved to the property line to the satisfaction of the County's Operations Department. A \$5,000 security is required, which is refundable upon satisfactory completion of the work. Please arrange an on-site meeting with James Pruden, Inspections Officer (403-391-0779) to complete the "Request to Construct an Access" form;**
7. **the applicant shall ensure that the business does not cause any nuisance to surrounding property owners due to noise, dust or excessive traffic, or anything else of a dangerous or objectionable nature, as determined by the County at its sole discretion; and**
8. **upon conclusion of the development the site shall be reclaimed to its original state as per the Decommissioning Plan undertaken by Switch Power, dated January 1, 2021.**

It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.

Carried Unanimously.

Peter Duke, Jillian Haneiph and Claude Mindorff left the meeting.

Development Permit No. 03/21 submitted by Lafarge Canada Inc. for permission to renew and expand the sand and gravel pit on S ½ & NE 5-41-27-W4M, northwest of Lacombe on property owned by Wendy and Irene Renneberg. The property is zoned Agricultural 'A' District in the County's Land Use Bylaw.

Cajun Paradis advised that Lafarge Canada Inc. is seeking to expand their previous approval, DPA 71/10, for a sand and gravel pit located on S½ & NE 05-41-27-W4M. The applicant is requesting to disturb 63.6 hectares (157.16 acres). The activities expansion to the pit include a temporary asphalt plant, and an expanded haul route. Lafarge Canada Inc. has indicated that the operations will include both dry and wet pit excavating, crushing and screening, sand and gravel washing, a temporary asphalt plant and pit dewatering. The average depth of excavation is 6.0 metres (19.69 feet).

Ms. Paradis advised that the depth to groundwater in test holes is average 5.5 metres (18.04 feet). All pit water due to excavation below the water table will primarily be dewatered from one pit to another, and contained within the site area and off-site pit dewatering will only occur if necessary and approved by Alberta Environment. Ms. Paradis confirmed that the life span of the pit is projected to be approximately 10 to 15 years and the estimated volume of material to be removed from the site is 800,000 tonnes. Gravel hauling is proposed to occur Monday to Saturday from 7:00 a.m. to 7:00 p.m. from May 1st to October 31st, and from 7:00 a.m. to 6:00 p.m. from November 1st to April 30th, with no operations on Sundays or holidays.

Ms. Paradis reported that crushing and screening is proposed to occur 24 hours/day, 7 days/week, 12 weeks/year and the portable asphalt plant operation will occasionally be required on site on a project basis and would usually start on May 1st and end on October 31st during construction season. The asphalt plant operation and asphalt haul hours will be 24/7 as project requires, typically 3-4 week periods up to 2x per season (8 weeks maximum/year). The temporary asphalt plant will be moved in and be installed if a contract is awarded, and it will be moved off the lands once the contract is fulfilled.

Ms. Paradis advised that the volume of truck traffic is approximately 30 loads/day. There will be a choice of three haul routes:

- a. east on Township Road 41-0 (Rock Pine Road), then south on Range Road 27-4 (Spruceville Road) to Highway 12
- b. west on Township Road 41-0 (Rock Pine Road), then south on Range Road 27-5 (D&M Road) to Highway 12
- c. east on Township Road 41-0 (Rock Pine Road), then north on Range Road 27-4 (Spruceville Road) to Highway 604.

The proposed land use after reclamation is 86.25% agricultural with 13.75% water bodies for stock watering and wildlife habitat.

Ms. Paradis recommended approval of the application with conditions.

A discussion was held regarding the operation of the temporary asphalt plant and monitoring requirements for the asphalt plant while in use. County staff confirmed that gravel pit operators must follow the Code of Practice set out by Alberta Environment and Parks relating to asphalt plant operation and further confirmed that this gravel pit has been in operation since 1995 with no complaints on record from any affected landowner. Caroline Jing from Lafarge Canada advised that the asphalt plant would only be in operation if required by a specific contract, and advised that within the last ten years it has only been set up twice at this location. Further discussion was held regarding adding a condition to require emission tests during asphalt plant operation at the site.

**MPC 4/21
DPA 03/21
Lafarge Canada Inc.
S ½ & NE 5-41-27-4**

Moved by Mr. Wigmore that the Municipal Planning Commission approve Development Permit Application No. 03/21 submitted by Lafarge Canada Inc. for permission to renew and expand the sand and gravel pit on S ½ & NE 5-41-27-W4M, northwest of Lacombe on property owned by Wendy and Irene Renneberg, subject to the following conditions as amended:

- 1. term of development permit to be for five (5) years***
- 2. this approval shall be subject to annual review by the Development Officer. Failure to comply with the conditions of development permit or failure to mitigate concerns raised by surrounding property owners and other residents to the County's satisfaction may result in the permit being suspended or revoked***
- 3. this approval is for dry pit excavation, wet pit excavation, crushing and screening, sand and gravel washing, temporary asphalt plant operation, and pit dewatering (no off-site discharge of water unless Alberta Environment and Parks issues approval) only. Further approval is required from the County for any additional activities***
- 4. the pit size is to be no larger than 112.46 hectares (277.78 acres). The pit size includes all excavation areas where aggregate is being removed, areas where reclamation material has been salvaged and stockpiled, and areas determined to be infrastructure (i.e. access road, stockpiles, processing equipment, weigh scales)***
- 5. prior to a development permit being issued, the operator shall:***
 - a. submit a progressive reclamation plan to the County's satisfaction***
 - b. enter into a development agreement with the County respecting the operation. A caveat respecting the agreement shall be registered against the title of the property. All terms and conditions of the development agreement shall be met to the satisfaction of the County***
 - c. enter into a sand/gravel haul agreement with the County. All terms and conditions of the sand/gravel haul agreement shall be met to the satisfaction of the County***
- 6. applicant is required to direct all haul traffic on a route outlined below. No other route shall be used for haul traffic, unless permission is received in writing from the County***
 - a. east on Township Road 41-0 (Rock Pine Road), then south on Range Road 27-4 (Spruceville Road) to Highway 12***
 - b. west on Township Road 41-0 (Rock Pine Road), then south on Range Road 27-5 (D&M Road) to Highway 12***
 - c. east on Township Road 41-0 (Rock Pine Road), then north on Range Road 27-4 (Spruceville Road) to Highway 604***
- 7. hours of operation shall be as follows:***
 - a. gravel operations (i.e. extraction, processing, on-site sales, reclamation) and gravel hauling shall be Mondays to Saturdays, 7:00 a.m. to 7:00 p.m. from May 1 to October 31, and 7:00 a.m. to 6:00 p.m. from November 1 to April 30. The pit shall be closed on Sundays and statutory holidays, including no gravel hauling***
 - b. crushing and/or screening processing operations shall be 24 hours***

- per day, 7 days per week, maximum 12 weeks per year*
- c. asphalt operations and/or asphalt hauling shall be 24 hours per day, 7 days per week as required, maximum 8 weeks per year*
- 8. if extended hours of operation are required beyond those outlined in condition 7, the operator shall ensure landowners within a one-mile radius of the pit are notified at least seven (7) days prior to the proposed date of the extended hours of operations. Please note that if concerns are raised, the operator will be required to further limit operations at the County's discretion*
 - 9. if, in the opinion of the County, activities on this site causes noise, dust problems or other safety concerns, the operator will be required to further limit operations at the County's discretion*
 - 10. appropriate noise abatement measures will be required to reduce nuisance impact on adjacent residents, and the County reserves the right to further restrict the hours of operation at its sole discretion*
 - 11. applicant to ensure that there is ongoing communication with surrounding property owners and other residents that advises them of non-typical operations*
 - 12. applicant to ensure all gravel trucks used in the operation are registered with the provincial central truck registry*
 - 13. a 3 metre (10 foot) wide buffer to be maintained for excavation from property lines with a minimum 3:1 slope ratio*
 - 14. cut and fill slopes to be no steeper than 4:1 for the final design when adjacent to a road, and 3:1 when adjacent to a property line*
 - 15. if any excavation adjacent to the road allowance is to occur over a period longer than one (1) month, the operator is required to install guard rails or other barriers to the satisfaction of the County along the entire length of the excavated area*
 - 16. no new topsoil, overburden or granular material to be piled over 2 metres (6.56 feet) in height within 30.0 metres (98.42 feet) from a property line*
 - 17. applicant to satisfy all requirements of Alberta Environment and Parks for the operation*
 - 18. applicant is required to provide the County with a copy of emissions tests during the asphalt plant use. The emissions tests must be completed on a monthly basis during asphalt plant use, must be completed by a qualified professional, and must confirm that all provincial and/or national emissions standards are being complied with*

Please note that Lacombe County has passed Bylaw 1261/17, which authorizes the collection of a community aggregate payment from all sand and gravel operations in the County. Attached is a copy of the Bylaw.

Carried Unanimously.

Cajun Paradis and Caroline Jing withdrew from the meeting.

Planning Update

Allison Noonan presented the Planning Services update for January 2021.

Next Meeting

The next meeting is scheduled for February 25, 2021.

***MPC 5/21
Adjourn***

***Moved by Mr. Stephenson that the meeting adjourn.
Time: 2:17 p.m.***

Carried Unanimously.

Chairperson