

Public Consultation Report

Pinnacle Renewable Energy Inc.

In support of Bylaws 2017-03 and 2017-04

Agency Stakeholder Comments:

The applications for Bylaw Nos. 2017-03 and 2017-04 were circulated to the following agencies: Alberta Energy Regulator, Alberta Environment and Parks, Alberta Health Services, Environmental Health, Minister of the Environment, Yellowhead County, Ste. Anne Gas Co-op, Evergreen Gas Co-op, Altalink Management Ltd, Canada Post, Telus, CN Engineering Services, FORTIS Alberta, Alberta Capital Region Wastewater Commission, Capital Region Parkland Water Services Commission. The majority of these agencies did not comment or provided standard comments.

These agencies provided the following comments:

Agency	Comments
Alberta Health Services	The Phase I Environmental Site Assessment Report of N ½ 21-53-07-W5M identified several areas of potential contamination of the subject lands. Further investigation, possible soil samples and remediation maybe required prior to any development on the lands. <i>Note: Pinnacle is currently undertaking a Phase II Environmental Impact Assessment.</i>
Alberta Transportation (AT)	AT recently met with Parkland County staff regarding the proposed development on this property. The property in question is outside of the area for which a roadside development permit from Alberta Transportation is required and we [AT] have advised the developer that we will work with Parkland County to ensure that the department's concerns with the safe and efficient operation of the highway are addressed if the development is approved by Parkland County.
Canada Post	No objections.

Public comments germane to the Public Hearing for Bylaw Nos. 2017-03 and 2017-04 received within the Legislative Process between January 26, 2017 and March 6, 2017:

Comment	Administrative Response
General support for the project and development. Benefits of employment, taxes. (Times mentioned 4)	N/A
Concerns over noise from the Plant (Times mentioned 2)	Acceptable noise levels are regulated by the Community Standards Bylaw and could also be conditioned through Development Permits. Should noise concerns exceed the Community Standards Bylaw, residents are asked to contact Bylaw Enforcement.

Concerns that the Community Standards Bylaw is not strict enough and should propose stronger regulations in regards to noise and light pollution. (Times mentioned 1)	Pinnacle has sited their plant on the eastern portion of the parcel to minimize noise, lighting and other impacts to the hamlet. Lighting plans for both the plant and road will be required to comply with the County's Dark Sky policies.
Concerns of pollution from the Plant (Times mentioned 2)	It is Administration's understanding that Pinnacle applied for permits from Alberta Environment and Parks, and they were instructed to withdraw them as emission levels of the development are considered low.
Opinion that biomass fuel pellets are speeding up rather than slowing down global warming. (Times mentioned 1)	Specific items being produced within a development are not a consideration for planning approvals.

Roadway Construction Comments received January 26, 2017 and March 6, 2017:

Comment	Administrative Response
Perceived loss of Property Value for residents adjacent to 50 th Avenue. (Times mentioned 4)	There are a number of factors that impact property values. It is difficult to project the future property values over the long term. A buffer between the proposed road alignment and residential properties could be considered.
Reduced quality of life for residents adjacent to the proposed road. (Times mentioned 3)	Every effort is being made within the existing constraints to minimize impacts to adjacent land owners: <ul style="list-style-type: none"> • The proposed road alignment is located south of the existing 50th Avenue. • There may be an opportunity for berming and plantings to minimise visual, noise and pollution impacts. • Engineering Services has met with the residents of 50th Avenue to hear their concerns and address them within the constraints of the project.
Complaints that the lands south of 50 th Ave are districted residential and Urban Reserve. Yet the road is an industrial road. (Times mentioned 2)	There are no changes in districting occurring to the right-of-way of 50 th Avenue. A road is a permitted use in any district. Roads are classified as local, collector and arterial roads. The proposed road is considered a local road.
Requests for compensation for perceived decreased property values. (Times mentioned 2)	There are a number of factors that impact property values. It is difficult to project the future property values over the long term.
Concerns over the proposed truck route south of 50 th Avenue. (Times mentioned 5)	Engineering Services and Pinnacle considered a number of routing options to access the Pinnacle site. It was determined that the proposed option is the best option for a number of reasons including safety and efficiency of access.

Concerns over noise from trucks accessing the plant. Notes of tractor-trailers gearing up and down. (Times mentioned 3)	Acceptable noise levels are regulated by the Community Standards Bylaw. Should noise concerns exceed the Community Standards Bylaw, residents are asked to contact Bylaw Enforcement.
Concerns of diesel emission pollution and environmental impacts from truck traffic using the proposed roadway. (Times mentioned 4)	Administration has not had an opportunity to research this topic and therefore is not in a position to comment on this topic.
Concerns over the volume of trucks accessing the Plant via the new road way – The TIA estimates 113 truck deliveries daily, and 226 in and out trips for tractor- trailers. (Times mentioned 2)	Alberta Transportation and the County's Engineering Services have reviewed the TIA and has no concerns with the proposed traffic volumes as they relate to road and traffic infrastructure.
Concerns over the proposed trucking hours 6am to 1am – 7 days a week are identified in the TIA. (Times mentioned 3)	Acceptable noise levels are regulated by the Community Standards Bylaw. Should noise concerns exceed the Community Standards Bylaw, residents are asked to contact Bylaw Enforcement. Trucking hours could also be conditioned in the Development Permit.
Concerns over health impacts related to pollution and noise. (Times mentioned 4)	Administration has not had an opportunity to research emission levels generated by truck traffic, and therefore is not in a position to comment on this item. The detailed engineering of the proposed road alignment will allow for the opportunity for berming in plantings which will act as a carbon sink for truck emissions.
Concerns over traffic safety where children are crossing the Highway. (Times mentioned 1)	One of the main reasons for the preferred roadway alignment, was to keep trucks out of the town and getting them off the Highway as soon as possible.
Concerns over light pollution. (Times mentioned 2)	Acceptable light levels are regulated by the County's Dark Sky Policy. Should light concerns exceed County Bylaws and policies, residents are asked to contact Bylaw Enforcement.
Concerns over dust. (Times mentioned 1)	The road is to be paved therefore dust is not considered a significant issue.
Concerns over poor ground conditions (peat) and vibrations damaging adjacent homes. (Times mentioned 1)	Engineering Services is currently working on the Engineering for the proposed roadway, geotechnical investigation of these lands is being completed to understand the soils and determine ways to mitigate impacts to adjacent properties.

Attachments:

- Comment Letters Received by the County

- Open House Comments and Responses Report from Pinnacle Renewable Energy Inc.
(December 1&15, 2016 and January 12, 2017)