



PLANNING AND DEVELOPMENT SERVICES

TO: Council **DIVISION:** 6
DATE: September 1, 2020 **APPLICATION:** PRDP20200545
SUBJECT: Development Permit Application: *Solar Farm* **FILE:** 08103010

POLICY DIRECTION:

This property does not fall under any approved Area Structure Plan or Intermunicipal Development Plan. The application was assessed in accordance with the Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to obtain approval for a Development Permit for a Solar Farm, placement of two officer/site trailers and signage. The subject lands are designated as Ranch and Farm District (RF) wherein, for Solar Farms, Council shall be responsible for the issuance of Development Permits for the lands in accordance with section 43.15 of the Land Use Bylaw.

The subject lands consist of ± 32.37 hectares (± 80.00 acres), which are currently undeveloped.

The application is consistent with the provisions of the Land Use Bylaw and all technical requirements are addressed through the proposed conditions as set out in Attachment 'A'.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with the Attachment 'A'.

Application Date: March 5, 2020	Applicant/Owner: 1867559 Alberta Ltd.
Legal Description: Lot:1 Block:1 Plan:0713500, SW-03-28-26-W04M	General Location: Located approximately 1.50 miles (2.40 km) south of Highway 72 and on the east side of Range Road 263, 1.75 miles southwest of Beiseker.
Land Use Designation: Ranch and Farm District (RF)	Gross Area: ± 32.37 hectares (± 80.00 acres)

PROPOSAL:

The proposal is for a Solar Farm, placement of two office/site trailers and signage.

The subject lands are located in an area of the County that is primarily agricultural, but features a number of gravel pits and a Sulphur plant to the southwest. There are several parcels in the vicinity that are designated Natural Resource Industrial District and Direct Control Districts providing for future aggregate extraction.

The Applicant provided a project description which indicates that the proposed Solar Farm will be about 17,000 panels, each about 1.00 metre (3.28 ft.) by 2.00 metres (6.56 ft.) in size. The site was chosen because of the availability of capacity on the Fortis distribution network, and because it is previously cultivated vacant pasture. The Applicant indicates that capacity on the distribution network is a

Administration Resources

Jessica Anderson, Planning and Development Services



prerequisite for distributed generation to be possible and there are a very small number of locations available in southeast Alberta.

Solar panels will be ground-mounted racking style with a front-and-back piling strategy. The panels will allow space between rows, allowing a vehicle to drive between rows and providing better drainage.

The Alberta Utilities Commission (AUC) regulates power generation facilities such as these. The Applicant indicates that they have submitted their application to the AUC as well as applications to other regulatory bodies, such as Alberta Environment and Parks.

A land use application was approved February 25, 2020 to add the subject lands to the Solar Farm use in the Ranch and Farm District.

HISTORY:

- February 25, 2020** Council approved a redesignation application to add Solar Farm as a use for the subject parcel in the Ranch and Farm District to facilitate the proposed development (PL20180057).
- July 10, 2007** Plan 0713500 was registered creating the subject 80.00 acre parcel with a 70.00 acre remainder (2006-RV-434).
- February 6, 2009** An application to redesignate the subject lands from Ranch and Farm District to Business - Leisure Recreation District in order to accommodate the future development of a go-kart racing facility was refused by Council (2009-RV-035).
- July 17, 1963** Plan 2089 JK was registered creating a 10.00 acre parcel with a 150.00 acre remainder.

BACKGROUND:

In February 2019, Council approved a set of amendments to the Land Use Bylaw to amend the Ranch and Farm District to add "Solar Farm" as a discretionary use on several quarters northwest of Indus. Further regulations were adopted in section 43.15 to guide Development Permit applications for these Solar Farms. The intent of this application is to include this parcel as one where applications for Solar Farms may be considered.

The subject lands would remain Ranch and Farm, as the development allows for the continued opportunity for the site to be maintained, cultivated, and grazed in its native state. The site is best retained as an agricultural zoning as the lands would continue to be used as a means of agricultural production and are proposed to be returned to its pre-existing state at end of its operating cycle.

43.10 Discretionary Uses

Solar Farm (applicable only within SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M, & Lot 1, Block 1, Plan 0713500 within SW-03-28-26-W04M).

Signs

43.15 Solar Farm – SE/NE/SW/NW – 11-23-28-W04M & SW/SE-14-23-28-W04M & Lot 1, Block 1, Plan 0713500 within SW-03-28-26-W04M

(a) Minimum setback for all solar farm related infrastructure, when fronting or abutting a developed or undeveloped road allowance and or adjacent property.

(i) 15.0 m (49.21 ft.)



- Per the submission package, a minimum 30.00 m (98.42 ft.) setback will be maintained from Rge. Rd. 263. All other boundaries are adjacent to parcels (not road allowance).

(b) Notwithstanding 43.15 a), the Development Authority may required a greater setback for the proposed development if, in the opinion of the Development Authority, the proposed development may unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

- The adjacent parcel to the west is designated Ranch and Farm, but is included in the existing gravel operation on the west three quarters. The proposal is not expected to unduly interfere with adjacent properties so no additional setback will be requested at this time.

(c) Prior to a development permit being issued on the subject lands, the following technical assessments and or plans may be required at the discretion of the Development Authority:

(i) Biophysical Impact Assessment.

- The Applicant provided a Vegetation Wetlands Characterization Memo prepared by Stantec dated July 30, 2019. The review provided a summary of the findings from a variety of environmental databases as well as a site visit and lists potential environmental impacts from the proposed development such as wetland loss, soil loss, alteration to wildlife and amphibian habitats and risks to avian species. The review also provided wetland delineation mapping for the one wetland, which is classified as a temporary shrubby swamp.
- The review also concludes that no BIA is required and that the project footprint avoids all wetlands by a minimum of 15.00 m (49.21 ft.). Engineering Services has reviewed the memo and has no further concerns at this time.
- As a permanent condition, the Applicant will be required to obtain all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.

(ii) Noise Impact Assessment.

- The Applicant provided a Noise Impact Assessment prepared by Stantec Engineering dated December 2019, assessing the noise generated by the proposed substation and all related facilities. The assessment took into consideration the ambient noise level in the area (agricultural setting) and provided for the projected noise levels expected in the post development condition at key locations near to the site. The assessment determined the project noise levels are within the required limits.
- Administration has reviewed the Assessment and has no further concerns at this time.

(iii) Erosion and Sediment Control Plan.

- Prior to issuance, the Applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.

(iv) Decommissioning Plan.

- Prior to issuance, the Applicant will be required to provide a Decommissioning Plan.



(v) *Emergency Response Plan.*

- The Applicant provided an Emergency Response Plan for the site providing details of all emergency response measures for the proposed solar farm operation and construction.
- Prior to issuance the submitted plan shall be reviewed and approved by Fire Services.

(vi) *Construction Management Plan.*

- Prior to issuance, the Applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.

(vii) *Landscaping Plan.*

- Prior to issuance, the Applicant will be required to submit a landscaping plan, to demonstrate sufficient screening from adjacent agricultural lands and the existing dwelling to the south.
- The Application indicates that the site will be fenced with a 2.43 m (8.00 ft.) chain link fence, with 3 strand barbed wire.
 - This requires a 22% variance to the fence maximum height requirement from 2.00 m (6.56 ft.) to 2.44 m (8.00 ft.).

(d) *Landscaping shall be provided in accordance with a Landscape Plan, to be submitted to the Municipality upon application for t Development Permit. The Landscape Plan shall identify the location, type, and extent of all landscaping proposed for the lands.*

(i) The Landscape Plan contemplated herein shall identify the location and extent of the landscaping areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas to the satisfaction of the Development Authority.

(ii) Additional landscaping may be required when fronting or abutting a developed or undeveloped road and or acreage/ residence, to the satisfaction of the Development Authority.

(iii) Elevated mounding may be required when adjacent to an acreage/ residence, to the satisfaction of the Development Authority.

- Prior to issuance, the Applicant will be required to submit a landscaping plan in accordance with this section and noted above

(e) *The County Council shall be responsible for the issuance of the Solar Farm Development Permit(s) for the listed use.*

- The application is presented to Council for consideration.

Transportation & Access

Access to the parcel is currently provided by a gravel approach off Range Road 263. As the proposed development will create an insignificant amount of traffic (one vehicle a day), a Traffic Impact Assessment is not required at this time and no upgrade to the access will be required. Prior to issuance, the Applicant is required to pay the Transportation Off-site Levy in accordance with Bylaw C-8007-2020 for the total gross acreage of the lands proposed to be developed. In accordance with



Bylaw C-8007-2020, the estimated levy payment is \$134,174.00 (29.20 acres x \$4,595.00 per acre). Parking is provided on site with three spaces available for staff. No public parking is required.

Storm Water Management

The submitted conceptual Stormwater Management Plan proposes the use of two stormwater detention ponds to service the proposed development during construction, with the intention to reduce to one pond post construction. The memo also indicates that there will be limited grading work and that the runoff from the panels is to travel across the existing farmland to the naturally existing wetland on the site where water will naturally dissipate and evaporate. Engineering has reviewed the concept and has no further concerns at this time.

Environmental

A Vegetation Wetlands Characterization Memo was submitted with the application; this concludes that no Biophysical Impact Assessment is required and that the project footprint avoids all wetlands by a minimum of 15.00 m. Engineering has reviewed the memo and has no further concerns at this time.

The Applicant also provided a Noise Impact Assessment assessing the noise generated by the proposed substation and all related facilities. The assessment took into consideration the ambient noise level in the area (agricultural setting) and determined the project noise levels are within acceptable levels.

Servicing

Limited servicing is required to serve the development. The County requires the use of sewage holding tanks and water cisterns.

POLICY DIRECTION:

This property does not fall under any approved Area Structure Plan or Intermunicipal Development Plan. The application was assessed in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

- Inspection date: April 3, 2020
 - Site had some sort of utility infrastructure on the Eastern part of the parcel fenced off with barbed wire.
 - Other than that utility development the parcel is completely bare.
 - There is a locked gate at the entrance.
 - No issues with the development at this time.
 - Small sign on post at entrance indicating the parcel is a "Lynx Energy" site

CONCLUSION:

The application is consistent with the requirements of the Land Use Bylaw and County Servicing Standards. All technical requirements are addressed through the proposed conditions as set out in Attachment 'A'.

OPTIONS:

- Option #1: THAT Development Permit No. PRD20200545 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRD20200545 be refused as per the reasons noted (as determined by Council).



Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

APPENDIX:

- Appendix ‘A’ – Development Permit Conditions
- Appendix ‘B’ – Application Referrals
- Appendix ‘C’ – Map Set



Appendix 'A' – Development Permit Conditions

Description:

- 1) That a Solar Farm, placement of two office/site trailers and signage, may commence on the subject lands in accordance with the application and site plans prepared by WSP, Project No. 191-07538-00, dated September 27, 2019 as submitted with the application and includes:
 - i. placement of two office trailers;
 - ii. installation of 17,000 panels;
 - iii. site grading (*as required and in accordance with the site plans provided*); and,
 - iv. installation of one freestanding sign (*details to be provide prior to installation*).
- 2) That the proposed office trailers shall comply with the required land setbacks as per Section 43 of the Land Use Bylaw.
- 3) That the maximum height requirement for the perimeter fencing is relaxed from **2.00 m (6.56 ft.) to 2.44 m (8.00 ft.)**.

Prior to Issuance:*Payments and Levies:*

- 4) That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the county and that the contribution, if accepted, is \$23,360.00 calculated at \$800.00 per acre for 29.20 acres.
- 5) That prior to issuance of this permit, the Applicant/Owner shall to pay the Transportation Off-Site Levy in accordance with bylaw C-8007-2020 for the total gross acreage of the lands proposed to be developed.
 - i. The Applicant shall provide a Site Plan confirming the total development area for the calculation.

Site Developability:

- 6) That prior to issuance of this permit, the Applicant/Owner shall submit a Lighting Plan, in accordance with Section 27 of the Land Use Bylaw, detailing the proposed building and site lighting for the development. The lighting plan shall be compliant with the County's dark sky lighting regulations, conserve energy, reduce glare and minimize light trespass onto surrounding properties.
- 7) That prior to issuance of this permit, the Applicant/owner shall submit a revised Site Plan, identifying any required outdoor storage areas onsite, if required, to the satisfaction of the County.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.
- 9) That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands, in accordance with County Servicing Standards.



- 10) That prior to issuance of this permit, the submitted Emergency Response Plan shall be reviewed and accepted by the County, in accordance with County policies.

Transportation:

- 11) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations to discuss haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Prior to Occupancy

- 12) That prior to site occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include: verification of as-built on-site stormwater management facilities, and any other information that is relevant to the approved Site-Specific Stormwater Implementation Plan onsite, to the satisfaction of the County.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater has been completed as per the approved designs.
- 13) That all landscaping and final site surfaces shall be in place prior to occupancy of the site.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

- 14) That sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal.
- 15) That potable water shall be supplied via water cistern utilizing a trucked service.
- 16) That all landscaping shall be in accordance with the approved Landscape Plan. Vegetation types should be selected to endure the required storm water irrigation from May to September.
- 17) That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
- 18) That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped area including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
- 19) That water conservation strategies shall be implemented and maintained at all times.
- 20) That all outside storage of materials, products and equipment shall be limited to the area(s) indicated on the approved site plan.
- 21) That the garbage container shall be screened from view from all adjacent properties and public thoroughfares, in accordance with the submitted site plan. The garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.



- 22) That the approved signage shall be kept in a safe, clean and tidy condition at all times.
- 23) That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
- 24) There shall be no parking of any kind along the adjacent County Road System.
- 25) That dust control shall be maintained on the site during construction, and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands
- 26) That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
- 27) That all on-site lighting shall be dark sky (fully shielded or cut-off), and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting designs that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
- 28) That three parking stalls shall be maintained on-site at all times for staff including barrier free stalls as required by the Alberta Building Code.
- 29) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity including, but not limited to:
 - i. Noise Impact Assessment prepared by Stantec Engineering dated December 2019;
 - ii. Conceptual Stormwater Management Plan prepared by Summit dated July 2019;
 - iii. Vegetation Wetlands Characterization Memo prepared by Stantec dated July 30, 2019;
 - iv. Required Construction Management Plan; and,
 - v. Required Erosion & Sedimentation (ESC) Plan.

Advisory:

- 30) That during construction, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 31) That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 32) That the County Bylaw No. C-5772-2003, the "Noise Bylaw", and No. C-8065-2020, the "Road Use Agreement Bylaw," shall be adhered to at all times.
- 33) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
- 34) That a Building Permit and applicable subtrade permits, for the trailers, shall be obtained through Building Services, prior to any construction taking place.

Note: That the subject development shall conform to the National Energy Code 2017, with documentation/design at Building Permit, if applicable. A Declaration of Use must be filled out and signed under a New Farm Location Permit, or a Building Permit will be required.
- 35) That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

- i. That the Applicant/Owner shall obtain any required Alberta Utilities Commission (AUC) and Alberta Electric Systems Operator (AESO) approval(s).
- 36) That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 37) That if this Development Permit is not issued by **APRIL 30, 2021**, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Parks approvals/compensation if any wetland is impacted by the development on the said land.*

Option 2: (this would not allow the proposed development)

REFUSAL, for the following reasons:



Appendix 'B' – Application Referrals

Alberta Health Services (April 8, 2020)

- I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided. Please refer to our comments on a previous land use application (PL20180057) for the subject property, dated November 21, 2019, which you will find attached.

Building Services Review (April 14, 2020)

- Prior to Issuance-development to determine the number of parking stalls required to determine any barrier free stall locations.
- Advisory condition- Applicant is required to submit a Building permit application using our industrial/commercial/institutional checklist- https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Commercial-Industrial-Institutional_Checklist.pdf
- The drawings and information listed in the checklist from items 1-11 (as applicable) shall be submitted as part of the Building permit application in a complete and satisfactory manner.

Alberta Transportation (April 9, 2020)

- It appears from the information provided, the proposed development is outside the development control limits (>800 metres from Highway 9) as prescribed in the *Highways Development and Protection Act, Highways Development and Protection Regulation*. Therefore, Alberta Transportation has no objections or concerns and a roadside development application and subsequent permit from Alberta Transportation will not be required.

Agricultural Services Review (April 14, 2020)

- As noted in their application and if approved, the Agricultural Boundary design Guidelines will play a critical role in buffering the proposed development from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

Operational Services Review (April 3, 2020)

Utility Services: No Concerns.

Planning and Development Services - Engineering Review (May 05, 2020)

General

- The review of this file is based upon the application submitted.
- Prior to issuance, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.
- The applicant provided an emergency response plan for the site providing details of all emergency response measures for the proposed solar farm operation and construction.
- The applicant provided a Noise Impact Assessment prepared by Stantec Engineering dated December 2019, assessing the noise generated by the proposed substation and all related facilities. The assessment took into consideration the ambient noise level in the area (agricultural setting) and provided for the projected noise levels expected in the post



development condition at key locations near to the site. The assessment determined the project noise levels are within the required limits.

Geotechnical - Section 300.0 requirements:

- Engineering does not have any concerns at this time.

Transportation - Section 400.0 requirements:

- Prior to issuance, the applicant is required to pay the Transportation Off-site Levy in accordance with bylaw C-7356-2014 for the total gross acreage of the lands proposed to be developed. In accordance with bylaw C-7356-2014, the estimated levy payment is \$134,174 (29.2 acres x \$4,595 per acre).

Sanitary/Waste Water - Section 500.0 requirements:

- The applicant is responsible for ensuring proper sewage servicing is provided for the subject land.
- Engineering recommends the use of holding tanks with a trucked service for commercial and industrial applications.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

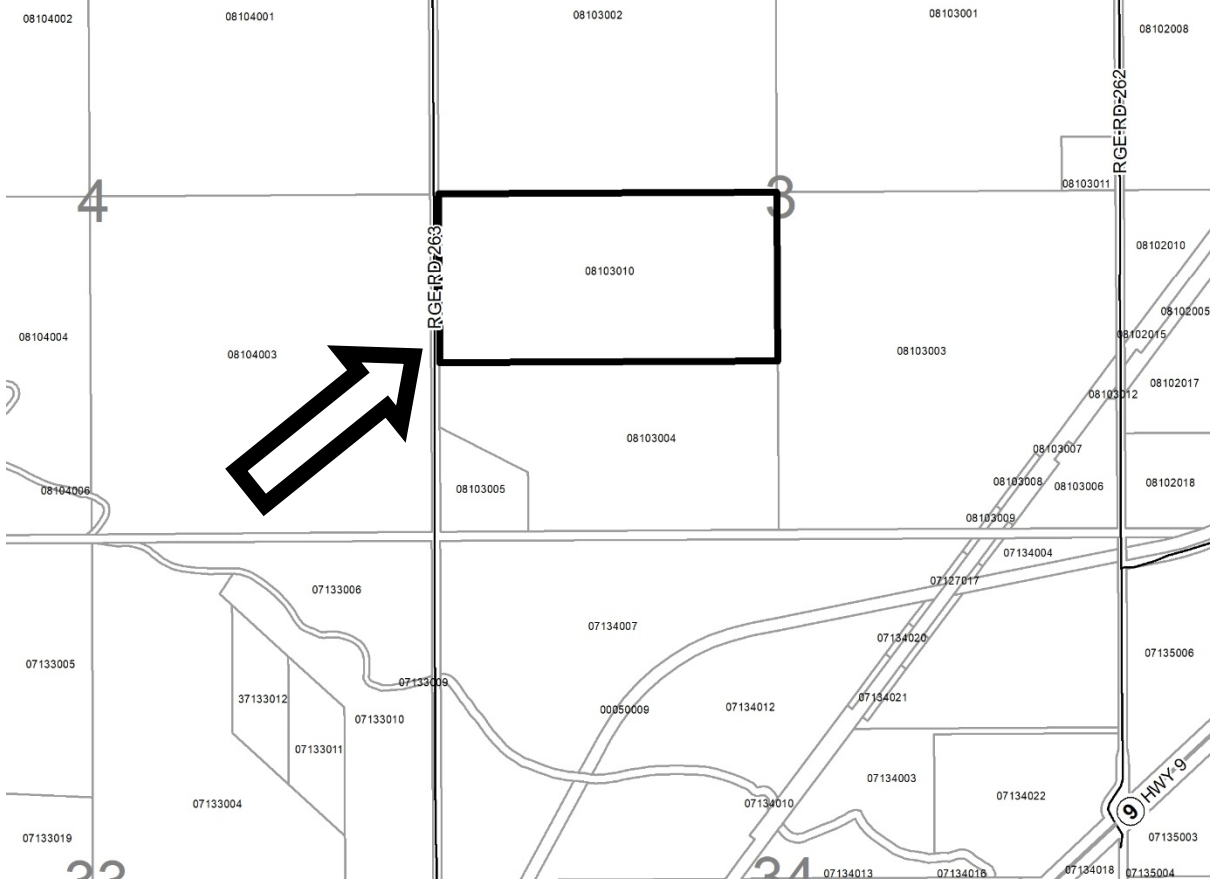
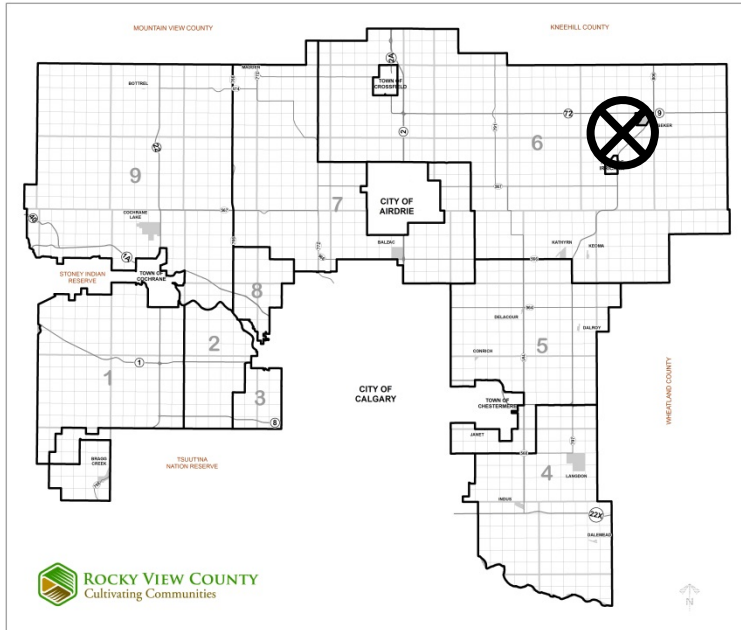
- The applicant is responsible for ensuring proper water servicing is provided for the subject land.
- Engineering recommends the use of cistern tanks for potable water supply for non-residential uses including commercial and industrial uses.

Stormwater Management – Section 700.0 requirements:

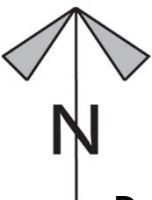
- The applicant provided a conceptual Stormwater Management Plan for the proposed development prepared by Summit dated July 2019, which proposes the use of two stormwater detention ponds to service the proposed development during construction with the ability to reduce to one post construction. The memo also indicates that there will be limited grading work and that the runoff from the panels is to travel across the existing farmland to the naturally existing wetland on the site where water will naturally dissipate and evaporate. Engineering has reviewed the concept and has no further concerns at this time.
- Prior to issuance, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.

Environmental – Section 900.0 requirements:

- The applicant provided a Vegetation Wetlands Characterization Memo prepared by Stantec dated July 30, 2019. The review provided a summary of the findings from a variety of environmental databases as well as a site visit and lists potential environmental impacts from the proposed development such as wetland loss, soil loss, alteration to wildlife and amphibian habitats and risks to avian species. The review also provided wetland delineation mapping for the one wetland, which is classified as a temporary shrubby swamp.
- The Review also concludes that no BIA is required and that the project footprint avoids all wetlands by a minimum of 15m. Engineering has reviewed the memo and has no further concerns at this time.
- As a permanent condition, the applicant will be required to obtain all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.



LOCATION PLAN

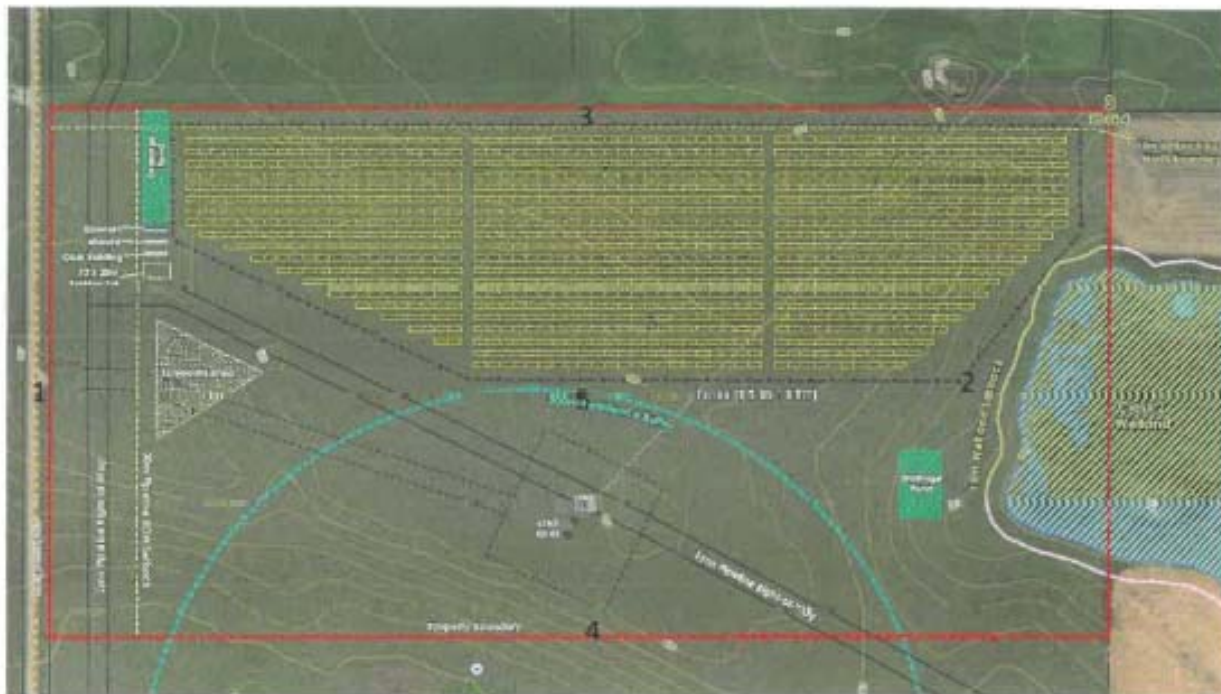


SW-03-28-26-W04M
 Lot: 1 Block: 1 Plan: 0713500

Date: June 23, 2020

Application: PRDP20200545

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TYPICAL DETAIL
SCHOOL AND IMPROVEMENT
SCALE: 1/8" = 1'-0"

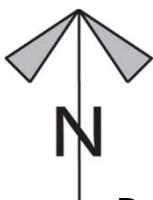


TYPICAL DETAIL
FACING AND IMPROVEMENT
SCALE: 1/8" = 1'-0"

DEVELOPMENT PROPOSAL

SW-03-28-26-W04M

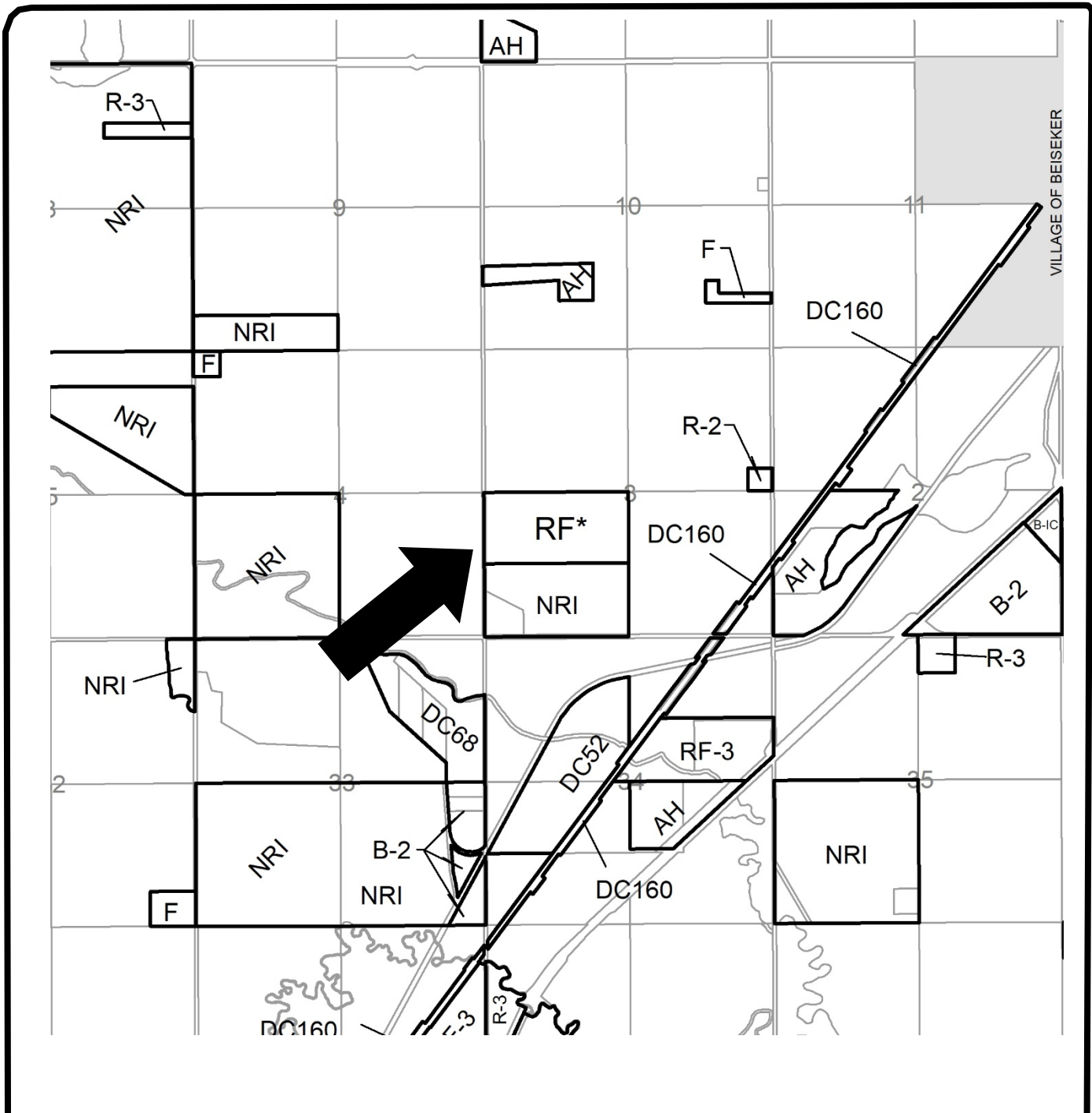
Lot: 1 Block: 1 Plan: 0713500



Date: June 23, 2020

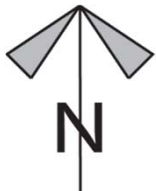
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Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial
R-3 Residential Three	HR-1 Hamlet Residential Single Family
DC Direct Control	HR-2 Hamlet Residential (2)
PS Public Service	HC Hamlet Commercial
	AP Airport

LAND USE MAP



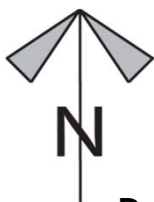
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Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M



SW-03-28-26-W04M
Lot: 1 Block: 1 Plan: 0713500

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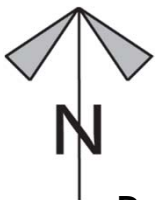
File: 08103010



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

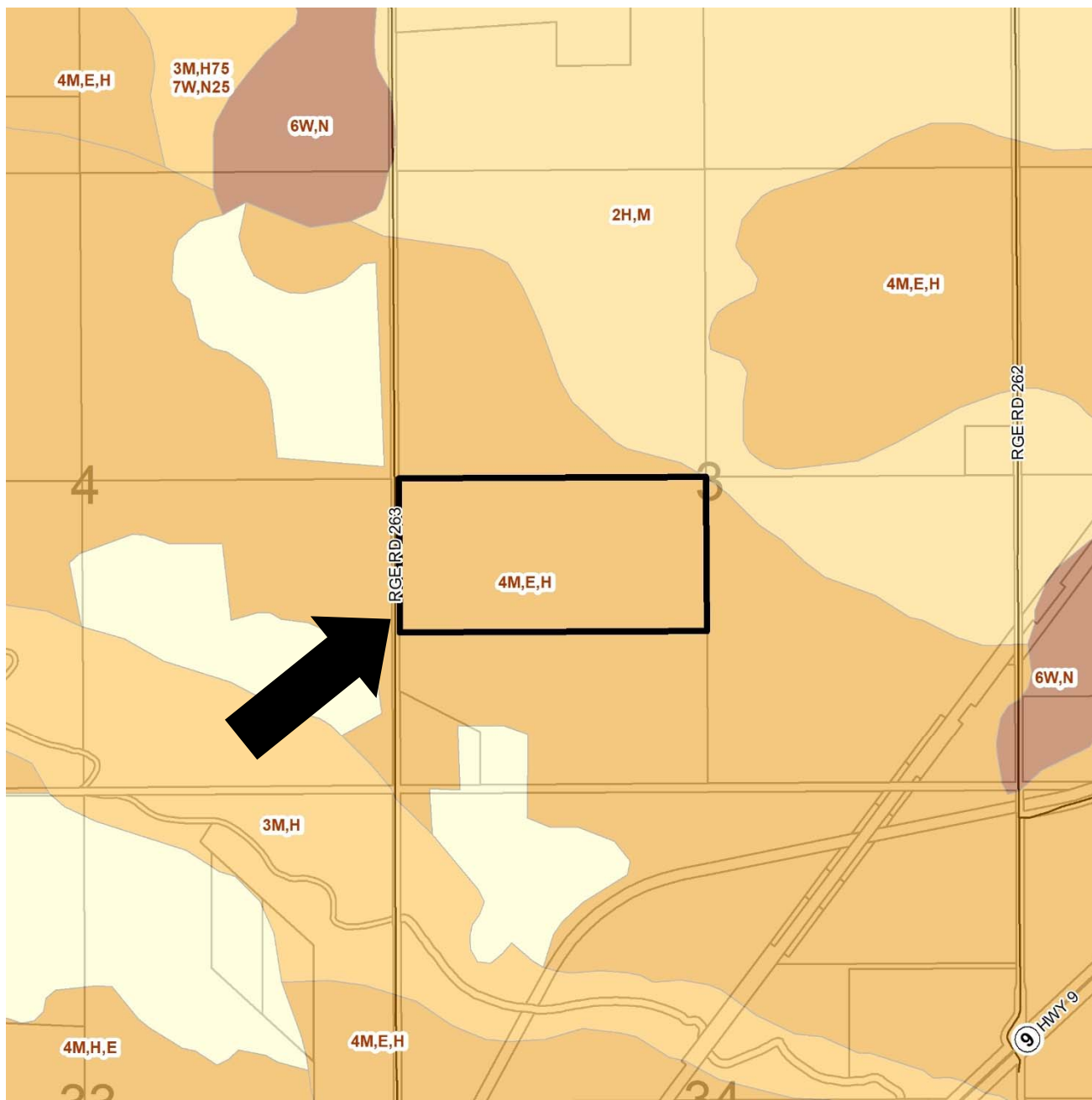


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Application: PRDP20200545

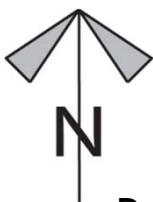
File: 08103010



LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

SOIL MAP

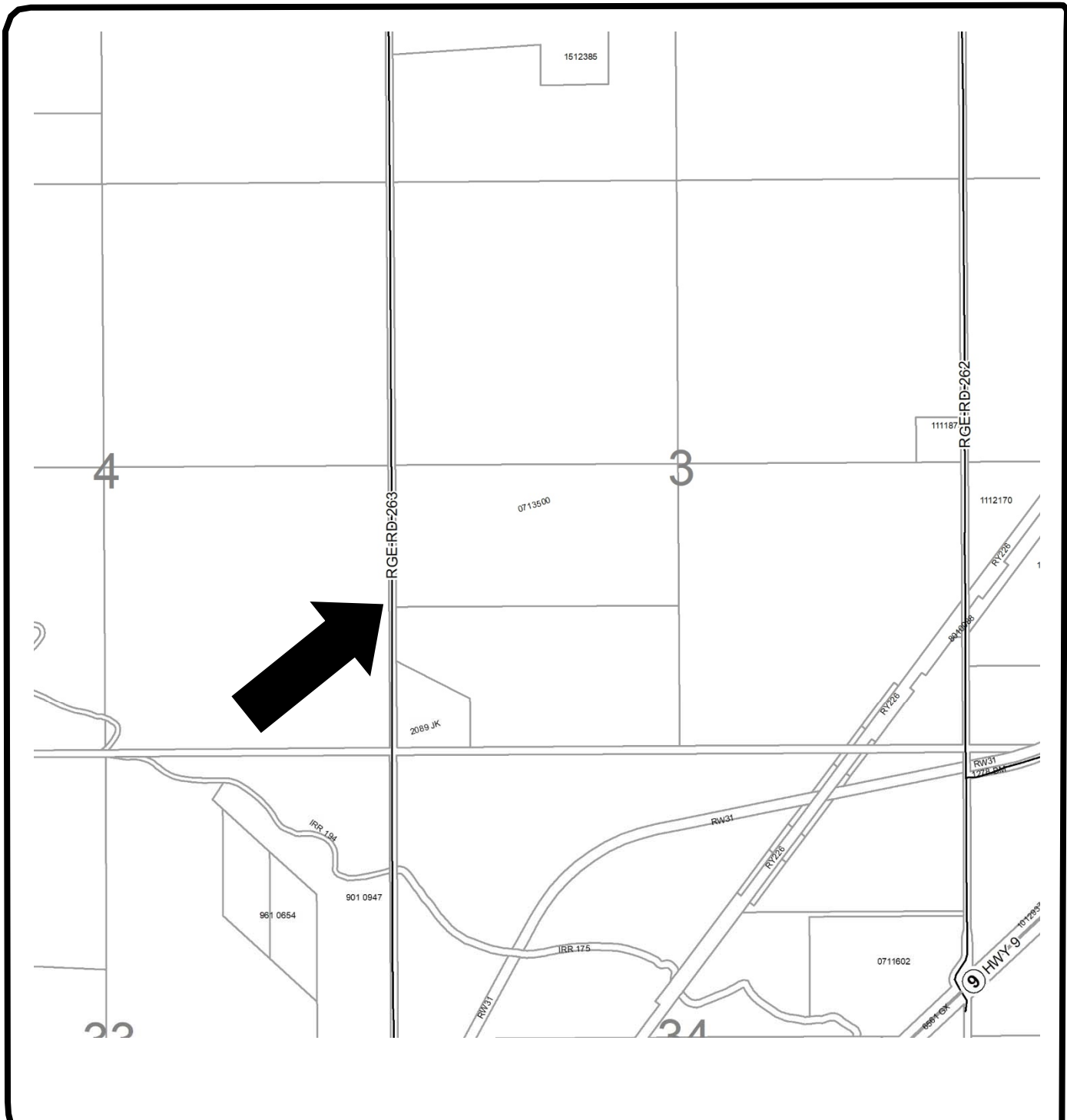


SW-03-28-26-W04M
Lot: 1 Block: 1 Plan: 0713500

Date: June 23, 2020

Application: PRDP20200545

File: 08103010



Legend – Plan numbers

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

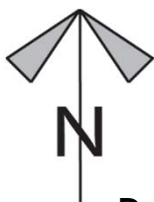
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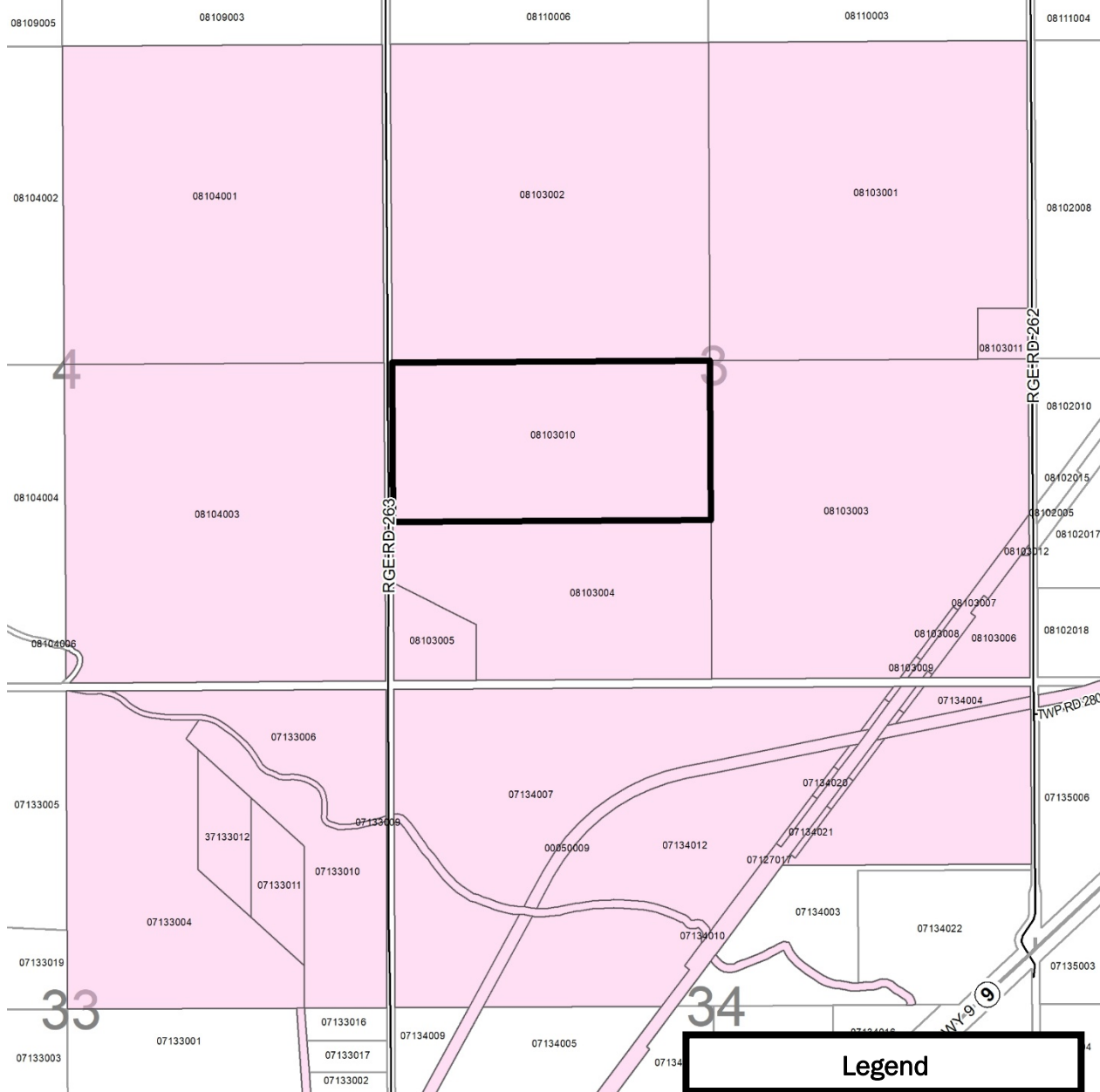
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Date: June 23, 2020

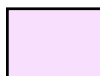

Application: PRDP20200545

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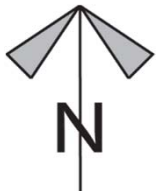




-  Letters in Opposition
-  Letters in Support

Legend	
	Circulation Area
	Subject Lands

LANDOWNER CIRCULATION AREA



SW-03-28-26-W04M
Lot: 1 Block: 1 Plan: 0713500

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