



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>The proposed development is located outside of the permit area of Highway 2 and would not require a permit from Alberta Transportation.</p> <p>If a glare study/mitigation report is prepared as a requirement of Rocky View County's permit, the impacts to Highway 2 should also be assessed and mitigated as required.</p>
Alberta Health Services	<p>Thank you for inviting our comments on the above-referenced application. Alberta Health Services-Environmental Public Health (AHS-EPH) understands that this application proposes to redesignate four quarter sections from Agricultural, General District to Direct Control in order to allow for a solar farm.</p> <p>AHS-EPH supports renewable energy developments that lead to increased energy resiliency while minimizing emissions that could cause public health concerns. We understand that the Alberta Utilities Commission (AUC) regulates energy producers and may consider social and environmental impacts, while the local municipality, through their land-use by-law, regulates the use and development of land within the municipality.</p> <p>In respect of this land use redesignation, AHS-EPH provides the following comments for your consideration:</p> <ol style="list-style-type: none"> <li data-bbox="513 1115 708 1142">1. Air Quality <p>While AHS-EPH recognizes that comparative emissions of solar farms will be quite low over their lifetime, AHS-EPH would suggest consideration be given to implementation of a dust control strategy during site development to ensure minimization of dust generation during site preparation and construction. AHS-EPH would suggest best management practices be considered to control emissions from site disturbance and/or vehicle traffic during these periods.</p> <li data-bbox="513 1415 894 1442">2. Groundwater Protection <p>AHS-EPH supports a hydrogeological assessment to ensure adequate supplies of groundwater for the anticipated uses of the solar farm and that a plan be in place to ensure no contamination of surface or groundwater occurs through site construction and operation activities.</p> <li data-bbox="513 1610 1154 1638">3. Hazardous Materials Management Strategy <p>AHS-EPH understands electrical transformers may contain various hazardous materials and or liquids. AHS-EPH would suggest a strategy be implemented to ensure these materials are handled and stored safely and to ensure that any spills be promptly identified and remediated. We would also recommend a program be in place to ensure safe storage of all products or equipment that may contain hazardous substances (e.g.: pesticides).</p>



AGENCY	COMMENTS
Adjacent Municipality	<p>4. Glint and Glare</p> <p>AHS-EPH understands glint and glare from the solar installation are usually assessed as part of the AUC application process. If this is not the case, AHS-EPH would recommend a glint and glare study that would confirm no adverse impacts on neighbouring residents and traffic in the area and to ensure all mitigation strategies are properly implemented.</p>
The City of Airdrie	<p>The City of Airdrie Planning & Development Department has completed its review of the above-mentioned redesignation application in response your request for comments, recommendations and/or requirements with respect to the application.</p> <p>The application is proposing redesignation of four (4) quarter sections (± 259 hectares/± 640 acres) from Agricultural, General District (A-GEN) to Direct Control (DC) District to allow for the development of a Solar Farm.</p> <p><u>Location:</u></p> <p>The site is located immediately adjacent to the City of Airdrie boundary with Rocky View County, along Township Road 274 which forms the north boundary of the City. QE2 Highway is approx. 800m from the proposed site. The future Northeast QE 2 Community Area Structure Plan (CASP) area lies adjacent to the proposed site, with Neighbourhood Development land use proposed for the Plan area next to the site.</p> <p><u>City of Airdrie Impacts</u></p> <p>The application has been reviewed by several City departments who have identified the following impacts to the City of Airdrie:</p> <p><i>Transportation:</i></p> <ul style="list-style-type: none"> • Township Road 274, owned by the City, is planned as a future Skeletal Arterial Road, eventually connecting to QE2 Highway via an interchange. 48m additional right of way will be required from Rocky View County for this road. Development on the subject site will entail significant setback from Township Road 274, with 20m minimum recommended. • The applicant has indicated that once operational, the Solar Farm will generate roughly one to three trips per month to facilitate solar panel cleaning, otherwise there will be no other impact. Access to the site is intended to use the laneway to the existing house on the site. <p><i>Environmental:</i></p> <ul style="list-style-type: none"> • Preservation and protection of water bodies / wetlands within the Nose Creek Watershed are important for inflowing drainage to Airdrie. • There is concern on the expected impact to drainage pattern resulting from the impervious nature of a solar farm, and the extent to which the drainage pattern will impact drainage into Airdrie.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • There is some degree of ground water risk with possible leaching of toxic chemicals from solar panels and contamination of groundwater and soils. <p><i>RVC Interim Use & Term Limit:</i></p> <ul style="list-style-type: none"> • Development of the Northeast QE 2 CASP area adjacent to the proposed Solar Farm site is planned to occur when Airdrie reaches 210,000+ population horizon. The City suggests that Rocky View County consider the proposed development as an interim use and set a term limit not exceeding 20 years as well as a Development Permit review term to reflect the transitory nature of this use. <p><i>NAV Canada:</i></p> <ul style="list-style-type: none"> • The proposed site lies north of Calgary International Airport, with many aircraft making turns there as part of their final landing approach. There are safety concerns, with possible glare from the extensive area covered by the Solar Farm. The proposed development area lies outside the Airport Vicinity Protection Area; however, the City recommends consultation with NAV Canada to confirm that there are no safety issues. <p>The City of Airdrie recommends that the applicant provide the County, in writing, with specific actions to be taken that will ensure there are no impacts to wetlands, drainage courses, chemical leaching, etc. Given the information provided, the City has no objections to the redesignation, subject to resolution of the environmental concerns and other issues noted above.</p>
<i>Other External Agencies</i>	
Calgary Airport Authority	<p>Please be advised that the Calgary Airport Authority has no objection to this proposal as submitted.</p> <p>The proposal does not meet the criteria for the Calgary Airport Authority to provide comment on, we take the following into consideration:</p> <ul style="list-style-type: none"> • YYC Zoning Obstacle Limitation Surfaces (OLS) • Nav Canada Electronic Zoning • TP1247 – Land Use in the Vicinity of Airports • Airport Vicinity Protection Act (AVPA) <p>Please ensure that you include Transport Canada and Nav Canada on the proposal to ensure that they have the chance to review the proposal.</p>
CNOOC	<p>Further to an inquiry made by O2 Planning and Design with respect to CNOOC Petroleum North America ULC (CNOOC) assets on the above lands, we wish to advise the following assets are located on the lands.</p>



AGENCY	COMMENTS
	<ol style="list-style-type: none"> 1. N/2 of Sec. 26-27-29W4M – Right-of-Way Plan 821 1643 contains one abandoned fuel gas pipeline and one abandoned sour natural gas pipeline. Setback for abandoned pipelines is the width of the right-of-way. No permanent structures can be placed within the right-of-way, including but not limited to, trees and parking of heavy equipment, vehicles and/or trailers. 2. W/2 of Sec. 26-27-29W4M – Right-of-Way Plan 851 0759 contains one abandoned fuel gas pipeline and one abandoned sour natural gas pipeline. Setback for abandoned pipelines is the width of the right-of-way. No permanent structures can be placed within the right-of-way, including but not limited to, trees and parking of heavy equipment, vehicles and/or trailers. 3. NW/4 of Sec. 26-27-29W4M – Access Road and Valve Site J54 – This site has been reclaimed. <p>We recommend that safety equipment for the detection of sour gas be on site for any work to be completed within the sour facilities.</p> <p>Subject to the terms and conditions set forth below, CNOOC has no objections or concerns with respect to the adjustment of the boundaries.</p> <ol style="list-style-type: none"> 1. Our review was based on the above locations (the “Facilities”); 2. Setback for pipelines in place is the width of the registered right-of-way. No permanent structures can be placed within the right-of-way, including but not limited to, trees and parking of heavy equipment, vehicles and/or trailers. 3. Any development will be in accordance with, and satisfy all regulatory setbacks applicable to the Facilities. <p>CNOOC assumes no responsibility for any damage, loss or liability related to operations conducted in or in proximity to the Facilities. In the event of such damage, loss or liability, the party responsible for same shall be liable for and indemnify and hold CNOOC and its officers, directors, employees, agents and representatives harmless against all losses, costs, damages, expenses and legal fees which any such parties may suffer, sustain, pay or incur directly or indirectly arising from or in connection with such operations; and in addition, indemnify CNOOC and its officers, directors, employees, agents and representatives from and against all actions, proceedings, claims and demands, losses, costs, damages, expenses and legal fees whatsoever which may be brought against or suffered by any such parties or which any such parties may sustain, pay or incur, directly or indirectly arising from, or in connection with such operations. This liability and indemnity shall apply without limit and without regard to cause or causes, including, without limitation, the negligence, whether sole, concurrent, gross, active, passive, primary or secondary, or the willful act or omission of CNOOC or its officers, directors, employees, contractors, agents and representatives or any other persons or otherwise.</p>
Transport Canada	No Comments received at this time
NAV Canada	No Comments received at this time



AGENCY	COMMENTS
<i>Internal Departments</i>	
Planning and Development Services - Engineering	<p>Geotechnical:</p> <ul style="list-style-type: none"> • There appears to be no steep slopes on the subject land • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • As part of the redesignation application, the applicant/owner submitted a Transportation Impact Assessment conducted by Watt Consulting Group dated June 9, 2021, that assessed the traffic generated by the proposed development and indicated that improvements will not be triggered. <ul style="list-style-type: none"> ○ Traffic generation will be most significant during construction and minimal during normal operations once construction is completed. At the future development permit stage, the applicant/owner will be required to contact County Road Operations to determine the need for hauling permits or a Road Use Agreement to address impacts to County roads during construction. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As part of the redesignation application, the applicant/owner submitted a conceptual stormwater management plan conducted by Magna Engineering Services Inc. dated July 2021 that proposes to manage the increased stormwater runoff using stormwater ponds (one for each catchment area). A detailed stormwater management plan including the design of the ponds will be provided at the development permit stage. • Engineering has no further requirements at this time.
Agriculture & Environment Services	<p>If this application is approved, the Agricultural Boundary design Guidelines will play a critical role in buffering the proposed solar farm 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.</p>

Circulation Period: June 28, 2021, to July 20, 2021.

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.