

Logan Cox

From: Bill Whytock [REDACTED]
Sent: July 5, 2021 1:07 PM
To: Logan Cox
Subject: [EXTERNAL] - Comment regarding the redesignation four quarter sections of land from Agricultural , General District to Dierct Control to allow for a Solar Farm

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File Number : 07426001
07426002
07426003
07426004

Application Number : PL20210102

I am against the proposed redesignation as it is not compatible with the existing Rocky View County Land Use Plan .

The precedent for my position is similar to the proposed racetrack development of a few years ago in the adjacent land which was turned down by the Rocky View Council .

Thank you

Logan Cox

From: Lou Schmidt [REDACTED]
Sent: July 7, 2021 10:37 AM
To: Logan Cox; [REDACTED]
Subject: [EXTERNAL] - File #'s, 07426001, 07426002, 07426003, 07426004. Application # PL20210102. Division

Do not open links or attachments unless sender and content are known.

To Whom it May Concern,

This is regarding the notice sent to us regarding the application by the Planning and Development Services Dept of Rocky View County pertaining to the File #'s and Application # stated above.

It's regarding the red estimation of 640 acres (four Quarter sections)of AGRICULTURAL LAND to allow for a Solar Farm.

Both of us are strongly opposed to this proposal. This land has been agricultural land which has been deemed agricultural use by the county of Rockyview and thus this does not adhere to the use of the land. We do not feel that a solar farm complies with agricultural use in general. We cannot continue to take good agricultural land for other uses.

Thank you!
John and Lou Schmidt
273169 Rnge. Rd. 291 NE
Airdrie, AB T4A 2V7

Logan Cox

From: [REDACTED]
Sent: July 16, 2021 9:55 PM
To: Logan Cox
Subject: [EXTERNAL] - File# 07426001 Solar Farm

Do not open links or attachments unless sender and content are known.

Mr. Cox

As an adjacent landowner (NE,24,27,29 W4) I am opposed to the above development.

Solar Farms should be located on less productive agricultural land.

John Stanlake

Date: Monday, 2021-07-19

The following statement is written regarding a proposed solar-energy facility in rocky View County:

Application Number: PL20210102
Division: 6
File Numbers: 07426001, 07426002, 07426003, 07426004

The proposed solar photo-chemical energy facility is poorly conceived and will be environmentally damaging and economically inviable.

○ **Environmental Consequences**

- A solar-energy facility is dependent on Chemistry. Pollutants include heavy metals such as cadmium, oil, glass and plastic debris and chemicals used for cleaning. The serious pollution issues are well-documented by many credible organizations including the EPA (USA) and various scientific journals; see links below.
 - Pollution in run-off water; upstream of City of Airdrie
 - Irreversible pollution of agricultural land including adjacent agricultural lands
 - One of the main and most egregious pollutants is [carcinogenic] cadmium, which can be leached out of the panels while in operation and would even more seriously contaminate the site when panels are damaged.
- Destruction of wildlife habitat . The very large slough which is referred to as “ephemeral” in the application is actually permanent, larger in wet years and less so in dry years, but always there providing habitat for an assortment of wildlife year round and an important resting area for migratory waterfowl including ducks, canada geese and swans.
- Noise pollution (continuous and intermittent; humming transformers and other equipment), including frequencies disruptive to wildlife
- Potential light pollution (lighting of the sky) due to security and maintenance lighting (affecting wildlife)
- Solar cells are not likely to be manufactured in Canada. No evidence is provided that the presence of heavy-metal pollutants, contaminants, carcinogens and other toxic material can be managed or eliminated.
- Erosion due to conversion of land to gravel substrate or similar

○ **Economic Realities**

- The facility is highly unlikely to be economically viable without heavy government subsidies and tax incentives. Significant expertise is required in running such a facility. There is no evidence provided of the applicant’s past successful similar projects, and little evidence of the economic success of similar projects anywhere.
- Produced electricity would (of course) be sold at prevailing market rates.
- Modern solar panels with longer lifetimes tend to be even worse environmentally (see links below).
- Continual repair and eventual decommissioning of the facility (especially in the event of failure or bankruptcy) would more than negate any perceived economic benefit; particularly this is true of the extensive environmental clean-up typically required. There is no evidence provided that the applicant understands these costs and is willing to take responsibility for the full life cycle of the project.
- Solar cells are not likely to be manufactured locally or even in Canada; the economic flow is likely to be out of the region rather than in.

○ **Site Issues** (exacerbating the above intrinsic environmental and economic problems)

- The proposed location is located in what is known locally as Hail Alley. The frequent destruction to property is well-known, particularly to insurance companies. Summer hail storms would significantly damage or destroy the facility, and release heavy-metals and other contaminants.
- Calgary indeed has sunshine; nevertheless due to seasons and latitude, typically solar energy facilities can be operated for only a fraction of the year. There is no study provided which indicates the efficacy of the intended technology in the proposed location.

- Heavy snowfalls in Winter would require continual snow-removal and maintenance activities.
- Strong winds in Summer (especially combined with adjacent and nearby agricultural lands) would necessitate continual dust-removal and cleaning activities.
- Typical sites for solar farms are marginal or non-productive areas with no agricultural use (see link below regarding concerns with siting even on end-of-life landfills).
- The proposed site lies North of Calgary International Airport. (Every day a large number of aircraft make turns there as part of their final landing approach.)
- Infrastructure Difficulties
 - Power lines would need to be run to a substation or another facility, adding to the environmental disruption.
- Zoning Influence in North Airdrie
 - Future options for the City of Airdrie in this quadrant would be irreversibly limited by the presence of a facility such as this.

Although a “solar farm” may sound environmentally responsible it is not in the longer term. A solar photochemical power generation facility involves many serious environmental and economic problems. To allow such a facility to be located on good farm land adjoining and upstream from a heavily populated area where weather damage is unavoidable is neither ‘forward thinking’ nor socially responsible in an economic or environmental sense.

References

1. [Forbes] *If Solar Panels Are So Clean, Why Do They Produce So Much Toxic Waste?*
<https://www.forbes.com/sites/michaels hellenberger/2018/05/23/if-solar-panels-are-so-clean-why-do-they-produce-so-much-toxic-waste/?sh=7ddd2020121c>
2. [Discover magazine] *Solar Panel Waste: The Dark Side of Clean Energy*
<https://www.discovermagazine.com/environment/solar-panel-waste-the-dark-side-of-clean-energy>
3. [Wired] *Solar Panels Are Starting to Die, Leaving Behind Toxic Trash*
<https://www.wired.com/story/solar-panels-are-starting-to-die-leaving-behind-toxic-trash/>
4. [IEEE publication] *Solar Energy Isn't Always as Green as You Think*
<https://spectrum.ieee.org/green-tech/solar/solar-energy-isnt-always-as-green-as-you-think>
5. [National Center for Biotechnology Information, USA] *Leaching of cadmium and tellurium from cadmium telluride (CdTe) thin-film solar panels under simulated landfill conditions*
[See also many linked and related articles therein]
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5607867/>
6. [Environmental Protection Agency, USA] *Best Practices for Siting Solar Photovoltaics on Municipal Solid Waste Landfills*
https://www.epa.gov/sites/default/files/2015-03/documents/best_practices_siting_solar_photovoltaic_final.pdf

Sincerely,

James and Judy Matlock,
291067 Township Road 274
Adjacent landowners

Mailing address: 270128 Range Road 291 SE, Airdrie, AB, T4A 3H8

Telephone: [REDACTED]

Electronic address: [REDACTED]

Logan Cox

From: Patrick O'Rourke [REDACTED]
Sent: July 20, 2021 10:18 AM
To: Logan Cox
Subject: Re: [EXT] RE: [EXTERNAL] - File No: 07426001, 07426002, 07426003, 07426004
Application No: PL20210102

Thank-you.

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From: LCox@rockyview.ca <LCox@rockyview.ca>
Sent: Tuesday, July 20, 2021 10:16:34 AM
To: Patrick O'Rourke [REDACTED]
Subject: RE: [EXT] RE: [EXTERNAL] - File No: 07426001, 07426002, 07426003, 07426004 Application No: PL20210102

Good Morning,

Should the applicant wish to proceed a formal notice of the Public Hearing date and time will be sent out by the County. You will have the option to attend that Public Hearing should you wish to add additional information or responses at that time you are welcome (or attend to listen). Should the applicant wish to do further consultation they will be in touch directly.

Sincerely,
LOGAN COX, BA
Planner | Planning and Development Services

From: Patrick O'Rourke [REDACTED]
Sent: July 20, 2021 9:54 AM
To: Logan Cox <LCox@rockyview.ca>
Subject: Re: [EXT] RE: [EXTERNAL] - File No: 07426001, 07426002, 07426003, 07426004 Application No: PL20210102

I really do appreciate your comments and prompt response. I will follow-up direct with O2 to gain knowledge on company. I assume where applicable we will be notified of any progress, approvals and included in consultations should project move forward.

Patrick O'Rourke

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From: LCox@rockyview.ca <LCox@rockyview.ca>
Sent: Tuesday, July 20, 2021 9:37:03 AM
To: Patrick O'Rourke [REDACTED]
Subject: RE: [EXT] RE: [EXTERNAL] - File No: 07426001, 07426002, 07426003, 07426004 Application No: PL20210102

Good Morning Mr. O'Rourke,

To answer the initial questions with the information I have on hand I have included the original questions with the answers below in italics.

1.0 - Land Use: Is this the best use for Agricultural Land, near term and long term? Accessibility – is there going to be additional roads built?

Council will have to weigh whether a change in land use designation to allow for a Solar Farm is the best use of the land at this time. At this time an internal layout has not been submitted, it is anticipated that access to the site would remain from Range Road 274 on the south side of the subject section. This road is within the jurisdiction of the City of Airdrie; the County is waiting for their comments on the application to be submitted.

2.0 Exit Strategy: What happens if business is not sustainable, exit strategy? Who cleans up mess/addresses concern of nearby residents when faced with development of this magnitude, is there any fund or bond? Reference lease/roads, abandonment funds of oil and gas work producers?

It is my understanding that a bond is not required from the County for the operation of a Solar Farm; however, additional Provincial departments would have to also approve the use including Alberta Environment and Parks and the Alberta Utilities Commission which may require a form of security through their approval process(es).

3.0 Water Shed: is the contour and natural drainage affected?

Natural drainage will be modified with the addition of solar arrays, substations, and inverter skids. The applicant has supplied a Stormwater Management Study which speaks to the use of onsite storage ponds to control the changes in stormwater on the site and to retain the same pre and post development flows off the property.

4.0 Changing use from Agriculture, General District to Direct Control? Does this affect zoning, taxes or future taxes?

The change to a Direct Control District would be a change in the Land Use Designation for the parcel (ie. Zoning). The change in zoning itself wouldn't typically modify the assessed value of the property; however, the construction of a Solar Farm as a commercial use would impact the assessed value and lead to a change in taxes owing.

5.0 Interested in scope and scale and project timing; also interested in who is behind development, funding and business plan?

No definite timeline has been provided at this point. Should Council support the land use change on the parcels this would remain until a future Council changes the designation to another use (or back to Agricultural). You may wish to reach out O2 Planning & Design as applicants on this application for more information. The Planner from O2 that is working on this application is Nicholas Kuhl.

Sincerely,

LOGAN COX, BA

Planner | Planning and Development Services

From: Patrick O'Rourke [REDACTED]

Sent: July 20, 2021 9:06 AM

To: Logan Cox <LCox@rockyview.ca>

Subject: RE: [EXT] RE: [EXTERNAL] - File No: 07426001, 07426002, 07426003, 07426004 Application No: PL20210102

Ultimately the applicant needs to supply information on the development, if the County has this information please pass it along. As adjacent landowners I would assume there would be consultation required for such a development. I would assume the county would consider these questions and more, I just want to ensure our voice is heard prior to any approval granted.

I am not certain of the approval process, I am not saying I have any objections at this point. I just believe it is important to get a notice in to ensure we are consulted as to what is going on prior to approvals being granted. This project would ultimately impact our land, it is important to have a say early in process.

Please call if this is not clear.

Patrick O'Rourke
[REDACTED]

From: LCox@rockyview.ca <LCox@rockyview.ca>

Sent: Tuesday, July 20, 2021 8:57 AM

To: Patrick O'Rourke [REDACTED]

Subject: [EXT] RE: [EXTERNAL] - File No: 07426001, 07426002, 07426003, 07426004 Application No: PL20210102

External

Good Morning,

I received your letter below and would like to ask for clarity on whether you are looking for the County to respond to these questions or the applicant? Alternatively, are these rhetorical questions for Council to consider with the application?

Sincerely,

LOGAN COX, BA

Planner | Planning and Development Services

From: Patrick O'Rourke [REDACTED]

Sent: July 20, 2021 7:37 AM

To: Logan Cox <LCox@rockyview.ca>

Subject: [EXTERNAL] - File No: 07426001, 07426002, 07426003, 07426004 Application No: PL20210102

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Attention: Planning and Development Services Department

Subject letter written on behalf of land owners in SE, NE sec 27-27-29 W4M (two quarters between subject land proposal and highway 2) owned by **JDP Holdings Inc** and **Al Stoichie**.

- 1.0 Land Use: Is this the best use for Agricultural Land, near term and long term? Accessibility – is there going to be additional roads built?
- 2.0 Exit Strategy: What happens if business is not sustainable, exit strategy? Who cleans up mess/addresses concern of nearby residents when faced with development of this magnitude, is there any fund or bond? Reference lease/roads, abandonment funds of oil and gas work producers?
- 3.0 Water Shed: is the contour and natural drainage affected?
- 4.0 Changing use from Agriculture, General District to Direct Control? Does this affect zoning, taxes or future taxes?
- 5.0 Interested in scope and scale and project timing; also interested in who is behind development, funding and business plan?

Response can be directed to [REDACTED]

Patrick O'Rourke

[REDACTED]

[REDACTED]

[REDACTED]

July 19 2021
 Rocky View County,
 File Number 07426001 - 07426004
 Application No. PL20210102

Hilda Fletcher
 291131 TWP Rd 274
 AIRDRIE AB
 T4A-3C5

Attention Mr Logan Cox:

I own $\frac{1}{2}$ of 23, 27, 29 w of 4 (south side of ^{TWP Rd} 274)

My comments are:

Building on farm land eliminating livelihood.
 Reduction in food production.

Eco System - completely destroyed:
 Habitat Degradation to, animals, Birds,
 plants & insects (Bees)

Solar cells are known to contain:
 levels of toxicity - Gallium, arsenide,
 cadium + Telluride.

What happens with the snow in winter?

If Solar Farm project goes ahead and fails
 where does the garbage go.?

These are a few of my comments & questions

Hilda Fletcher

2911 31 Two Rd 274
Heilbric, AB
T4A 3c5



Planning & Development Services Department
Rocky View County - : Attention Logan Cox
2620 75 Rocky View Point
Rocky View County, AB.
T4A 0X2

Terri Nixdorff
280201 TWP Rd 270
Rocky View County, Ab.
T4A 2T2
403-808-2771

April 12, 2022

**Bylaw C-8206-2021—A Bylaw of Rocky View County to Amend Land Use
Bylaw C-800-2020**

Application Number: PL20210102 (07426001/2/3/4)

Application Details: An application by 02 Planning + Design (Nicholas Kuhl) on behalf of 1532094 Alberta Ltd. to consider Bylaw C-8206-2021 to redesignate +/- 258.8 hectares (640 acres) –four (4) quarter sections, being the NW/NE/SW/SE-26-27-39-W04M-from Agriculture, General District (A-GEN) to Direct Control (DC) to allow for a Solar Farm. Located adjacently north of the city of Airdrie, approximately 800 meters east of Highway 2 and adjacently east of Range Road 292.

I am writing this letter to express my *opposition* to the proposed Solar Farm. I grew up adjacent to the above land on NW-23-27-29-W4. Besides this being my home, this area is precious prime agriculture land. Our family has farmed next to this land for nearly a century and for four generations. There are other solar farms around and they are very much an eye sore and will no doubt harm land values of adjacent property, with weeds being a major concern as well as glare and visual impact. My belief is that the city of Airdrie's history as well as culture runs deep in agriculture, being both the base of the city itself as well as surrounding communities. Going forward, proof of a valid environmental plan as well for the full life span of the solar farm would have important details for all parties, including source of funding and details whether private or public. I hope this is considered while debating a Solar Farm on this prime agriculture land.

Terri Nixdorff

Russ & Delcene Fletcher
290082 Township Road 280
RockyView County, AB T4A 2P1

April 12, 2022

**Re: Bylaw C-8206-2021 to amend Bylaw C-8000-2020
Application # PL20210102 (07426001/2/3/4)**

To Whom It May Concern;

This letter is in opposition to the above noted application for redesignation of said lands from Agriculture to Direct Control to allow a solar farm to be located on NW/NE/SW/SE 26-27-29W4.

The said lands are some of the best agricultural land in the area and to remove them from production would be irresponsible. Farm land is continually being lost at an alarming rate to urban growth and expansion while the population continues to grow and demand and cost for food is at an all time high. We are confident that there are many other locations that are not agriculture based that would be better suited to this application. We lose 20,000 – 25,000 hectares of land annually to urban expansion while only about 3% of the land in Canada is suitable for agriculture. This information came from the Canadians For A Sustainable Society website.

One bushel of wheat produces 42 pounds of flour which in turn produces 42 loaves of bread. 640 acres at 80 bushel/acre will produce 51,200 bushels which makes 2,150,400 pounds of flour which translates to 2,150,400 loaves of bread. That will feed a lot of people. This is just wheat but as you can see whether it is Canola – oil, peas, barley or any other of the crops grown in this area it is very productive in the agriculture sector. Again, there are many other locations to which this solar farm would be better suited than agriculture-based land.

Other concerns as well have come to light with the control of weed growth which would negatively impact all surrounding agriculture land and increase the already

skyrocketing price of weed control in crops to include the overabundance of weed growth in 640 acres of land, not knowing how that would be controlled.

What happens to noncompletion of the project, whether due to funding overrun costs or a multitude of other reasons. The community is then left with an eyesore and 640 acres that is now unproductive and potentially will become overgrown with weeds that will infect all surrounding acres for miles.

There is also a large wetland area on the east side of this section, maybe 40/50 acres, what wildlife habitats will be destroyed with the erection of solar panels? There is also a number of moose/deer in the area that can often be seen grazing through the grasses. Their habitat will also be destroyed.

Does a solar farm even make sense in an environment so far north that the amount of sunlight is limited – especially during the winter months. Yuma, Arizona has the claim of the most sunshine and we are quite a distance from there.

In summary we are once again overwhelmingly opposed to the redesignation of the above noted property and even more so to the development of a solar farm. We feel that it will negatively impact the neighbors, surrounding agriculture community, the City of Airdrie and the MD of Rocky View. It will decrease property values, destroy wildlife/bird habitats, visually not pleasing and if anyone has been to this piece of land it has an amazing view of the mountains.

Thank you for taking the time to consider our concerns.

Russ & Delcene Fletcher
SE ¼ 1-28-29W4

291131 TWP RD 274 AIRDRIE, T4A 3C5

April 12 2022

W₂ 23, 27, 29, W/4thm

ROCKY VIEW COUNTY COUNCIL

Rocky View County Council

Bylaw C8206-2021 - A Bylaw to Amend land use
Bylaw C-8000-2020

I am opposed to the above bylaw and oppose it for many reasons.

Why would one turn a productive piece of land into a solar farm?

Taking good soil out of production.

Completely destroying the Eco system, making a weed patch + an eye sore.

Our family has farmed this land just across the road, where would the garbage go?

We have been here for almost 100 years.

I hope we don't see the panels across the road.

Regards

Hilda Fletcher

Rhonda Hanson (Fletcher)

13085, TWP RD 274, Rocky View County, AB T4B 4S2 NE 21-27-R1-W5

April 12, 2022

Rocky View County Council

Rocky View County Council:

Bylaw C-8206-2021-A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020.

Application Number: PL20210102(07426001/2/3/4)

Please be advised that I am **opposed** to the proposal to change section 26-27-29 W04M from Agriculture, General District to Direct Control to allow for a Solar farm.

Have you been fortunate enough to see this piece of agriculture land? It is 640 acres, that is located 800 meters east of highway 2 and adjacently east of Range Road 292. It is among the most productive farmland in Alberta. I was fortunate to be born and raised on the farm that borders this piece of land. Our family farm has been in our family for almost 100 years. We are currently on our 5th generation, and we are hoping to continue farming our land for many years and generations to come.

This need for this piece of land raises an important issue because the human population is constantly growing and the need for food crop will only rise. The decision as to allocate new farmland for power instead of food—when alternatives for power exist—becomes increasingly difficult to justify. There surely must be a better way to produce power!

Weekly we drive past the solar panel farm west of Innisfail, it is not only an eye sore, but it took a productive piece of land and turned it into an unmaintained weed patch. I would hate to have to sell our family farm due to the eye sore and infestation of weeds. Making it impossible to produce seed grain and increase the dockage on our regular grain crops.

I am not here to complain, I have a possible solution and I would like to suggest that Alta Link- Sollair Solar Project, offer to partner with all the urban residents in Alberta and invest in solar panels on their roof tops, consolidating the power where it is most needed and where their power distribution corridor is already in place. Leave the most productive farmland to farm and feed the world.

Sincerely,



Rhonda Hanson

Logan Cox

From: Michelle Hiebert [REDACTED]
Sent: April 13, 2022 3:26 PM
To: Logan Cox; Legislative and Intergovernmental Services
Cc: [REDACTED]; Beth (Mom) Hiebert; Julie Hiebert; Edith Waterhouse; Dale Waterhouse; Thomas Waterhouse; Leanna Kroeker; Laura Samuelson; [REDACTED]
Subject: [EXTERNAL] - Response to Proposed Bylaw C-8206-2021 with regard to the proposed 'solar farm' development

Do not open links or attachments unless sender and content are known.

Hello,

Thank you for the opportunity to respond to the proposed bylaw change with regard to the proposed 'solar farm' development. I, **Michelle Hiebert (resident on the land affected by the proposed development), am responding on behalf of Alice Somerville (property owner of the land affected)**. Alice and several other family members, reside directly southwest of the area being considered for the development. In addition, numerous other family members also frequent this property and would be affected. Alice's property is located in the municipality of Airdrie, and has a legal land description of **NE-22-27-29 W4**.

In light of minimal information on the proposed bylaw change, land use change, and proposed development having been received, **Alice Somerville is currently opposed to the proposed bylaw change and proposed 'solar farm' development.**

Alice Somerville's concerns include:

- very limited time was given to landowners to respond to this significant project; Alice received her notification on 4 April 2022 and the response was required by 13 April 2022. In addition Alice has received minimal information on the proposed bylaw change & development. Furthermore, there was a discrepancy in the amount of information provided to residents based on their location, depending on whether their property is in Airdrie or Rocky View County.
- the proposed lifetime of the facility is unknown;
- the location seems quite close to large communities and an important transportation corridor;
- EMF fields/waves generated by a variety of electric items (including solar panels, batteries, transformer stations, power lines, etc.) can have significant negative effects on human health (and therefore probably the health of animals too); Alice was informed that she should not have her power operated hearing aids close to her head for long amounts of time, due to the hazard that long term exposure poses. How would the hazard of living next door full time to a much larger power operation with nothing but a county road in between be mitigated (particularly as the residences on her property are located on the NE corner, closest to the section of proposed development and transformer location)? As well, there are often many children on and around the property, and because the long term effects are unknown, this demographic is particularly vulnerable to long term health hazards. These negative affects also have environmental concerns, as seen in the premature death of trees located close to the power lines currently running alongside this property;
- solar facilities can require significant amounts of water to build and operate. Water use in the southern Alberta basins is essentially completely allocated. Where will the water for this development be obtained from? How much water will be required to build and then operate the facility? How would the water be treated before it is released back into the environment? Who would treat and clean the water before it is released?
- 'battery' or energy storage use is unknown; will the energy produced be stored on site, or immediately sent to the power grid? If stored on site, what type of 'battery' will be used to store the energy? As for the transformer station, how was the proposed location selected and has there been an environmental risk management plan prepared?

- land drainage is unconfirmed; where does the land below the proposed development drain towards? If chemicals/oils/etc. spill, panels break, or the ground/groundwater is contaminated, what extent of space (horizontally and vertically) will be affected? How might the supply of well water be affected? Alice's farm is currently supplied with water from 2 different wells, of which the source is unknown;
- erosion control is unknown; it is expected that water erosion due to rain and spring melt would erode the soil between the solid areas of the development; How would soil erosion be controlled?
- solid waste disposal is unknown; how much solid waste will be generated from the construction and operation of the facility? What is the expected lifetime of the different parts of the facility (ex. solar panels)? Where will hazardous waste (ie. old panels, oil, etc.) be discarded?
- how will the clean up of garbage that could become trapped under the solar panels be undertaken, to ensure there is not an accumulation of refuse?
- noise generation from any and all parts the operation of the 'solar farm' is unknown;
- light pollution (localized/broad and significant) required for safety, security, operations, etc. is unknown. In addition, what about the glare from the solar panels/mirrors/etc.?
- the presence of expected continuous security monitoring is unwanted;
- potential negative impacts on local wildlife are unknown;
- negative impacts from extensive chemical use to control weeds could harm crop production; changes in soil nutrients could welcome invasive plants to the area which could significantly decrease crop yield on the surrounding farms;
- potential changes (increases?) to local temperatures and therefore local climate is unknown; and
- this type of development could have significant negative effects on land value of nearby properties.

At this time, the following questions remain:

- what type of solar facility is proposed? solar PV or solar concentrating thermal?
- what is the expected carbon footprint of the panel construction, development and operation of the facility? How long will it take for the facility to recoup the carbon development cost?
- what kind of benefits could be realized from this facility (ex. how many homes could be powered by it?)
- why is this location being considered? Based on local observations from various family members, the land has always been farmed for food production for the preceding years.
- how will grain production be addressed as food shortages are expected in the near future for both humans and animals?
- why would land that can currently be used for food production be converted to power production, when there are plenty of sites not feasible for traditional farming that could be used to place a development such as this?
- how much sunlight is anticipated? What is the benefit should the weather resemble a rainy summer/cloudy time period/snowy winter?
- how much energy (gas and/or electricity, etc.) will be needed to build and operate the facility? How likely will this be what is required or might more energy be required?
- what is the estimated electricity output? How likely will this be achieved? Are there examples of similar achievements based on real projects?
- is government/tax money being used to fund this project?
- who benefits from this project?
- who will use the energy produced?
- how would this development affect the large natural wetland/lake on the east side of the proposed section, and how would it be protected?
- how will this affect planes arriving and departing from the Calgary International Airport with this property being directly under a major flight path for YYC?
- how does the recent inflation affect the expected cost to construct and operate the project?
- who owns the land the development is proposed for?
- where do the developers live? Would they want to live directly beside this development?

In addition, the use of the term 'solar farm' seems to be misleading. A solar development resembles little to grain or livestock farming.

Again, thank you for the opportunity to respond to this proposed bylaw change and proposed development. Currently, Alice Somerville is strongly opposed to the development. We welcome further discussion as well as the opportunity to review design documentation and studies considered for these changes. Please respond to this email to let us know that it has been received and reviewed.

Sincerely,

Michelle Hiebert, ([REDACTED])
on behalf of
Alice Somerville, bcc'd

Below are names and contact info (email addresses cc'd) of residents and other persons we have collaborated with that are associated with this property, and share our concerns with the proposed development:

- Jennifer Hiebert (Secondary Contact) - [REDACTED]
- Beth Hiebert - [REDACTED]
- Julie Hiebert - [REDACTED]
- Edith Waterhouse - [REDACTED]
- Dale Waterhouse - [REDACTED]
- Thomas Waterhouse - [REDACTED]
- Leanna Kroeker - [REDACTED]
- Laura Samuelson - [REDACTED]
- Candace Henshaw - [REDACTED]
- Mary Davis - [REDACTED]
- Pat Elmes - [REDACTED]

Logan Cox

From: Edie Waterhouse [REDACTED]
Sent: April 13, 2022 4:10 PM
To: Logan Cox; Legislative and Intergovernmental Services
Subject: [EXTERNAL] - Re: Response to Proposed Bylaw C-8206-2021 with regard to the proposed 'solar farm' development

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To whom it may concern,

I am a resident of a property adjacent to the proposed development located at NE-22-27-29 W4.

One of my top concerns is that taking agricultural land and converting it to solar production is a poor choice. I believe it is unwise to reallocate land currently used for food production when there are other locations that cannot be used for agriculture to locate such a facility. I can think that the garbage dump would be a better location for the installation of solar panels. My understanding is that the life of a solar panel is not long. These would then need to be hauled to a facility such as a garbage dump as they are not recyclable. If it was installed over the dump the carbon footprint to haul would be less.

Another concern I have is that this location is in the flight path of the Calgary International Airport. I wondered if this would have an effect on the pilots and airplanes.

I was also concerned with there being nothing to hold the soil from being eroded into nearby ditches and waterways. Weeds are also an issue with Rockyview county being very concerned in the past with several weeds in particular, including scentless chamomile and toad flax. I would like to know who would be taking care of all of the potential noxious weed problems.

With the large EMF that would likely come with the development, I am concerned with how constantly being so close to such a field would affect people mentally and physically.

These are just a few of my major concerns, and some of my others have been addressed in the below email already submitted.

Thank you for your time and consideration,

Edith Waterhouse

On Apr 13, 2022, at 3:26 PM, Michelle Hiebert [REDACTED] wrote:

Hello,

Thank you for the opportunity to respond to the proposed bylaw change with regard to the proposed 'solar farm' development. I, **Michelle Hiebert (resident on the land affected by the proposed development), am responding on behalf of Alice Somerville (property owner of the land affected)**. Alice and several other family members, reside directly southwest of the area being considered for the development. In addition, numerous other family members also frequent this property and would be

affected. Alice's property is located in the municipality of Airdrie, and has a legal land description of NE-22-27-29 W4.

In light of minimal information on the proposed bylaw change, land use change, and proposed development having been received, **Alice Somerville is currently opposed to the proposed bylaw change and proposed 'solar farm' development.**

Alice Somerville's concerns include:

- very limited time was given to landowners to respond to this significant project; Alice received her notification on 4 April 2022 and the response was required by 13 April 2022. In addition Alice has received minimal information on the proposed bylaw change & development. Furthermore, there was a discrepancy in the amount of information provided to residents based on their location, depending on whether their property is in Airdrie or Rocky View County.
- the proposed lifetime of the facility is unknown;
- the location seems quite close to large communities and an important transportation corridor;
- EMF fields/waves generated by a variety of electric items (including solar panels, batteries, transformer stations, power lines, etc.) can have significant negative effects on human health (and therefore probably the health of animals too); Alice was informed that she should not have her power operated hearing aids close to her head for long amounts of time, due to the hazard that long term exposure poses. How would the hazard of living next door full time to a much larger power operation with nothing but a county road in between be mitigated (particularly as the residences on her property are located on the NE corner, closest to the section of proposed development and transformer location)? As well, there are often many children on and around the property, and because the long term effects are unknown, this demographic is particularly vulnerable to long term health hazards. These negative affects also have environmental concerns, as seen in the premature death of trees located close to the power lines currently running alongside this property;
- solar facilities can require significant amounts of water to build and operate. Water use in the southern Alberta basins is essentially completely allocated. Where will the water for this development be obtained from? How much water will be required to build and then operate the facility? How would the water be treated before it is released back into the environment? Who would treat and clean the water before it is released?
- 'battery' or energy storage use is unknown; will the energy produced be stored on site, or immediately sent to the power grid? If stored on site, what type of 'battery' will be used to store the energy? As for the transformer station, how was the proposed location selected and has there been an environmental risk management plan prepared?
- land drainage is unconfirmed; where does the land below the proposed development drain towards? If chemicals/oils/etc. spill, panels break, or the ground/groundwater is contaminated, what extent of space (horizontally and vertically) will be affected? How might the supply of well water be affected? Alice's farm is currently supplied with water from 2 different wells, of which the source is unknown;
- erosion control is unknown; it is expected that water erosion due to rain and spring melt would erode the soil between the solid areas of the development; How would soil erosion be controlled?
- solid waste disposal is unknown; how much solid waste will be generated from the construction and operation of the facility? What is the expected lifetime of the different parts of the facility (ex. solar panels)? Where will hazardous waste (ie. old panels, oil, etc.) be discarded?
- how will the clean up of garbage that could become trapped under the solar panels be undertaken, to ensure there is not an accumulation of refuse?
- noise generation from any and all parts the operation of the 'solar farm' is unknown;
- light pollution (localized/broad and significant) required for safety, security, operations, etc. is unknown. In addition, what about the glare from the solar panels/mirrors/etc.?
- the presence of expected continuous security monitoring is unwanted;
- potential negative impacts on local wildlife are unknown;

- negative impacts from extensive chemical use to control weeds could harm crop production; changes in soil nutrients could welcome invasive plants to the area which could significantly decrease crop yield on the surrounding farms;
- potential changes (increases?) to local temperatures and therefore local climate is unknown; and
- this type of development could have significant negative effects on land value of nearby properties.

At this time, the following questions remain:

- what type of solar facility is proposed? solar PV or solar concentrating thermal?
- what is the expected carbon footprint of the panel construction, development and operation of the facility? How long will it take for the facility to recoup the carbon development cost?
- what kind of benefits could be realized from this facility (ex. how many homes could be powered by it?)
- why is this location being considered? Based on local observations from various family members, the land has always been farmed for food production for the preceding years.
- how will grain production be addressed as food shortages are expected in the near future for both humans and animals?
- why would land that can currently be used for food production be converted to power production, when there are plenty of sites not feasible for traditional farming that could be used to place a development such as this?
- how much sunlight is anticipated? What is the benefit should the weather resemble a rainy summer/cloudy time period/snowy winter?
- how much energy (gas and/or electricity, etc.) will be needed to build and operate the facility? How likely will this be what is required or might more energy be required?
- what is the estimated electricity output? How likely will this be achieved? Are there examples of similar achievements based on real projects?
- is government/tax money being used to fund this project?
- who benefits from this project?
- who will use the energy produced?
- how would this development affect the large natural wetland/lake on the east side of the proposed section, and how would it be protected?
- how will this affect planes arriving and departing from the Calgary International Airport with this property being directly under a major flight path for YYC?
- how does the recent inflation affect the expected cost to construct and operate the project?
- who owns the land the development is proposed for?
- where do the developers live? Would they want to live directly beside this development?

In addition, the use of the term 'solar farm' seems to be misleading. A solar development resembles little to grain or livestock farming.

Again, thank you for the opportunity to respond to this proposed bylaw change and proposed development. Currently, Alice Somerville is strongly opposed to the development. We welcome further discussion as well as the opportunity to review design documentation and studies considered for these changes. Please respond to this email to let us know that it has been received and reviewed.

Sincerely,

Michelle Hiebert, ([REDACTED])
on behalf of
Alice Somerville, bcc'd

Below are names and contact info (email addresses cc'd) of residents and other persons we have collaborated with that are associated with this property, and share our concerns with the proposed development:

- Jennifer Hiebert (Secondary Contact) - [REDACTED]
- Beth Hiebert - [REDACTED]
- Julie Hiebert - [REDACTED]
- Edith Waterhouse - [REDACTED]
- Dale Waterhouse - [REDACTED]
- Thomas Waterhouse - [REDACTED]
- Leanna Kroeker - [REDACTED]
- Laura Samuelson - [REDACTED]
- Candace Henshaw - [REDACTED]
- Mary Davis - [REDACTED]
- Pat Elmes - [REDACTED]

Logan Cox

From: K Brenneis [REDACTED]
Sent: April 13, 2022 4:23 PM
To: Logan Cox; Legislative and Intergovernmental Services
Subject: [EXTERNAL] - Response to Proposed Bylaw C-8206-2021 with regard to the proposed 'solar farm' development

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In addition to the comments you have received from Michelle Hiebert on behalf of Alice Somerville I would like to add the following:

1. It is well known that the solar panels only have a lifetime of 20 – 30 years. Who is responsible to pay the cost to recycle damaged or obsolete solar panels Airdrie had a severe hail storm a few years ago. Wondering how many of the 640 acres of panels would still be functioning properly, should such a storm strike a second time.
2. Solar panels contain toxic materials that leach into the soil.
3. The cost of recycling is very high due to the materials contained and the methods used to create them.
4. If the owner of the proposed solar facility should go bankrupt, (as has happened to other solar companies), who is on the hook for the cleanup and what is the actual potential or viability of the soil in production of crops?

If it is totally concluded that these solar farms pay for themselves in the long term, including the cost of recycling the used panels every 20 – 30 years, I would suggest the use of them at landfills as has been done in the USA and the UK.

Karen Brenneis
[REDACTED]

Logan Cox

From: Leanna Kroeker [REDACTED]
Sent: April 13, 2022 4:21 PM
To: legislativeservices@rockview.ca; Logan Cox
Subject: Re: [EXTERNAL] - Response to Proposed Bylaw C-8206-2021 with regard to the proposed 'solar farm' development

Hello,

Thank you for the opportunity to respond to the proposed bylaw change with regard to the proposed 'solar farm' development. Several family members reside directly southwest of the area being considered for the development. In addition, numerous other family members also frequent this property and would be affected. In light of minimal information on the proposed bylaw change, land use change, and proposed development having been received, We **currently opposed to the proposed bylaw change and proposed 'solar farm' development.**

Our concerns include:

- the family residing on the property considered for development received minimal information on the proposed bylaw change & development. Furthermore, there was a discrepancy in the amount of information provided to residents based on their location, depending on whether their property is in Airdrie or Rocky View County.
- the proposed lifetime of the facility is unknown;
- the location seems quite close to large communities and an important transportation corridor;
- EMF fields/waves generated by a variety of electric items (including solar panels, batteries, transformer stations, power lines, etc.) can have significant negative effects on human health (and therefore probably the health of animals too); They were informed that they should not have power operated hearing aids close to their head for long amounts of time, due to the hazard that long term exposure poses. How would the hazard of living next door full time to a much larger power operation with nothing but a county road in between be mitigated (particularly as the residences on her property are located on the NE corner, closest to the section of proposed development and transformer location)? As well, there are often many children on and around the property, and because the long term effects are unknown, this demographic is particularly vulnerable to long term health hazards. These negative affects also have environmental concerns, as seen in the premature death of trees located close to the power lines currently running alongside this property;
- solar facilities can require significant amounts of water to build and operate. Water use in the southern Alberta basins is essentially completely allocated. Where will the water for this development be obtained from? How much water will be required to build and then operate the facility? How would the water be treated before it is released back into the environment? Who would treat and clean the water before it is released?
- 'battery' or energy storage use is unknown; will the energy produced be stored on site, or immediately sent to the power grid? If stored on site, what type of 'battery' will be used to store the energy? As for the transformer station, how was the proposed location selected and has there been an environmental risk management plan prepared?
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- why is this location being considered? Based on local observations from various family members, the land has always been farmed for food production for the preceding years.
- how will grain production be addressed as food shortages are expected in the near future for both humans and animals?
- why would land that can currently be used for food production be converted to power production, when there are plenty of sites not feasible for traditional farming that could be used to place a development such as this?
- how much sunlight is anticipated? What is the benefit should the weather resemble a rainy summer/cloudy time period/snowy winter?
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- who owns the land the development is proposed for?
- where do the developers live? Would they want to live directly beside this development?

In addition, the use of the term 'solar farm' seems to be misleading. A solar development resembles little to grain or livestock farming.

Again, thank you for the opportunity to respond to this proposed bylaw change and proposed development. We welcome further discussion as well as the opportunity to review design documentation and studies considered for these changes.

Leanna Kroeker
4 Spring Haven Road SE
Airdrie AB
[REDACTED]

