

## PLANNING

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**TO:** Council  
Development Authority  
**DIVISION:** 6

**DATE:** May 31, 2022  
**APPLICATION:** PRDP20214577

**FILE:** 03314001/2/03311001/2/3/6

**SUBJECT:** Development Permit: Solar Farm / Listed Direct Control Use, with no Variances

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**APPLICATION:** Development permit application for installation of a Solar Farm and ancillary uses (including a substation, community garden, portable buildings, and over height fencing).

**GENERAL LOCATION:** Located approximately 3.23 kilometres ( $\pm 2.01$  miles) north of Indus; located at the northeast junction of Range Road 282 and Township Road 232.

**LAND USE DESIGNATION:** Direct Control District 166 Bylaw C-7996-2020 (DC 166) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** The proposal is for development permit approval of a Solar Farm. The farm would consist of a maximum of 550,000 solar panels and a control substation over a development area of  $\pm 326.93$  hectares ( $\pm 807.88$  acres). The farm would include between 20 to 30 full-time employees. Within the substation area, portable buildings would be placed onsite, for operations and ancillary storage purposes.

A land use application was approved by Council on February 12, 2019, to add the subject lands to the Solar Farm discretionary use under the previous Land Use Bylaw C-4841-97 zoning of Ranch and Farm District. Upon adoption of the County's current Land Use Bylaw C-8000-2020, the subject lands were redesignated from Ranch and Farm to DC 166. Administration and the Municipal Planning Commission perform the functions of the Development Authority except where Council is specifically designated as such. These lands are regulated under DC 166, wherein Council is identified as the Development Authority responsible for deciding on Development Permits for Solar Farms. As a Solar Farm is the principal use onsite, this application is being presented for Council's consideration.

The subject lands are located in an area of the county that is primarily agricultural, with the hamlet of Indus located directly southeast.

The development would include multiple types of fencing. Substation perimeter chain-link fencing, 1.80 m (5.90 ft.) high and 2.43 m (7.97 ft.) high with a barb-wire topper, site perimeter & wetland areas paige wire fencing, 1.83 m (6.00 ft.) high with 150.00 mm openings, and three-trail wood fencing, 1.20 m (3.93 ft.) high for the proposed community garden entryways. The fencing would be primarily buffered by landscaping (in single and cluster tree plantings) and a topsoil berm, 1.50 m (4.92 ft.) in height. No business signage or site servicing is proposed.

The Alberta Utilities Commission (AUC) would regulate renewable power plant/generation facilities including solar and wind farms. The Applicant has applied to AUC and the Alberta Energy System Operator (AESO) for the required grid connection process. Additionally, the Applicant submitted the required application and supporting technical documents for Water Act approval under Alberta Environment and Parks in March 2022, and it is in processing.

The application was assessed against all relevant policy. The application appears to align with the overlying regional and County policies, which support renewable energy strategies and initiatives. Additionally, the application aligns with the vision and intent of DC 166, which is to accommodate a

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### Administration Resources

Jacqueline Targett, Planning & Development Services

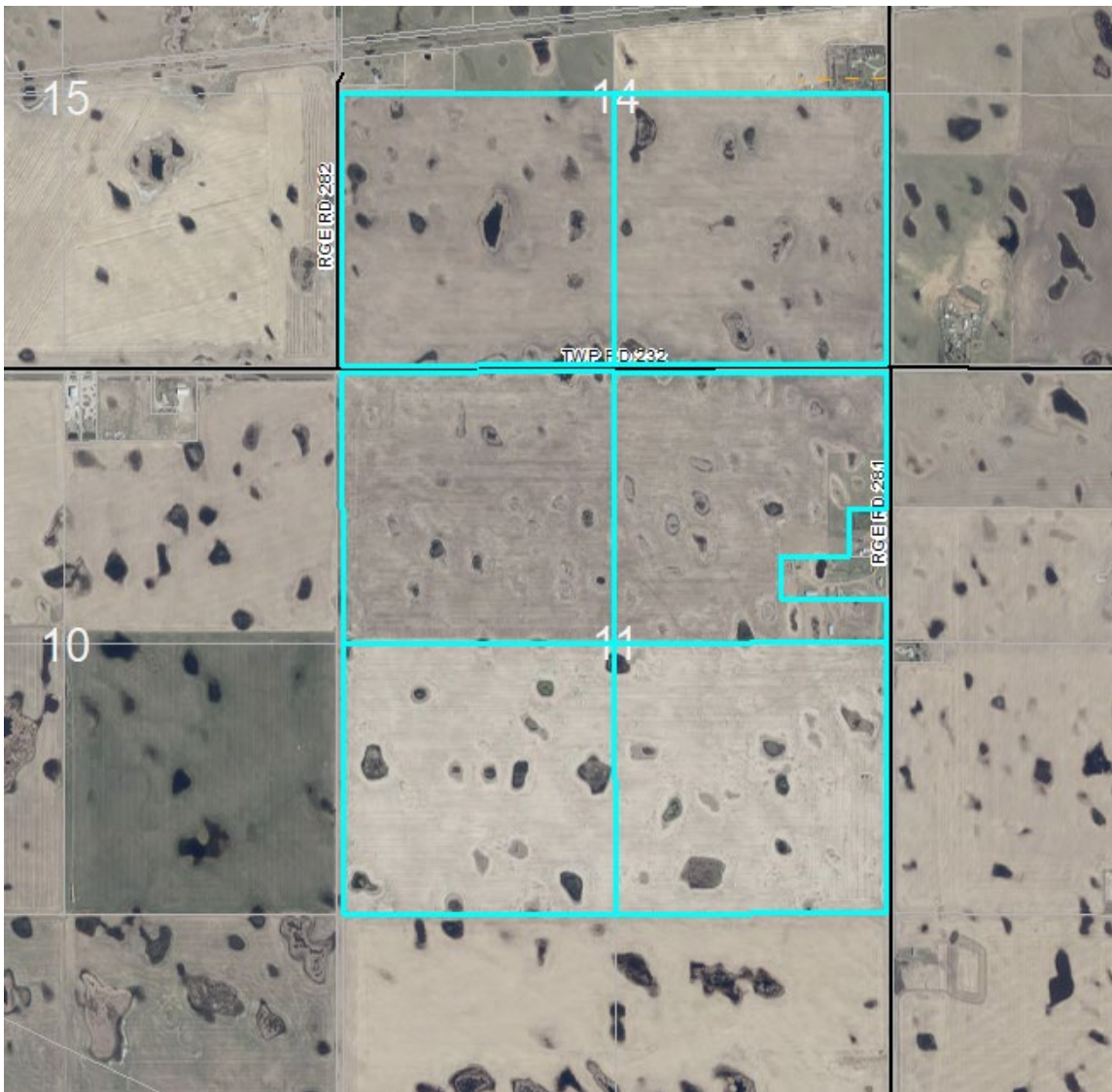
Solar Farm and agricultural uses. As such, Administration is recommending approval in accordance with Option #1.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20214577 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20214577 be refused as per the reasons noted.
- Option #3: THAT alternative direction be provided.

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

The application was evaluated based on the application submitted and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> <li>• South Saskatchewan Regional Plan</li> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan (County Plan);</li> <li>• Direct Control District 166 C-7996-2020 (DC 166)</li> <li>• Land Use Bylaw C-8000-2020; (LUB)</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Application Development Drawings: Overall Site Plan, #1.0; Substation Site Layout, #4.0; Electrical Substation Plan, #5.0, as prepared by IBI as prepared by IBI Group, Project No. 110011, dated September 24, 2021, rev. May 13, 2022.</li> <li>• Biophysical Impact Assessment, as prepared by Sage Ecological Solutions, "Indus Solar Project," dated December 2021</li> <li>• Construction Plan, version 4. as prepared by Indus Solar Plant Inc., dated October 2021.</li> <li>• Constraint Map (Wetlands), as prepared by IBI Group, Project No. 110011, dated August 5, 2021; rev. May 13, 2022</li> <li>• Decommission Plan, as prepared by Indus Solar Plant Inc., dated October 2021</li> <li>• Emergency Response Plan, as prepared by IBI Group, dated September 30, 2021.</li> <li>• Electrical Equipment Technical Specification, as prepared by TMEIC Corporation, dated January 25, 2018</li> <li>• ESC Plan, as prepared by IBI Group, File No. 110011.5.2, dated October 15, 2021; rev. May 13, 2022</li> <li>• ESC Plan During &amp; Post Construction, Dwg: ESC1, as prepared by IBI Group, Project No. 110011, dated October 14, 2021, rev. May 13, 2022</li> <li>• Geotechnical Report, as prepared McIntosh Lalani Engineering Ltd., File: 02118608.001, dated October 26, 2021</li> <li>• Landscape Drawing Package, #L1.2. L1.3, L1.4a, L1.4b, L1.5, as prepared by IBI Group, Project No. 110011, dated October 12, 2021; rev. May 13, 2022</li> </ul>



	<b>TECHNICAL REPORTS SUBMITTED:</b>
	<ul style="list-style-type: none"> <li>• Landscape Maintenance Plan, as prepared by IBI Group, Project No. 110011, dated March 07, 2022</li> <li>• Landscape Plan Cover Sheet L1.0 &amp; Landscape Plan L1.1, as prepared by IBI Group, Project No. 110011, dated March 07, 2022; rev. May 13, 2022</li> <li>• Noise Impact Assessment, as prepared by dBa Noise Consultants, #V.19.484, dated April 10, 2019.</li> <li>• Parametric Solar Glare Study, as prepared by IBI Group, dated October 14, 2021.</li> <li>• Stormwater Management Review Memo, as prepared by IBI Group, dated October 15, 2021; rev. May 13, 2022</li> <li>• Transportation Study, as prepared by IBI Group, dated September 30, 2021; rev. May 13, 2022</li> <li>• Weed Management Plan, as prepared by Sage Ecological Solutions, "Indus Solar Project," dated January 2022.</li> <li>• Wildlife Renewable Energy Referral Report, as prepared by SAGE Ecological Solutions Inc., dated April 2022 (<i>AUC Report; pending Administration review</i>)</li> </ul>
<b>LISTED DIRECT CONTROL USES:</b> <ul style="list-style-type: none"> <li>• <i>Solar Farm</i></li> <li>• <i>Accessory Buildings</i></li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Not applicable</li> </ul>

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<b>TRANSPORTATION OFFSITE LEVY</b> <ul style="list-style-type: none"> <li>• <i>Base Area Levy \$4,595.00 / acre on the total area of the roads / parking area(s) / buildings / landscaping / substation area</i> <ul style="list-style-type: none"> <li>○ Excludes: the solar panel area, wetland areas, gas line and well site area;</li> </ul> </li> </ul>	\$201,306.95  Development Area: 43.81 acres



### Additional Review Considerations

This application was assessed in accordance with the above policy and complies with the minimum and maximum requirements noted below including setbacks and building heights.

#### **LUB Definitions:**

**Solar Farm** means an installation or area of land in which a large number of solar panels are set up in order to generate electricity.

#### **DC 166 (Bylaw C-7996-2020):**

- *2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.*
- *6.1. Notwithstanding Section 5.1 of this Direct Control District, the following shall be additional discretionary uses where Council is the Development Authority.*
  - *6.1.1. Solar Farm*
- *9.1. For Solar Farms and related infrastructure:*
  - *9.1.1. 15.00 m from any property line*
    - Administration Comment: The application includes a 15.00 m (49.21 ft.) buffer area around the subject lands
- *9.2. Notwithstanding 9.1, the Development Authority may require a greater setback for a Solar Farm 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.*
  - Administration Comment: The application includes the minimum setback area, and a detailed landscaping plan that features buffering, mixture of tree/shrub clusters, agricultural design buffering and increased setbacks from all wetland areas, therefore an additional setback area is not deemed necessary.
- *10.1. Prior to a Solar Farm 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:*
  - *10.1.1. Biophysical Impact Assessment*
  - *10.1.2. Noise Impact Assessment*
  - *10.1.3. Erosion and Sediment Control Plan*
  - *10.1.4. Decommissioning Plan*
  - *10.1.5. Emergency Response Plan*
  - *10.1.6. Construction Management Plan*
  - *10.1.7. Landscaping Plan*
    - Administration Comment: At the time of application, the Applicant submitted the above noted documents. See Attachment 'B' Application Information for a completed list of technical submissions.
- *10.2. Landscaping for Solar Farms shall be provided in accordance with a Landscape Plan, to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type, and extent of all landscaping proposed for the lands.*





- 10.2.1. *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.*
- 10.2.2. *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.*
- 10.2.3. *Elevated mounding may be required when adjacent to an acreage/ residence, to the satisfaction of the Development Authority*

Administration Comment:

- The landscaping plan submitted identifies and details all planting breakdowns. Irrigation details have been included within the submitted Landscaping Maintenance plan.
- The landscaping berm will be composed of 3,225.00 cu. m of topsoil from the substation and site areas.
- No fill material would be required to be imported or exported off the subject lands. Minor gravel material may be required to establish final surface areas for the substation.

**Additional Details:**

The estimated number of solar panels is 500,400 but until final numbers and details are confirmed with the provincial decisions, 550,000 panels are being requested. The solar panels would be ground-mounted in a fixed style and would be arranged in arrays, facing south. Per array (skid), there would be 9,504 panels. The panels would include aluminum bracing and would consist of four (4) rows of nine (9) modules for a total of 36 panels/table.

The solar farm is projected to have a 20 year operating lifespan, with the option to 25 years. Once at its end of life, the farm would be decommissioned, with all in-ground and above-ground components removed. The site would be returned to pre-development stage and would be used for agricultural purposes.

**Substation**

Within the substation area, portable buildings called “Ehouses” are proposed. The buildings are temporary in nature and would be located on a concrete pad. The total footprint would be 170.30 sq. m (1,833.16 sq. ft.) in area.

Employee parking would be located on the east side of the substation area, within a gravel parking area. A total of 20 parking stalls, with ancillary overflow has been proposed.

**Transportation & Access**

Access to the parcel is currently through a gravel approach off Range Road 282, north of Range Road 232. A second approach is proposed off Range Road 282, south of Range Road 232, to access the substation for internal maintenance purposes. With the proposed vehicle access for development construction and daily operation, the development would create an insignificant amount of traffic on the road network. The applicant submitted a Transportation Study, which identified a traffic increase of average 32 vehicles per day, which would have minimal impacts on the surrounding area. Engineering has reviewed the memo and has no further concerns at this time.

The subject development would be required to submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the total gross acreage of the lands proposed to be developed. The required levy payment is \$201,306.95 (43.81 acres x \$4,595.00 per acre). Onsite parking is provided in a gravel area, within the substation area.

### Pipeline Rights-of-Way (ROWs)

The subject lands include multiple operating and discontinued oil and gas pipeline ROWs. All ROWs have been identified on the overall site plan and have been avoided.

### Stormwater Management

A Stormwater Management Review memo was submitted with the associated redesignation application and an updated Stormwater Management Review memo with the development permit application. The development would utilize low-lying areas within the subject lands to contain development runoff. There would be limited grading proposed and any runoff would travel across the existing farmland to the natural existing low-lying areas to where the water would naturally dissipate and evaporate. Engineering has reviewed the memo and has no further concerns at this time.

### Environmental

The subject lands include multiple intact wetlands. The applicant submitted a Biophysical Impact Assessment, which concludes that residual impacts of the project on existing biophysical conditions, as proposed, is considered not significant. The subject lands have also obtained clearance from Alberta Culture & Tourism under the Historical Resource Act. Engineering has reviewed the memo and has no further concerns at this time.

The applicant completed a Wildlife Renewable Energy Referral Report as a requirement of the AUC permitting process, which identified additional wetland setback areas and wildlife mitigation measures to be implemented within the subject development. The report has not been reviewed by County administration but has been accepted by AUC.

Lastly, the applicant also provided a Noise Impact Assessment assessing the noise generated by the proposed development. The assessment took into consideration the ambient noise level in the area (agricultural setting both day and night) and determined the project noise levels would be within acceptable levels. Engineering has reviewed the memo and has no further concerns at this time.

### Community Gardens

As part of the overall plan, four community garden areas are proposed, with access off Township Road 232, outside of any secured areas. The gardens would be community-driven, with no retail sales onsite.

### Servicing

No servicing is proposed for this development. If proposed in the future, the County would require the use of sewage holding tanks and water cisterns and/or acceptable temporary portable methods.

### **CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Dorian Wandzura"

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Acting Executive Director  
Community Development Services

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Chief Administrative Officer

JT/rp



**ATTACHMENTS:**

ATTACHMENT 'A': Proposed Development Permit Conditions

ATTACHMENT 'B': Application Information

ATTACHMENT 'C': Application Referrals

ATTACHMENT 'D': Additional Information: Applicant letter, Photos, and Redesignation Transmittal of  
Decision for PL20180033

ATTACHMENT 'E': Map Set



## ATTACHMENT 'A': PROPOSED DEVELOPMENT PERMIT CONDITIONS

### Description:

1. That a *Solar Farm* may commence on the subject lands in accordance with the application and drawings (as amended) as submitted with the application and includes:
  - i. installation of up to 500,400 solar panels;
  - ii. construction of a substation;
  - iii. placement of portable accessory building (DC Ehouses) over an area of 170.30 sq. m (1,833.16 sq. ft.) in area;
  - iv. construction of over-height substation chain-link fencing, up to **2.43 m (7.97 ft.) in height**;
  - v. installation of Community Gardens;
  - vi. site landscaping, including a landscaping berm (up to 3,225.00 cu. m);
  - vii. site regrading (*as required and in accordance with the site plans provided*);

### Prior to Issuance:

2. That prior to release of this permit, the Applicant/Owner shall submit payment to the Transportation Off-Site Levy in accordance with the Regional Transportation Off-site Bylaw C-8007-2020 for the total gross acreage of the lands proposed to be developed, total of 43.81 acres.
3. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, for the substation, in accordance with Sections 227-230 of the County's Land Use Bylaw (LUB).
4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits are required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. The Applicant/Owner shall also confirm any requirements/applications required for any proposed or existing approach(es) off Range Road 282.
  - ii. 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

5. That all landscaping, site fencing 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 30<sup>th</sup> day of June immediately thereafter.

**Permanent:**

6. That all landscaping shall be installed onsite and maintained in accordance with the approved Landscape Plan.
  - i. That no potable water should be used for landscaping or irrigation purposes. Water for irrigation and landscaping should only be supplied by the re-use of stormwater or through private contracting purposes.
  - ii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30<sup>th</sup> of the next growing season.
7. That all outside storage of materials, products, and equipment shall be limited to the substation area.
8. The garbage and waste materials onsite shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings within the substation area. The units shall be screened from view from all adjacent properties and public thoroughfares, in accordance with the submitted site plan.
9. That no business signage shall be placed onsite and, if proposed in the future, shall require a separate development permit approval.
  - i. That no temporary signs shall be place on the site at any time except any temporary signs required during development or building construction.
  - ii. That any wayfinding or internal onsite signage is permitted and does not require additional Development Permit approval.
10. That there shall be no retail sales associated to the Community Gardens.
11. 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. *The municipal address for the substation is 232006 RANGE ROAD 282.*
12. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet sections 227-230 of the LUB. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
13. That the minimum number of parking stalls for site employees shall be maintained on-site at all times.
14. That if proposed in the future, site servicing shall be in accordance with the County's Servicing Standards. The County supports to use of septic holding tanks, water cisterns or acceptable temporary servicing.
15. That all approaches, proposed with the application or implemented onsite in the future, shall be constructed in accordance with the County's Servicing Standards.
16. 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, or approved under County Redesignation file #PL20180033 shall be implemented and adhered to in perpetuity.
17. 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 thirty-six (36) 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.



18. That if this Development Permit is not issued by **DECEMBER 31, 2022**, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

- 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.
- That during construction, the dust control shall be maintained on the site, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- That this approval does not include an approval for a *Communication Facility*.
- That the Applicant/Owner shall adhere to any instruments registered on title in perpetuity.
- That there shall be no parking of any kind along the adjacent County Road System.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020*, in perpetuity.
- That the site shall remain free of restricted and noxious weeds in accordance with the approved onsite Weed Management Plan and the site shall be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
- That a Building Permit and applicable subtrade permits for the E-houses shall be obtained through Building Services prior to any construction taking place and shall include any requirements of the provided provided *Building Code Comments for Proposed Development* letter, dated November 10, 2021.
  - *That the subject development shall conform to the National Energy Code 2017, with documentation/design at Building Permit, if applicable*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall obtain any required Alberta Utilities Commission, Alberta Electric Systems Operator and Alberta Parks & Environment approval(s) prior to development commencement.



**ATTACHMENT 'B': APPLICATION INFORMATION**

<b>APPLICANT:</b> IBI Group (Rob Cioffi) on behalf of RealPart Canada	<b>OWNER:</b> Gowdy Farms Ltd.
<b>DATE APPLICATION RECEIVED:</b> September 30, 2021	<b>DATE DEEMED COMPLETE:</b> October 21, 2021
<b>GROSS AREA:</b> ± 65.07 hectares (± 160.79 acres); ± 65.05 hectares (± 160.74 acres); ± 65.17 hectares (± 160.90 acres); ± 58.67 hectares (± 144.99 acres); ± 65.13 hectares (± 160.93 acres); ± 665.11 hectares (± 160.89 acres); • <b>Total:</b> ± 384.14 hectares (±949.24 acres) <b>TOTAL DEVELOPMENT AREA:</b> ± 326.93 hectares (± 807.88 acres);	<b>LEGAL DESCRIPTION:</b> SE-NE-SW-NW-11-23-28-W4M; SW-SE-14-23-28-W4M;
<b>APPEAL BOARD:</b> Not Applicable	
<b>HISTORY:</b> <u>Planning Applications:</u> All properties: <ul style="list-style-type: none"> <li>• <i>PL20180033 (to amend the Land Use Bylaw C-4841-97 in order to allow for a Solar Farm on SE/NE/SW/NW-11-23-28-W04M &amp; SW/SE-14-23-28-W04M); <b>Approved February 12, 2019</b></i></li> <li>• <i>County File: 1015-565 (to redesignate the subject lands from Ranch and Farm to Direct Control District 166, as part of the new Land Use Bylaw C-8000-2020 adoption); <b>Approved July 28, 2020</b></i></li> </ul> <u>Development Permits / Building Permits:</u> All properties: <ul style="list-style-type: none"> <li>• <i>No history</i></li> </ul>	
<b>AGENCY SUBMISSIONS:</b> The application was circulated to internal and external agencies (see Attachment 'C') and, where appropriate, conditions of approval have been proposed based on these comments.	

## ATTACHMENT 'C': APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>Federal Agencies</i></b>	
Nav Canada	<p>NAV File #22-1647</p> <p>NAV CANADA has evaluated the captioned proposal and has no objection to the project as submitted. Our assessment does not constitute an approval and/or permit from other agencies.</p> <p>The subject proposal data have been distributed to External Design Organizations (EDOs) for their assessment of possible effects on procedures they maintain. They will contact you directly if any concerns arise during their evaluation. If you have any questions or concerns pertaining to their assessment, please contact the EDO directly.</p> <p>NAV CANADA does not require notification of construction; however, if you should decide not to proceed with this project, please advise us accordingly so that we may formally close the file. If you have any questions, contact the Land Use Department by email at <a href="mailto:landuse@navcanada.ca">landuse@navcanada.ca</a>.</p>
Transport Canada	<ul style="list-style-type: none"> <li>• No response received to Administration to date;</li> <li>• The Applicant has applied for an Aeronautical Assessment Obstacle Notice and Assessment approval.</li> </ul>
<b><i>Province of Alberta</i></b>	
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"> <li>• YYC Zoning Obstacle Limitation Surfaces (OLS)</li> <li>• Nav Canada Electronic Zoning</li> <li>• TP1247 – Land Use in the Vicinity of Airports</li> <li>• Airport Vicinity Protection Act (AVPA)</li> </ul> <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>
Alberta Transportation	<p>In reviewing the application, the proposed development does not fall within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation and will not require a roadside development permit from Alberta Transportation.</p> <p>Alberta Transportation expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to the South Saskatchewan Regional Plan, and Section 648(2)(c.2) of the Municipal Government Act.</p>



AGENCY	COMMENTS
Alberta Environment & Parks	<p>Please accept the following comments, on behalf of Alberta Environment and Parks, Lands Delivery and Coordination South.</p> <p>A review of this application area appears to indicate the presence of a number of waterbodies. These numerous waterbodies located within the identified area may be crown claimed, as per section 3 of the Public Lands Act.</p> <p>Contact with the Water Boundaries unit in Edmonton is to be made for crown determination under Section 3 of the Public lands act.</p> <p>Should any water body be found to be crown owned, the Provincial wetland policy would be applicable as a guiding document.</p> <p><a href="https://www.alberta.ca/water-boundaries.aspx">https://www.alberta.ca/water-boundaries.aspx</a></p> <p><a href="https://open.alberta.ca/dataset/5250f98b-2e1e-43e7-947f-62c14747e3b3/resource/43677a60-3503-4509-acfd-6918e8b8ec0a/download/6249018-2013-alberta-wetland-policy-2013-09.pdf">https://open.alberta.ca/dataset/5250f98b-2e1e-43e7-947f-62c14747e3b3/resource/43677a60-3503-4509-acfd-6918e8b8ec0a/download/6249018-2013-alberta-wetland-policy-2013-09.pdf</a></p> <p>At this time, this application does not have the support of this department due to the large number of wetlands that appear to be affected.</p>
Alberta Health Services	<p>AHS-EPH is generally supportive of 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 regulates energy producers and may consider social and environmental impacts, while the local municipality, through land-use by-laws, regulates the use and development of land within the municipality.</p> <p>We provide the following comments for your consideration:</p> <ol style="list-style-type: none"><li>1. <b>Air Quality:</b> While AHS-EPH recognizes that comparative emissions of solar farms will be quite low over their lifetime, it is recommended that consideration be given to development of a dust control strategy during site development to ensure minimization of dust generation during site preparation and construction. AHS would suggest best management practices be considered to control emissions from site disturbance and/or vehicle traffic during these periods.</li><li>2. <b>Groundwater Protection:</b> AHS-EPH supports the completion of a hydrogeological assessment to ensure adequate supplies of groundwater are available 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.</li><li>3. <b>Hazardous Materials Management Strategy:</b> AHS-EPH understands electrical transformers may contain various hazardous materials and or liquids. We suggest that 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.</li><li>4. <b>Glint and Glare:</b> AHS-EPH understands glint and glare from the solar installation are usually assessed as part of the AUC application process. If</li></ol>





AGENCY	COMMENTS
Alberta Health Services (cont.)	<p>this is not the case AHS 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> <p>Please note that throughout all phases of development and operation, the property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates:</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p>
Alberta Energy Regulator	<p>Referrals are <b>not required</b> for subdivision or development applications:</p> <ul style="list-style-type: none"> <li>that <b>do not</b> include a permanent dwelling, business, or public facility, as part of the application (such as applications for road closures, gravel pits, wind farms, storage lots, lot line adjustments, area structure plans, bylaw amendments, rezoning, etc. where no permanent dwellings or public facilities are being proposed in the application) or;</li> <li>Where it is known that no sour gas facilities are located within the distances set out above.</li> </ul> <p>The bulletin can be found on the AER website at <a href="http://www.aer.ca/documents/bulletins/AER-Bulletin-2013-03.pdf">http://www.aer.ca/documents/bulletins/AER-Bulletin-2013-03.pdf</a>.</p>
<b>Internal Departments</b>	
Agricultural Services	<p><b>Initial Response:</b> Weed Management Plan Required – details to be confirmed.</p> <p><b>Revised Response:</b> Applicants/owners will need to ensure compliance with the Alberta Weed Control Act (the Act) and be prepared to deal with any weed issues that arise.</p> <p>Please see below for the guidelines for creating a weed management plan:</p> <ol style="list-style-type: none"> <li>Initial and ongoing identification of weed species present prior to any ground disturbance, during development and post development for the entire site.</li> <li>Identification of control methods and timelines to be used, which ensures that all noxious and prohibited noxious weeds (as defined by the Act) are prevented from going to seed.               <ol style="list-style-type: none"> <li>i.e.: spraying/mowing schedule.</li> </ol> </li> <li>Identification of party responsible for weed control. Contact information should include contractor(s) hired for all weed control operations and/or individuals responsible the work.</li> </ol>

AGENCY	COMMENTS
Building Services	<p><b>Initial Response:</b> A building permit will be required for the building located at the substation once the development permit has been approved. Please follow the checklist below for commercial buildings and submit the applicable documentation as required at the building permit application stage. If there is more than one building being constructed, each building would require its own building permit.</p> <p><b>Revised Response:</b> Based off the information supplied so far for these proposed Ehouses, it has been determined that a building permit will be required once your development permit has been approved. They appear to be in all but name a Sea Can with electrical equipment and will be accessed to the interiors of the building(s). The link below will direct you to the commercial building checklist requirements. The checklist below and the Commercial building permit application can be found on the Rocky View County Website. You will also find information on the Rocky View County website on the fees associated with the permit.</p>
Capital Project Management – Engineering	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li>• The applicant submitted a Construction Management Plan prepared by Indus Solar Plant Inc dated October 2021. The Construction Management plan detailed noise mitigation measures, traffic accommodation, sedimentation, dust control, stormwater management, erosion &amp; weed control, waste management, firefighting procedures, evacuation plan, and hazardous material containment during construction. Engineering has no other concerns currently.</li> <li>• The applicant submitted a Noise Impact assessment prepared by IBI Group, dated April 10, 2019. The Noise Impact Study determined that the proposed project is compliant with the nighttime PSL with a margin between 4-5Db and the daytime PSL with a margin of 5Db.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• The applicant submitted a Geotechnical report prepared by McIntosh Lalani Engineering Ltd., dated October 26, 2021. The geotechnical report concluded that the proposed foundation by the applicant is feasible based on the insitu soil condition and anticipated structural loading. Engineering has no further comments currently.</li> </ul>
Capital Project Management – Engineering (cont.)	<p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• The applicant submitted a Transportation Study prepared by IBI Group dated September 30, 2021. The TIA provided an assessment of the impacts of traffic to be generated from the proposed development onto the local road network and concludes that the as the development does not generate a significant amount of traffic (15 employees), no offsite improvements are warranted. Engineering has no further requirement currently.</li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>The applicant shall construct a new paved approach on Range Road 283 in order to provide access to the development. As a condition of DP, the applicant shall contact County Road Operations to arrange a pre-construction inspection to confirm the proposed approach location and the County Servicing Standards to which the approach is to be built. Prior to occupancy, the applicant shall contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.</li> <li>The applicant will be required to pay the transportation offsite levy as per TOL bylaw C-8007-2020.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>Engineering has no requirements currently.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>Engineering has no requirements currently.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>As part of the redesignation application, the applicant provided a Stormwater Management Review Memo prepared by the IBI Group dated May 09, 2018. The stormwater management concept consists of the use of the existing low-lying areas within the site contain the runoff from the solar farm. The memo also indicates that there will be limited grading work and that the runoff from the panels are to travel across the existing farmland to the naturally existing low-lying areas on the site where water will naturally dissipate and evaporate. Engineering has no further requirements currently.</li> <li>As part of this application, the applicant provided a Stormwater Management Review Memo dated October 15, 2021. The Memo indicated that the previous analysis remains appropriate for the current site layout. Engineering has no further requirements currently.</li> <li>As part of the application the applicant provided an erosion and sedimentation control plan prepared by IBI Group dated October 15, 2021. The document is in accordance with County standards. Engineering has no further requirement currently.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>As part of the application, the applicant provided a Biophysical Impact Assessment prepared by Sage Ecological Solutions dated December 2021. The review included a summary of the findings from a desktop review of publicly available materials and comprehensive field investigation by resource specialists. The study 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 of the various onsite wetland which vary from ephemeral – Class IV. Engineering has no further requirements currently.</li> <li>The applicant has received clearance from Alberta Culture &amp; Tourism under the Historical Resources Act for the proposed Solar Farm.</li> </ul>



AGENCY	COMMENTS
Capital Project Management – Engineering (cont.)	<ul style="list-style-type: none"><li>• As a permanent condition, the applicant will be required to obtain all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.</li><li>• As a permanent condition, the applicant will be required to adhere all recommendations made in the Desktop Environmental Review prepared by Triton Environmental Consultant.</li></ul>
GIS Services	232006 RANGE ROAD 282.
Operational Services – Road Maintenance	<ul style="list-style-type: none"><li>• Confirmation on if a Road Use or Roaddata Permits required;</li><li>• Compliance with the Road Use Agreement Bylaw C-8065-2020.</li></ul>
Operational Services – Road Operations	<p>Applicant to contact County Road Operations with haul details for materials and equipment needed for the construction of the proposed solar farm and any site regrading to confirm if a Road Use Agreement will be required for any hauling along the County's road system pursuant to the County's Road Use Agreement Bylaw C-8065-2020.</p> <p>Applicant to be reminded no business signage to be installed within County's road right-of-way of Twp Rd 232, Rge Rd 282 or Rge Rd 281.</p> <p>Site layout drawings included on pages 12 and 13 of the circulation show that the applicant intends to construct new approaches of Rge Rd 282 to access the proposed new solar farm. Applicant will need to contact County Road Operations to confirm approach location and scope of work to ensure adherence to County Servicing Standards.</p>

**Agency Circulation Period:** November 8, 2021, to November 29, 2021

**Adjacent Landowner Circulation Period:** April 27, 2022, to May 18, 2022