



ROCKY VIEW COUNTY

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 30th day of June immediately thereafter.



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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 30th 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.



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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.