



## 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>



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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>



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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>



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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>



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	<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 applicant 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>



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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