



**IBI GROUP**  
3rd Floor – 227-11 Avenue SW  
Calgary AB T2R 1R9 Canada  
tel 403 270 5600 fax 403 270 5610  
**ibigroup.com**

March 22, 2019

Planning and Development  
ROCKY VIEW COUNTY  
262075 Rocky View Point  
Rocky View County T4A 0X2, AB

**DEVELOPMENT PERMIT FOR A PROPOSED SOLAR FARM NORTHWEST OF THE HAMLET OF INDUS  
SE SECTION 14-23-28-4 + SW SECTION 14-23-28-4 + FULL SECTION 11-23-28-4**

On behalf of RealPart Canada Inc., IBI Group hereby submits a Development Permit application for a Solar Farm located within SE +SW 14-23-28-4 + Full 11-23-28-4.

In support of the applications, please find enclosed the following information:

- Development Permit Application Form – (Commercial/Office/Industrial);
- Abandoned Well Map
- Current copy of the Certificate of Title;
- Current copies of any Restrictive Covenants, Utility Rights-of-Way, Easements or City Caveats registered on the Title;
- Letter of Authorization from Landowner (Gowdy Farms);
- Letter of Authorization from RealPart Canada Inc.;
- Site Color Photos;
- Site Plan;
- Development Rationale;
- Package of the Proposed Development incl. Technical Drawings;
- Landscaping Plan (to be submitted under a separate cover);
- Development Permit Fee (\$5,500.00)
- Additional Reports or Plans as requested:
  1. Biophysical Impact Assessment (to be submitted under a separate cover)
  2. Noise Impact Assessment;
  3. Emergency Response Plan;
  4. Erosion Sediment Control Plan; (to be submitted under a separate cover)
  5. Construction Management Plan;
  6. Decommissioning Plan Report;



**IBI GROUP**  
3rd Floor – 227-11 Avenue SW  
Calgary AB T2R 1R9 Canada  
tel 403 270 5600 fax 403 270 5610  
[ibigroup.com](http://ibigroup.com)

7. Stormwater Report (to be submitted under a separate cover);
8. TMEIC Inverter Technical Specifications Document;
9. Preliminary Geotechnical (to be submitted under a separate cover)
10. Transportation Study (to be submitted under a separate cover)

We look forward to working with you in regard to this application. If you have any questions or require additional information please do not hesitate to contact the undersigned or Elvin Karpovich at mob +1 403 470 9920, EKarpovich @ibigroup.com.

Sincerely,

IBI Group

Rob Cioffi

[Rob.cioffi@ibigroup.com](mailto:Rob.cioffi@ibigroup.com)

cc. Mr. Daniel Florin Florea, Realpart Canada Inc.  
Elvin Karpovich, IBI Group



**IBI GROUP**  
3rd Floor – 227-11 Avenue SW  
Calgary AB T2R 1R9 Canada  
tel 403 270 5600 fax 403 270 5610  
[ibigroup.com](http://ibigroup.com)

## DEVELOPMENT PERMIT RATIONALE

### A. Background

#### Company Profile

RealPart Canada Inc. (RPC) is the Canadian subsidiary of RealPart Holding (RPH), a large international developer of green energy projects based in Bavaria, Germany. RPH was founded in 2005 and has been active in large energy developments throughout German, Italy, Czech Republic, Slovakia, Bulgaria and Romania. RPH has a total portfolio of 381 MegaWatts (MW) of solar and wind projects at various phases of development across the globe and the RPH team has been in charge of all phases and components of implementation of energy projects, from the planning to construction and operation of these facilities.

#### Solar Farm

RPC has indicated an interest in the development and construction of a 150 MW Solar Farm northwest of the Hamlet of Indus in Southern Alberta (equivalent of the capacity to power approximately 24,000 houses). Southern Alberta's combination of cold temperatures and high degree of sunlight exposure creates an ideal location for a Solar Farm due to the fact that semiconductors perform better in lower temperatures. The proposed location for a 150 MW Solar Farm by RPC in Southern Alberta is ideal from a physical standpoint as the location boasts an above-average quantity of sun-filled days. The proposed Solar Farm has additional incentives and benefits to the Municipality as it will provide sustained economic growth for the duration of its contract life which extends 20 years and during construction. This will include approximately 200 full time jobs during the construction phase, training, tax base growth, and other long term economic opportunities to the Municipality.

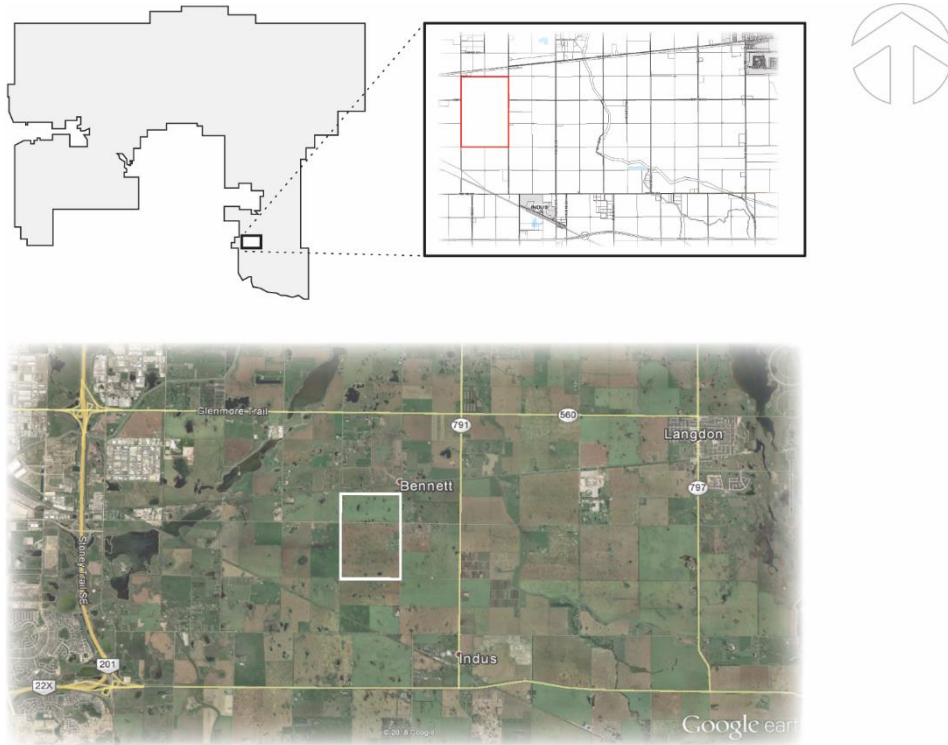
### B. Site + Context

#### Location

The proposed site is located east of the City of Calgary, northwest of the Hamlet of Indus, just west of Bennett, and is flanked by Range Road 281 along its west boundary and intersects Township Road 232. It is legally described as the SE +SW 14-23-28-4 + Full 11-23-28-4 and is comprised of mostly flat, agricultural land. The total area for the parcel is approximately 386.17 ha (954.86 acres). The site is encumbered with a number of operational and abandoned gas well sites and gas pipeline Right of Ways which limit the developable area to approximately 356.90 ha (881.89 acres). There are a series of Overhead Transmission Power lines which run along Township Road 232 and border the west side of the site. The site has a series of wetlands scattered throughout and a full assessment and analysis of all existing wetlands onsite will be provided through the Biophysical Impact Assessment submitted under a separate cover.



**IBI GROUP**  
3rd Floor – 227-11 Avenue SW  
Calgary AB T2R 1R9 Canada  
tel 403 270 5600 fax 403 270 5610  
[ibigroup.com](http://ibigroup.com)



#### Site Plan

There will be approximately 600,000 solar panels subject to final construction parameters onsite. The solar panels will be arranged in arrays which are further organized into tables that will all be facing south. Panels are fixed in position (i.e. non-moveable) via aluminum bracing and will consist of 4 rows of 9 modules for a total of 36 panels/table. Technical details for the photovoltaic cells/racking has been provided, however will be subject to final procurement and will be similar in scope to the details presented within this application.

A 240 kV substation will be also be constructed on-site to allow for connection to the transmission grid as well as perform all protective functions for all panel array networks and for transmission grid connection to occur seamlessly. Gravel/dirt parking for this substation will be provided as will maintenance lanes which will be aligned North-South, East-West between solar panels to aide with access to each solar panel when/if required.

The site will not require lighting and as such, will not require the need to be illuminated in the evening and thus will not create any visual distraction. Similarly, the site will not produce any auditory stimuli and will not produce any noticeable noise during its operational life cycle.



**IBI GROUP**  
3rd Floor – 227-11 Avenue SW  
Calgary AB T2R 1R9 Canada  
tel 403 270 5600 fax 403 270 5610  
[ibigroup.com](http://ibigroup.com)

All Rocky View County setback requirements have been observed within the approved DC-166 Land Use District including front and rear setbacks, as has all Utility Right of Ways, Well Site and Well Site Accesses, and Overhead Transmission Line Development Setbacks.

#### Construction

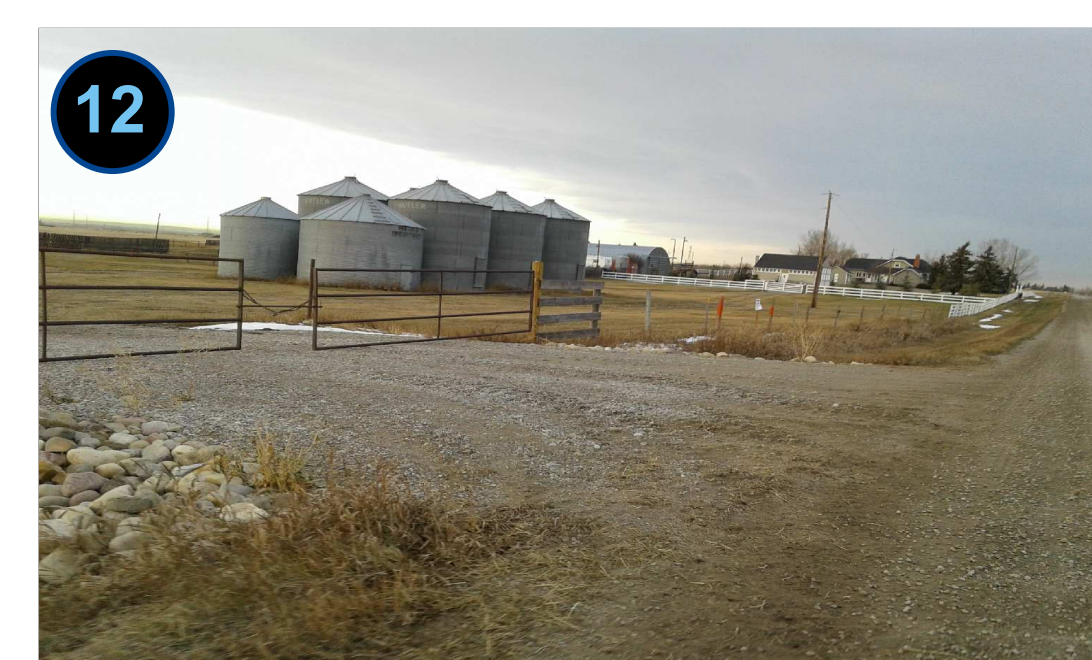
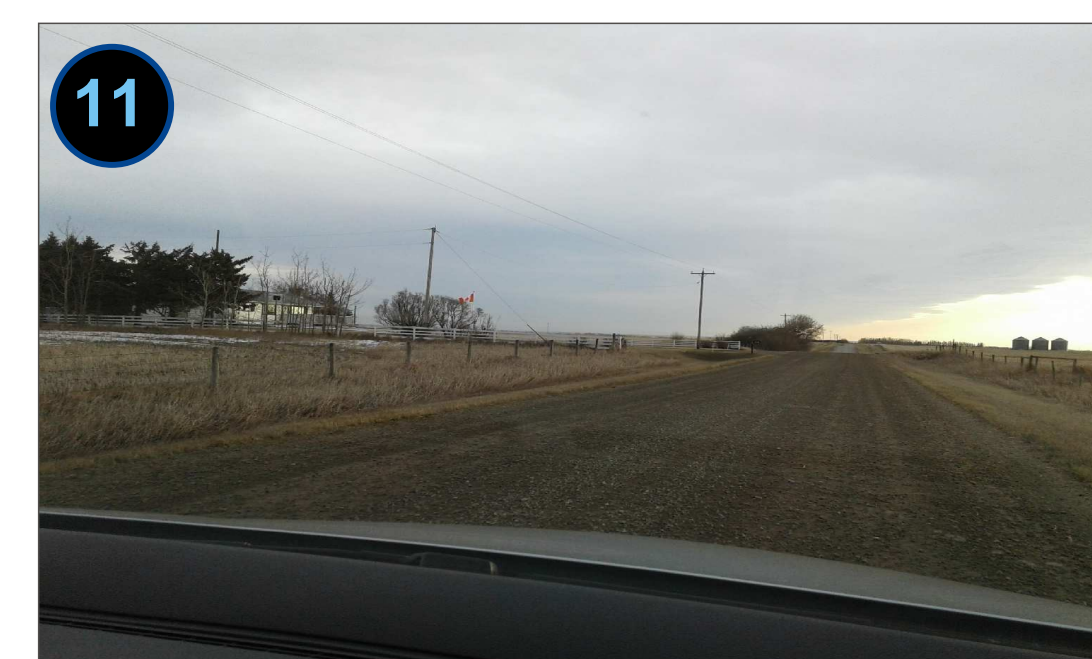
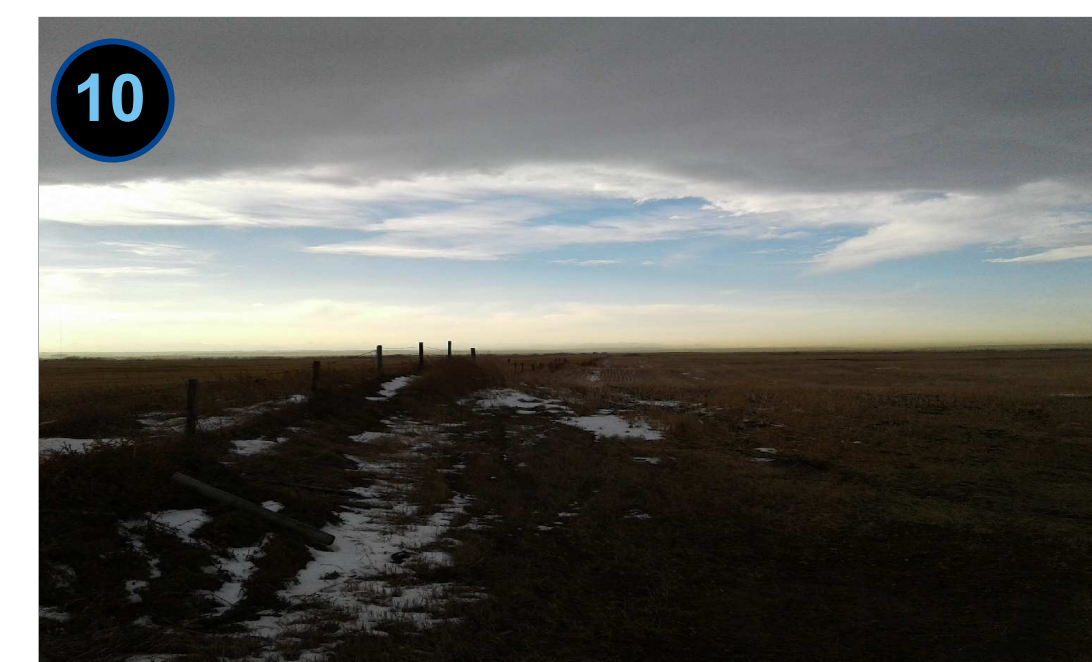
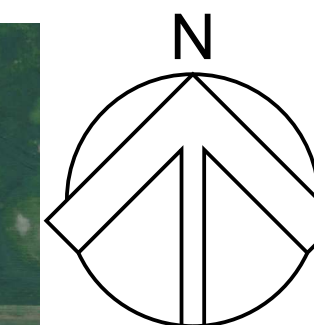
The site will be constructed in one comprehensive development phase. The material sourcing for the photovoltaic panels will be undertaken by RealPart. The logistical and transport methodologies will be confirmed prior to development permitting to provide both physical site consultation and implementation.

#### Operations

Day to day operations are limited in scope and the Solar Farm development will typically be quite self-sustaining over the duration of its lifespan. Access will be via Municipal Township Road. The site will employ 20 to 30 Full time employees including contractors for electrical maintenance, installation, grounds keeping/landscaping, security, and local management and administration. Continuous on-site monitoring of and for occasional repair in addition to general maintenance and cleaning of the panels will typically occur 1-2 times/year.

The solar power purchase agreement has been settled for a time period of 20 years and is the minimum operational expectancy for the solar farm to be operational. Each Photovoltaic cell has a typical life cycle of 25 years, transformer/inverters typically last 20 years, and the racking and physical infrastructure can be utilized for over 40 years with proper maintenance. Given the extended timeframes for these products, the site could conceivably be returned back to its original state quite easily after a specified period of operation. Both a Decommissioning Report and a Construction Management Plan have been included with this permit submission.





..... Subject Site      1 Camera View

Preliminary - Subject to Revision

CLIENT

**RealPart Canada Inc.**  
2883 Rue Jasmin  
Saint Laurent, Montreal,  
Quebec H4R 1H8

 **REALPART CANADA**  
SUSTAINABLE POWER DEVELOPMENT

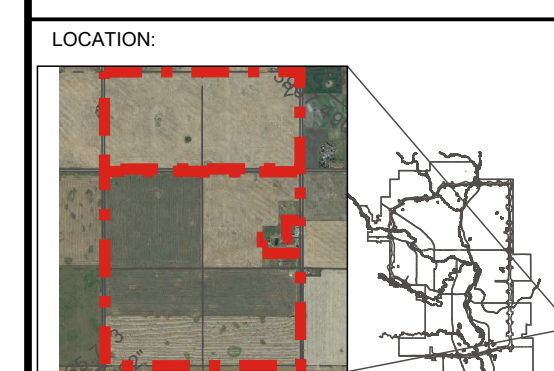
**COPYRIGHT**  
Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for approval before proceeding with fabrication.

COPYRIGHT © 2021  
IBI GROUP PROFESSIONAL SERVICES (CANADA) INC.

FOR GROUP PROJECTS AND SERVICES (CAPS) INC.			
No.	DATE	APPR	DESCRIPTION

REVISIONS

LEGEND



Name of ASP	Area Structure Plan

PRIME CONSULTANT



**IBI GROUP**  
3rd Floor - 227 11 Avenue SW,  
Calgary AB T2R 1R9 Canada  
tel 403 270 5600 fax 403 270 5601

PROJECT

## INDUS SOLAR FARM

S.W. ¼ SEC. 14-23-28-4, S.E. ¼ SEC. 14-23-28-4  
N.W. ¼ SEC. 11-23-28-4, N.E. ¼ SEC. 11-23-28-4  
S.W. ¼ SEC. 11-23-28-4, S.E. ¼ SEC. 11-23-28-4

PROJECT NO:	110011
-------------	--------

DRAWN BY: JH

CHK'D BY:	BC / EK
-----------	---------

CHRD BT.	RC7 ER
SCALE:	1:5000

SCALE:	1.5000
START DATE:	2010-01-10

START DATE:	2018-01-19
CURRENT DATE:	2021-03-25

CURRENT DATE: 2021-08-05

SHEET TITLE

SITE PHOTO

## SITE INFORMATION

1000

--	--

50

150

## 9.0

--	--

---

File Location: \\11100111.indusSoft\Emk's.d\Drawings\Kobalt\DP Drawings Set - 2\101DP Package\111100111.dwg, Last Saved: August 5, 2011, bu jward.habib





262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Friday, March 01, 2019

IBI Group (Rob Cioffi)  
500 Meredith Block, 611 Meredith Rd NE  
Calgary, AB T2E 2W5

File: PL20180033

**RE: REDESIGNATION TRANSMITTAL OF DECISION**

At its meeting of February 12, 2019, the Council of Rocky View County held a public hearing to consider your application to amend the Land Use Bylaw to allow for a Solar Farm within the Ranch and Farm District on SE/NE/SW/NW-11-23-28-W04M and SW/SE-14-23-28-W04M, and gave first and second to reading to Bylaw C-7858-2019 with the following amendment:

*MOVED by Deputy Reeve Schule that Amendment #3 in Schedule 'B' of Bylaw C-7858-2019 be amended to include a subsection (e) with the following wording:*

*"The County Council shall be responsible for the issuance the Solar Farm Development Permit(s) for the listed use."*

The Council of Rocky View County further considered your application at its February 26, 2019 meeting, and gave third and final reading to Bylaw C-7858-2019 as amended.

Your redesignation application is APPROVED.

Should you have any questions or concerns, please contact Jamie Kirychuk for assistance and quote the file number as noted above.

A copy of the approved bylaw will be supplied on request after the Council minutes have been considered at the March 12, 2019 Council meeting.

A handwritten signature in blue ink, appearing to read "Charlotte Satink", written over a horizontal line.

Charlotte Satink  
Municipal Clerk  
403-520-1651  
csatink@rockyview.ca

cc: Gowdy Farms Ltd.

For