



Eins Development Consulting Ltd.  
7409 111 Street NW  
Edmonton, AB  
T6G 0E6  
[www.eins.ca](http://www.eins.ca)

May 27, 2021

Rachelle Trovato, Planner  
Planning and Development Services  
Parkland County, AB

RE: Voltarix Group Inc. | Solar – Land Use Bylaw Amendment Draft Text and Rationale Report

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Dear Rachelle,

Please accept this letter and accompanying draft Land Use Bylaw Amendment text for the County's review. This text amendment includes adding Solar Farm as a Discretionary Use to the AGG – Agricultural General District and AGR – Agricultural Restricted District, as well as adding new text to Section 12 – Specific Use Regulations for the Solar Farm use type.

#### Overview of Text Amendments

Text amendments are based on a review of other Land Use Bylaws in the Edmonton Metropolitan Region municipalities, as well as of other Alberta municipalities that have recently amended their bylaws to accommodate utility-scale solar farm development. Findings of this review indicate that solar farms are often discretionary uses within a variety of zone types, including agricultural. We feel that adding Solar Farm as a discretionary use to the above noted agricultural districts provides the County with the authority to review Solar Farm proposed uses in these districts on a case-by-case basis.

In addition, proposed text for Section 12 provides direction on how Solar Farm uses are to be regulated in the County. The approach taken for this text addition is to defer largely to the Alberta Utilities Commission (AUC) due to their regulations being more stringent than what is found in Land Use Bylaws in Alberta municipalities. To provide additional oversight, new Development Permit requirements have also been added in at the discretion of the Development Authority for such things as site suitability analyses, grading/drainage, weed and erosion mitigation, and public safety measures. The benefit of this approach is that the AUC regularly updates its rules and regulations, and the County will not have to update its Land Use Bylaw to ensure that proposed Solar Farm uses are regulated to the highest Provincial standard.

We have also included text from Land Use Bylaws examined for your review, which were selected based on whether the municipality had a blend of rural/agricultural and urban areas, had recently amended its Land Use Bylaw to include solar or renewable energy generation, and those that have had large-scale solar projects be proposed or approved. Sections of Land Use Bylaws for Vulcan County, Claresholm, Cypress County, and Municipal District of Taber dealing with solar energy production can be found in Appendix A.

As mentioned, a primary reason for deferring to the AUC for Development Permit requirements is that applicants must submit a wide range of information in order for the AUC to consider their

application for approval, much of which likely goes beyond what the County would require. Information required includes detailed maps and drawings, construction timelines, emergency response information, site specific risk assessment and monitoring procedures, solar glare assessments, assessment of environmental impacts, end-of-life management procedures, noise impact assessments, and a summary of participant involvement in the development process. The AUC requires robust public engagement and participation for applications to be accepted. To give you a sense of the level of detail associated with the AUC application, AUC Rule 007 and the application itself can be found in Appendix B.

## Protecting Prime Agricultural Land

Protecting prime agricultural lands, while also balancing economic development, is a significant component of the County's Municipal Development Plan (MDP). Amendments to the County's Land Use Bylaw in 2019 to accommodate Cannabis Cultivation include language that encourages such uses to locate in areas with specific soil classes when located in Prime Agricultural areas as identified in the MDP. By specifying preferred soil classes, this language intends to conserve/protect prime agricultural lands given the intensity of such operations on soil nutrient availability, and so forth. However, such specificity in language is unnecessary in the context of Solar Farms due to regulations in place at the Provincial level that govern decommissioning and land reclamation for renewable energy operations.

The Province's *Conservation and Reclamation Directive for Renewable Energy Operations*<sup>1</sup> outlines changes introduced to the *Environmental Protection and Enhancement Act* (EPEA) that adds renewable energy operations to conservation and reclamation regulations. Regulations under EPEA now require renewable energy operations, similar to oil and gas production sites, to return land to an equivalent capability post-operation. This means that land must be returned to a similar state prior to the land activity taking place, with the desired outcome being that the land can once again support similar uses (i.e. agriculture, in this case). For Solar Farm operations on prime agricultural land in the County, the EPEA and Conservation and Reclamation Regulations protect such land by ensuring that it is returned to its equivalent capacity post-operation. Under these Regulations, the AUC is the lead regulatory agency that oversees approvals, construction and operations phases, as well as closure. End-of-life management must be addressed by applicants by providing the AUC with a Conservation and Reclamation Plan, as well as identify how the operator will ensure sufficient funds will be available for decommissioning and reclamation when it should occur.

As such, proposed text amendments to the County's Land Use Bylaw for Solar Farms do not speak directly to protecting prime agricultural lands. We feel that the AUC requirements are very stringent and will achieve the same desired outcome for protection of prime agricultural lands as while 'evergreening' the LUB (i.e. reduces the need for future LUB updates if policies or priorities change). Such a regulatory approach also provides landowners with a greater degree of flexibility to pursue surface lease agreements with Solar Farm developers, as the agricultural

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<sup>1</sup> <https://www.alberta.ca/assets/documents/ep-2018-cr-reo-factsheet-final-12jul2019.pdf>

potential of prime agricultural lands is largely unaffected and a return to a similar state post-operation is required under existing provincial legislation.

## Solar Farms and Wildfire Risk Mitigation

In general, wildfire risk related to ground-mounted photovoltaic modules (PVs) used in Solar Farms is very low. Hazards associated with PVs are similar to other electrical systems in that risk of fire is generally a result of improper installation or failure of components.<sup>2</sup> The primary strategy for mitigating fire risk with Solar Farms is to ensure that equipment is installed and maintained properly. Voltarix Group is specialized in developing and operating grid-connected solar projects at various scales, including utility scale. As such, they are highly experienced in all stages of Solar Farm development, including installation, operation, and ongoing maintenance requirements. Beyond ensuring that Solar Farm developers are experienced and reputable, the AUC also requires several strategies be in place to further reduce potential risks.

AUC applications for solar plants must include information on site-specific emergency response planning, identify potential risks during construction and operational phases, identify mitigation measures, and describe monitoring and communications processes. In addition, local responders must also be contacted and notified about the project's emergency response plan and feedback provided by responders should be addressed in final plans that are adopted. Finally, several municipalities in Alberta have included language in LUB amendments that require applicants to also provide information on weed control and erosion mitigation techniques to be employed. Such language is also proposed for the County's LUB. Proper weed control and general vegetation management can further reduce potential for wildfires should a localized fire occur.

## Alignment with Parkland County's Municipal Development Plan and EMRB Growth Plan

Proposed text amendments align well with the County's MDP. The County's long-term vision articulated in the MDP speaks to the importance of connections – including connecting to emerging economic opportunities. Renewable energy generation is becoming a major economic sector in Alberta, with the Province benefitting from having some of the best solar generation potential in North America. The County has long had a role in electricity generation in the region and the MDP articulates the importance of power generation facilities to local employment (Policy 5.0.8 – Power Generation Facilities). By expanding the AGG and AGR districts to include Solar Farm uses as discretionary, a much wider land area within the County may be appropriate for these renewable energy power generation facilities.

The MDP also recognizes the importance of the County's natural environment (Section 10: Natural Environment) to the quality of life of County residents, to the regional economy, and as an inherent asset to be valued and protected. Subsection 10.5 discusses Renewable Energy and Sustainable Development and its role in helping the County to reduce greenhouse gas emissions and to diversify its economic base. Again, expanding the list of discretionary uses in the AGG

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<sup>2</sup> <https://www.nrel.gov/docs/fy19osti/68415.pdf>

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and AGR districts will open a wider land area upon which renewable energy projects may occur. At the same time, the County has a diversity of natural environments, built areas, and other significant lands that should be considered and protected through development. By proposing Solar Farm uses as discretionary, the County retains the oversight necessary to ensure that any proposed Solar Farm use does not run contrary against the MDP or other important legislation.

Regards,



Ryan Eidick, MCP  
Director, Eins Development Consulting  
780.298.4179  
[ryan@eins.ca](mailto:ryan@eins.ca)

## BACKGROUND RESEARCH

### EMR LUB Scan

Municipality	Ag Zone	Solar?	Permitted Zones
Edmonton	Ag – Agricultural Zone	No	PU – Public Utility Zone
St. Albert	No Ag zone	No	CIS – Commercial and Industrial Services
Morinville	UR – Urban Reserve (sort of)	Yes (d)	Discretionary in UR and BMP – Business and Industrial Park
Spruce Grove	UR – Urban Reserve (sort of)	Yes (d)	Discretionary in most zones within broader definition of MGA public utility. Permitted in M1 – General Industrial
Stony Plain	FD – Future Development (sort of)	No	Energy Generating Facility permitted in P3 – Public Utility
Leduc	UR – Urban Reserve (sort of)	No	Can be located in industrial and institutional land use districts, at grade, under certain conditions
Devon	UR – Urban Reserve, DC – Direct Control (sort of)	Yes	Might be classified as “Public Utility Building” loosely, but no clear definition on solar electricity generation
Beaumont	AH – Agricultural Holdings District	Yes	If classified as private or public utility, permitted in the AH zone and several other zones
Strathcona County	AG – Agricultural Zone	Maybe*	*Regulations currently under development for solar collector systems, AG zone identified as an appropriate zone (last update Feb 2020)
Leduc County	Ag – Agricultural Zone	Yes (d)	Falls under Utility Service Major, discretionary in AG zone.
Sturgeon County	Ag - Agricultural Zone	No	Discretionary in I5 – Heavy Industrial and in PU – Public Utility

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## Alberta LUB Scan

Project	Muni	Solar in Ag Zone?	Policy?
<a href="#">Travers Solar</a>	Vulcan County, AB	Yes – Rural Industrial (d)	Section 33 of LUB – very detailed
<a href="#">Claresholm Solar Project</a>	Claresholm, AB	No ag zone, but ground mounted solar is discretionary in most zones	Schedule 13 of LUB – Alternative Energy
<a href="#">Medicine Hat Solar Project</a>	Medicine Hat, AB	Renewable Energy is discretionary in IB, IG, IH, FUD	Only a definition of Renewable Energy in LUB
<a href="#">Suffield Solar Farm</a>	Cypress County, AB	Yes, solar panels are discretionary in all municipal land use zones	Section 61 deals with Solar Energy
<a href="#">Prairie Sunlight Solar Project</a>	MD of Taber, AB	Yes – discretionary in Rural Agriculture	Schedule 11 deals with Solar Energy Systems
<a href="#">Yellow Lake Solar Project</a>	County of Forty Mile, AB	No – discretionary in Solar Energy Facility (SEF) district	Schedule 82 deals with Solar Energy Facility district



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## **Appendix A: Selected Land Use Bylaw Examples**

- 1) Vulcan County
- 2) Claresholm
- 3) Cypress County
- 4) Municipal District of Taber



JANUARY 28, 2021

**VULCAN COUNTY**

LAND USE BYLAW NO. 2020-028



- (a) There shall be a limit of one small wind energy system per parcel.
- (b) The system's tower shall be set back a minimum distance equal to the height of the tower from all parcel lines, or the minimum setback in the applicable land use district, whichever is the greater.
- (c) No part of the system, including guy wire anchors, may extend closer than 3.0 m (10 ft.) to the property boundaries of the installation site.
- (d) The system's tower shall not exceed a maximum height of 12.1 m (40 ft.) on a parcel of less than 0.4 ha (1 acre), a maximum of 19.8 m (65 ft.) on a parcel of 0.4 ha (1 acre) to less than 2.0 ha (5 acres), and maximum height of 24.4 m (80 ft.) on a parcel 2.0 ha (5 acres) or more.
- (e) The Development Authority may require that the system's tower be located and screened by landforms, natural vegetation or other means to minimize visual impacts on neighbouring residences and public roads, public trails and other public areas.
- (f) The system's tower and supporting structures shall be painted a single, neutral, non-reflective, non-glossy (for example, earth-tones, gray, black) that, to the extent possible, visually blends the system with the surrounding natural and built environments.
- (g) The system shall be equipped with manual and automatic over speed controls. The conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer.
- (h) The system's tower-climbing apparatus and blade tips shall be no closer than 4.6 m (15 ft.) from ground level unless the system is enclosed by a 1.8 m (6 ft.) high fence.
- (i) The system's utility lines shall be underground where economically practical.
- (j) The system shall be operated such that no electro-magnetic interference is caused.
- (k) The system's maximum power shall not exceed 3 kW.
- (l) Small wind turbines shall not exceed 60 dB(A), or in excess of 5 dB(A) above the background noise, whichever is greater. The level, however, may be exceeded during short-term events including utility outages and severe windstorms.
- (m) Brand names or advertising associated with the system or the system's installation shall not be visible from any public place.
- (n) Upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-construction condition.

### **SECTION 33 RENEWABLE ENERGY, COMMERCIAL/INDUSTRIAL**

This section establishes standards for the development of renewable energy projects for the purpose of producing energy for the commercial market. Typically, this use will include commercial systems for the production and sale of energy generated by the following, but not limited, to solar photovoltaic, solar thermal, geo-exchange, wind, micro-hydro, carbon capture and storage, bio fuel or fuel cell.

**NOTE TO READER:** *The Alberta Utilities Commission (AUC) regulates large scale/commercial energy projects. The County's regulatory role is limited, and established under Sections 619 and 620 of the MGA. Where AUC approval has been applied for or received, a copy of the application submitted to the AUC may be used to satisfy some or all of the aforementioned requirements.*

33.1 Prior to making a decision on a development application for a Renewable Energy, Commercial/Industrial use, the Development Authority should refer and consider the input of any

of the following agencies and departments (as the case may be depending on the type of application):

- (a) Transport Canada,
- (b) NAV Canada,
- (c) Alberta Culture and Tourism,
- (d) Alberta Environment and Parks,
- (e) Alberta Transportation,
- (f) Alberta Electric Systems Operator (AESO),
- (g) Alberta Utilities Commission (AUC).

#### **Notification & Public Consultation**

33.2 Upon receipt of a development permit application for a Renewable Energy, Commercial/Industrial use, the Development Authority shall review the application for completeness and, prior to making a decision on the application:

- (a) notify landowners and residents, by mail, within 2 km (1.2 miles) of the proposed development site (or more, at the discretion of the Development Authority);
- (b) notify adjacent municipalities in accordance with the applicable Intermunicipal Development Plan;
- (c) refer the application to all relevant agencies and government departments; and
- (d) may require the developer to hold a public information meeting and provide a summary of the meeting.

#### **SOLAR COLLECTOR FARMS**

33.3 Development permit applications for commercial solar installation shall be accompanied by the following additional information:

- (a) a site suitability analysis including but not limited to: topography, soil characteristics, environmental features and issues, accessibility to a road, compatibility with surrounding land uses, potential impacts to agricultural land and irrigation operations, potential visual impacts, storm water management, and consistency with the policies of the Municipal Development Plan and this Bylaw;
- (b) information regarding setbacks from public roads, property lines and the proximity to structures or uses on the site and adjacent parcels of land;
- (c) detailed information about the system type, number of structures, height of structures, the energy process and rated output, and details on the estimated reflection produced from the solar panels;
- (d) preliminary grading/drainage plan, including a site construction/grading plan with details on proposed management practices for any soil stripping and erosion control, and proposed construction haul route;
- (e) access to and any potential impacts to public roads;
- (f) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental or topographical features which may be present on the parcel;
- (g) a decommissioning plan in accordance with Section 33.6 below;

- (h) plans and methods of weed control and erosion mitigation;
- (i) information regarding setbacks from structures or uses on the subject site to neighbouring residential dwellings and non-residential developments on adjacent parcels of land;
- (j) information regarding general public safety and security measures including site fencing;
- (k) a summary of any public consultation undertaken to date;
- (l) a statement describing the project's relationship to the *South Saskatchewan Regional Plan*; and
- (m) if required by the Development Authority, an Environmental Site Assessment prepared by a qualified professional and/or other studies and reports to demonstrate site suitability and impact mitigation.

### **Site Suitability & Development Standards**

33.4 In the Rural General – “RG” land use district, applicants are encouraged to consider the following when selecting sites:

- (a) use of the poor quality lowest productive land, dry corners and poor agricultural land is preferred;
- (b) use of cut-off, fragmented, irregular shaped parcels is preferred;
- (c) the use of a primarily unsubdivided quarter-section or agricultural parcels 32.4 ha (80 acres) or greater in size of high quality irrigated agricultural land (land with irrigation rights) that has or could contain irrigation system infrastructure should be avoided;
- (d) environmentally sensitive and environmentally significant areas, including wetlands or intact native grasslands, should be avoided; and
- (e) Solar Collector Farms are not to be located within 300 m (984.3 ft.) of an individual residential dwelling on an adjacent parcel, and 750 m (2460.6 ft.) from a boundary of a designated grouped country residential, grouped reservoir residential or rural recreational district, hamlet, village or town, as measured from the closest point of the solar collector infrastructure to the adjacent residence, district, hamlet, village or town.

33.5 In addition to the required setbacks and other criteria of the applicable land use district and any other relevant provisions of this Bylaw, a Solar Collector Farm shall adhere to the following developments standards:

- (a) all surface drainage must be contained on site and any adjacent water bodies must be adequately protected from run-off;
- (b) suitable fencing must be installed to provide security and discourage trespassing;
- (c) spacing of solar collectors must provide access for firefighting of both forage and electrical fires;
- (d) weed control shall be dealt with in a comprehensive manner ensuring adjacent land owners are not negatively affected; and
- (e) solar collectors shall be positioned with a minimum clearance, at the discretion of the Development Authority, so to facilitate the growth of perennial forage to prevent soil erosion.

### **Decommissioning**

- 33.6 Decommissioning and reclamation shall take place in compliance with the applicable provincial standards of the day the site is decommissioned. If no standards are in place at the time of a development permit application, the applicant shall provide a plan outlining how the site will be decommissioned and reclaimed to the site's predevelopment state. The decommissioning plan shall include information on:
- (a) treatment of footings and wires;
  - (b) reclamation of roads, driveways, pathways, and other similar disturbances;
  - (c) notice to be given to land owners and the County;
  - (d) containment of hazardous materials;
  - (e) site security;
  - (f) haul routes for disposal materials;
  - (g) the requirement for solar collector removal after a certain period of inactivity; and
  - (h) discussion of the timetable for decommissioning plan.
- 33.7 As a condition of development approval, the County may require security, in a form satisfactory to the Development Authority, to ensure the Reclamation/Decommissioning Plan is implemented and to cover assignment and bankruptcy. The condition may include a periodic review of the security to ensure the amount is sufficient to implement the Reclamation/Decommissioning Plan.
- 33.8 Should a Solar Collector Farm discontinue producing power for a minimum of two consecutive years, or two cumulative years over a five-year period, the operator shall provide a report on the status of the Solar Collector Farm to the County. A review of the status report by the Municipal Planning Commission may result in a request for the Solar Farm to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a stop order by the County in accordance with the provisions of the *MGA*.

### Conditions of Approval

- 33.9 As a condition of development permit approval for a Solar Collector Farm, the Development Authority shall consider, in addition to any other conditions authorized under other sections of this Bylaw, attaching conditions related to the following and in accordance with Sections 619 and 620 of the MGA:
- (a) require the applicant/developer to enter into a road use agreement and/or development agreement with the municipality;
  - (b) place restrictions on the location, height and type of fencing used for the site;
  - (c) require the application of approved weed control measures;
  - (d) require ground cover to be established prior to solar installation to mitigate erosion;
  - (e) stipulate a collector location spacing and minimum clearance from average ground elevation so to allow perennial forage to grow;
  - (f) stipulate grading, stockpiling, weed control and soil erosion control measures;
  - (g) the provision of an emergency/fire suppression management plan;
  - (h) require compliance with applicable decommissioning and reclamation standards of the day, or if no decommissioning and reclamation standards are in place at the time of application, require compliance with a decommissioning/reclamation plan prepared by the applicant to the satisfaction of the Development Authority;
  - (i) require that the project commence construction within two years of approval, and complete the project within four years;
  - (j) require that the operation remain in continuous operation and if the operation is inactive for two consecutive years, or two cumulative years over a five year period, the obligation to decommission the site is automatically triggered; and
  - (k) the provision of financial security in an amount and type acceptable to the municipality to ensure the decommissioning plan is implemented.

### WIND ENERGY CONVERSION SYSTEMS (WECS)

#### Application Requirements

- 33.10 For the purposes of a development permit application, WECS will be classified into the following categories:

Category 1 – Total output of WECS proposed is less than 1 megawatt and under 35 m (114.5 ft.) in total height.

Category 2 – Total output of WECS proposed is more than 1 megawatt and over 35 m (114.5 ft.) in total height.

Exempt – A single WECS under 12.2 m (40 ft.) in total height.

All development applications for a WECS, depending upon category, shall be required to be accompanied by the following if determined necessary by the Development Authority:

# Town of Claresholm Land Use Bylaw No. 1525



April 2009

Consolidated to Bylaw No. 1719, February 2021

## Schedule 13

# ALTERNATIVE ENERGY

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1. The Development Authority is authorized to issue development approvals for alternative energy sources pursuant to Schedule 1.

### SOLAR COLLECTOR

2. A solar collector attached to a wall or roof of a building shall only be allowed in land use districts where listed as a Permitted or Discretionary Use in Schedule 1 subject to the following:

(a) A solar collector mounted on a roof:

- i. may project a maximum of 1.3 m (4 ft.) from the surface of the roof and is not to exceed the maximum height requirements of the applicable land use district; and
- ii. must not extend beyond the outermost edge of the roof.

(b) A solar collector mounted to a wall:

- i. must be located such that it does not create undue glare on neighbouring property or public roadways;
- ii. may project a maximum of 1.5 m (5 ft.) from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and
- iii. may project a maximum of 0.6 m (2 ft.) from the surface of the wall when the wall faces the front, secondary front or side property line, subject to the setback requirements of the applicable land use district.

3. A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building shall only be allowed in land use districts where listed as a Permitted or Discretionary Use in Schedule 1 subject to the following:

(a) the collector must be located such that it does not create undue glare on neighbouring property or public roadways; and

(b) the collector must not exceed 1.8 m (6 ft.) in height above existing grade.

### SMALL WIND ENERGY SYSTEMS

#### Information Requirements

4. An application for a development permit for a proposed alternative energy, wind use or a small wind energy conversion system (SWECS) must be completed and submitted to the Development Officer accompanied by:

(a) a site plan acceptable to the Development Officer indicating the exact location of the SWECS on the parcel and all buildings and structures, registered easements or rights-of-way, and any overhead utilities, dimensioned to the property lines and drawn to a satisfactory scale;

- (b) existing and proposed parking and loading spaces, driveways, abutting streets, avenues and lanes, and surface drainage patterns;
- (c) photographs and plans of the proposed SWECS indicating:
  - rated output in kilowatts,
  - safety features and noise characteristics,
  - turbine height,
  - blade diameter and rotor clearance,
  - nature and function of over speed controls which are provided, and
  - estimated lifespan;
- (d) specifications on the foundation and anchor design, including the location and anchoring of any guy wires;
- (e) engineered plans, prepared by a professional engineer, for SWECS that are mounted or attached to any building demonstrating that the building can support the SWECS; and
- (f) any security measures proposed to ensure public safety and security.

#### **Referrals**

5. Prior to making a decision on a development permit application for a SWECS, the Development Authority may require that the application be referred to the following agencies and departments:
  - (a) Transport Canada,
  - (b) NAVCanada,
  - (c) STARS,
  - (d) Alberta Transportation, and
  - (e) any other federal or provincial agencies or departments deemed necessary.

#### **General Development Standards**

All SWECS development is subject to the following general standards:

6. The SWECS may be allowed as an alternative energy, wind use which is a discretionary use in accordance with Schedule 1.
7. The SWECS are to be setback from all property lines a distance equal to the height of the system.
8. The blade clearance of any SWECS is not to be less than 4.6 m (15 ft.) above grade.
9. Any climbing apparatus associated with the SWECS is to be a minimum of 4.6 m (15 ft.) above grade.
10. Any guy wires associated with a SWECS are to be accommodated entirely within the parcel and must be clearly visible from grade to a height of 1.8 m (6 ft.).
11. The sound produced by the SWECS under normal operating conditions, as measured at the property line shall not exceed 60 dBA or 6 dBA over the background noise, whichever is greater.



12. The SWECS shall not display advertising or other marketing.
13. The SWECS shall not be artificially illuminated except as required by a federal or provincial agency or department.
14. The manufacturer's identification, technical, warning, and emergency contact information must be affixed no lower than 0.9 m (3 ft.) from the base of the tower and not higher than 1.5 m (5 ft.) from the base of the tower.
15. The Development Authority may regulate the maximum number of SWECS permitted on a lot.
16. The Development Authority may require as a condition of approval that any SWECS be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of the SWECS to the satisfaction of the Development Authority.
17. The Development Authority may require as a condition of approval that any SWECS be surrounded by a security fence with a lockable gate not less than 1.8 m (6 ft.) in height.
18. Prior to the installation of a SWECS the applicant or landowner shall obtain:
  - (a) all relevant federal and provincial permits and permissions;
  - (b) an electrical permit, and if applicable, a building permit;
  - (c) wire service provider approval for SWECS with a rated output of less than 10 kW that are proposed to be connected to the grid; and
  - (d) Alberta Utilities Commission approval for SWECS with a rate output greater than 10 kW that are proposed to be connected to the grid.
19. All components of the SWECS, including any electrical components, shall comply with the Canadian National Standards and shall bear the appropriate certification marks.
20. The SWECS system must be installed by a certified electrical contractor prior to operation.
21. Where the SWECS has been inactive for more than six consecutive months the applicant or landowner is required to decommission and remove the system at their expense. If the SWECS is not decommissioned and removed after six months of inactivity, the Town may undertake enforcement action.

#### **Decommissioning**

22. Prior to removal of the SWECS the applicant or landowner shall submit documentation to the Development Officer demonstrating that the system has been disconnected from any electrical utilities.
23. All refuse associated with the decommissioning and dismantling of the SWECS shall be removed from the property and disposed of appropriately.
24. Upon removal of the SWECS the property shall be restored to its pre-construction condition to the satisfaction of the Development Officer.

#### **Review of Permits**

25. Town Council may consider reviewing the impacts of Small Wind Energy Systems after the issuance of 25 development permits within the municipality.

# CYPRESS COUNTY



LAND USE BYLAW NO 2018/04

- (3) "Ornamental Trees" means a single row of coniferous or deciduous trees with a minimum spacing of 5 metres (16 feet) located in front of a country residence or farmstead extending for a maximum distance of 100 metres (328 feet) adjacent to a local road or road allowance.
- (4) To allow for future road widening, ornamental trees shall be set back a minimum of 20 metres (66 feet) from the centre line of a rural road allowance.

#### **60. SMALL SCALE WIND ENERGY FACILITY (SWEF)**

- (1) An application for a SWEF shall be accompanied by:
  - (a) manufacturer's information on the power generation equipment and the tower;
  - (b) appropriate letter or approval of Navigation Canada if deemed necessary;
  - (c) in land use districts where the use is discretionary, noise data that provides an analysis for noise to any residences that may be located on adjacent properties;
  - (d) other information that may be required by the Development Authority.
- (2) A SWEF shall have a minimum setback of 4 times the total height of the system from any adjacent residence. The setback distance may be varied as an approval condition by the Municipal Planning Commission where it is deemed necessary.
- (3) Where energy generation is to be provided to the local electric supplier, written approval from the local electric supplier is to be submitted to the municipality at the time of submitting the development application.
- (4) The minimum ground clearance for tower mounted turbine blades is 4.8 metres (16 feet).
- (5) The turbine shall be positioned so that the tip of the turbine's blade is entirely within the property for which the turbine has been placed.
- (6) The applicant/owner/operator may be required to provide an irrevocable letter of credit as security to ensure any and all approval conditions are fully complied with. Once the approval conditions have been complied with, the irrevocable letter of credit will be released back to the applicant/owner/operator.

#### **61. SOLAR ENERGY REGULATIONS**

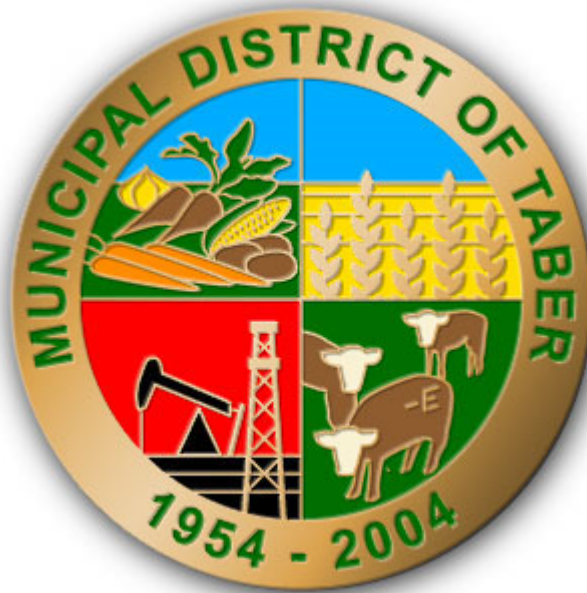
- (1) A development permit will be required for all commercial, solar energy production facilities that are intended to generate electricity which is to be sold and transmitted into an electrical distribution system for commercial sale. Commercial, solar energy production facilities shall be considered within the Agricultural IDP District 1, Agricultural District 2, and Industrial District as a discretionary use.
- (2) The developer may be responsible to obtain the necessary approvals from both the Alberta Utilities Commission as well as the commercial, electric distribution company, and provide copies of the approval documents as part of the development approval.

- (3) The developer will be responsible to obtain the necessary inspections and commercial approvals from an authorized inspection agency under the Safety Codes Act as required for any of the equipment or infrastructure associated with a solar energy facility.
- (4) All equipment and infrastructure associated with a commercial, solar energy facility must comply with the setback distances outlined in Section 48, as well as those setbacks specified in the particular Land Use District in which the commercial, solar energy facility is located. Provincial approval will also be required for installation within 0.8 km of a Provincial Highway.
- (5) When a commercial, solar energy facility is decommissioned, the land owner will be required to return the solar energy facility location to the same land capability and quality as it was prior to the installation of any of the solar energy equipment. As part of the development application process, the development authority will ask the applicant to submit a detailed decommissioning plan to support the development application.
- (6) Any ground, building, or roof mounted solar energy panels and equipment, that are less than 2.3 m<sup>2</sup> (25 ft<sup>2</sup>), and are used solely for personal or individual energy generation purposes shall not require a development permit. However, they shall be required to meet the necessary setbacks that are specified in the particular Land Use District in which it is located. Otherwise, any ground, building, or roof mounted solar energy panels and equipment, solely for personal use, larger than 2.3 m<sup>2</sup> (25 ft<sup>2</sup>) and which require a development permit shall be considered a discretionary use.
- (7) Any solar energy panels and associated equipment, for commercial or private use, shall not be positioned so as to cause any unnecessary glare or disturbance to any adjacent residence, or to any nearby public roadway. Any ground mounted solar panel shall not exceed 4.57 metres (15 feet) in height above the existing grade.

## **62. STORAGE CONTAINER REGULATIONS**

- (1) Storage containers shall be considered as an accessory use within the various Land Use Districts, and shall be used for storage purposes only.
- (2) A development permit will not be required for the placement of up to two storage containers, but will be required for the placement of three or more storage containers, as a Class 1 Discretionary Use, within the following Land Use Districts;
  - Agricultural District 1 (A-1 IDP)
  - Agricultural District 2 (A-2 General Agriculture)
  - Agricultural District 3 (A-3 Horticulture)
  - Agricultural District 4 (A-4 Greenhouse)
  - Hamlet Industrial District (HI)
  - Industrial District (I)

# **LAND USE BYLAW NO. 1722**



**January 2004**  
**Consolidated to Bylaw No. 1944, March 2019**

SCHEDULE 11

**WIND ENERGY CONVERSION SYSTEMS  
AND SOLAR ENERGY SYSTEMS**

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## SCHEDULE 11

# WIND ENERGY CONVERSION SYSTEMS AND SOLAR ENERGY SYSTEMS

### Part 1

#### WIND ENERGY CONVERSION SYSTEMS (WECS)

##### DEFINITIONS

1. The following apply to this part:

##### Blade

An element of a WECS rotor which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

##### Blade Clearance

In reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

##### Horizontal Axis Rotor

A wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on a downward 5 percent angle to the earth's surface.

##### Over Speed Control

A device which prevents excessive rotor speed.

##### Rotor's Arc

The largest circumferential path traveled by a WECS' blade.

##### Total Height

The height from grade to the highest vertical extension of a WECS. In the case of a WECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

##### Towers

The structure which supports the rotor above grade.

##### Vertical Axis Rotor

A wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

##### INFORMATION REQUIREMENTS

2. For the purposes of a development permit application, WECS will be classified into two categories:

Category 1 – Total output of WECS proposed is less than 1 megawatt

Category 2 – Total output of WECS proposed is more than 1 megawatt



All development applications for a WECS, depending upon category, may be required to be accompanied by the following if determined necessary by the Development Authority:

	<b>1</b>	<b>2</b>
(a) an accurate site plan showing and labeling the information outlined in this Section, and the location of overhead utilities on or abutting the subject lot or parcel;	✓	✓
(b) an analysis of the visual impact of the project, especially with respect to the scenic qualities of the M.D. landscape. The analysis will include the cumulative impact if other WECS are in the area and the impact of overhead transmission lines;		✓
(c) scale elevations or photographs of the proposed WECS showing total height, tower height, rotor diameter, and colour;	✓	✓
(d) the manufacturer's specifications indicating: <ul style="list-style-type: none"> <li>(i) the WECS rated output in megawatts;</li> <li>(ii) safety features and sound characteristics;</li> <li>(iii) type of material used in tower, blade, and/or rotor construction;</li> </ul>	✓	✓
(e) an analysis of the potential for noise, both at the site of the installation and at the boundary of the property containing the development – Provincial Noise Standards must be met;	✓	✓
(f) specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;	✓	✓
(g) the results of any public consultation process;		✓
(h) the status of the applicant's circulation to Nav Can, Transport Canada, Alberta Energy and Utilities Board and any other government departments required for provincial approval;		✓
(i) any information regarding general public safety;	✓	✓
(j) any impacts to the local road system including required approaches from public roads having regard to M.D. of Taber standard;		✓
(k) a plan outlining how the site will be decommissioned and reclaimed prior to the development		✓

### **REFERRALS**

3. Prior to making a decision on a development application for a WECS, the Development Authority should refer and consider the input of the following agencies and departments:
  - Alberta Energy and Utilities Board
  - Transport Canada
  - Navigation Canada
  - Alberta Community Development
  - Alberta Environment

4. As a condition of approval, the M.D. may require a bond or irrevocable letter of credit to ensure the reclamation/decommissioning plan is implemented. The condition may include a periodic review of the bond or letter of credit to ensure the amount is sufficient to implement the reclamation/decommissioning plan.

#### **SETBACKS**

5. A WECS shall comply with all the setbacks that govern the principal use in the district in which it is located.
6. A WECS shall be located not less than twice the height of the WECS, as measured from the ground to the highest point of rotor's arc, from a dwelling unit.
7. Where, in the opinion of the Development Authority the setbacks referred to in sections 5 and 6 above are not sufficient to reduce the impact of a WECS from a public roadway or a primary highway, the Development Authority may increase the required setback.
8. A WECS shall be located so that the horizontal distance measured at grade from the tower to any property boundary is at least the total height of the WECS.
9. In the case of multiple WECS, setbacks can be increased from the minimum setback requirements in the district depending upon the number of WECS in a group and the prominence of the location.

#### **MINIMUM BLADE CLEARANCE**

10. The minimum vertical blade clearance from grade shall be 7.5 m (24.6 ft.) for a WECS employing a horizontal axis rotor unless otherwise required by the Development Authority.

#### **TOWER ACCESS AND SAFETY**

11. To ensure public safety, the Development Authority may require that:
  - (a) a security fence with a lockable gate shall surround a WECS tower not less than 1.8 m (5.9 ft.) in height if the tower is climbable or subject to vandalism that could threaten tower integrity;
  - (b) no ladder or permanent tower access device shall be located less than 3.7 m (12 ft.) from grade;
  - (c) a locked device shall be installed on the tower to preclude access to the top of the tower;
  - (d) all of the above be provided or such additional safety mechanisms or procedures be provided as the Development Authority considers reasonable and appropriate;
  - (e) the use of tubular towers, with locked door access, will preclude the above requirements.

#### **TRANSMISSION LINES**

12. All powerlines on the site of the approval to the substation or grid may be underground except where the Development Authority approves overhead installation.

## **COLOUR AND FINISH**

13. Unless otherwise required by the Development Authority, a WECS shall be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of a WECS to the satisfaction of the Development Authority.
14. No lettering or advertising shall appear on the towers or blades. In other parts of the WECS, the only lettering will be the manufacturer's identification or municipal symbol.

## **NUMBER OF WECS**

15. Two or more WECS on a parcel or lot will be considered a multiple WECS for the purposes of this bylaw.
16. The Development Authority may approve multiple WECS on a case-by-case basis having regard for:
  - (a) proximity to other immediate land uses,
  - (b) density of WECS,
  - (c) underlying utilities,
  - (d) information received through the circulation process and at the development hearing.

## **Part 2**

### **SOLAR ENERGY SYSTEMS**

#### **1. DEFINITIONS**

##### Solar energy system, commercial/industrial

A system using solar technology to collect energy from the sun and convert it to energy that is intended for off-site consumption, distribution to the marketplace, or a solar energy system that does not meet the definition of solar energy system, household.

##### Solar energy system, household

A photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant.

#### **2. SOLAR ENERGY SYSTEM, HOUSEHOLD**

- (a) Development permit applications for solar energy system, household, shall be accompanied by the following additional information:
  - (i) documentation demonstrating the system is designed to produce energy primarily for sole use and consumption on-site by the landowner, resident or occupant;
  - (ii) manufacturer's specifications for system design and rated output;
  - (iii) orientation of the solar panels;
  - (iv) for panels mounted to the roof of a building or ancillary structure or affixed to the wall of a building or ancillary structure, a description of how the panels are to be

mounted or affixed, maximum projection from roof or wall, and structural capacity of the building/wall to support the proposed development;

- (v) for free-standing solar panels, a description of the proposed ground mount design and maximum height from existing grade.
- (b) Solar panels must be located such that they do not create undue glare on neighbouring parcels or public roadways.
- (c) Solar panels mounted to the roof of a building or ancillary structure must not extend beyond the outermost edge of the roof.
- (d) The maximum projection of solar panels affixed to the wall or mounted to the roof of a building or ancillary structure shall be as regulated by the Development Authority.
- (e) Setback requirements are as prescribed in the applicable land use district. In the Designated Hamlet land use districts, free-standing solar panels are subject to the ancillary building and structure setbacks.
- (f) The maximum height of a free-standing solar panels shall not exceed 2.44 m (8 ft.).
- (g) Solar panel installations may be affixed to a building wall (principal and/or ancillary), mounted to the roof of a building (principal and/or ancillary) or mounted to the ground as a free-standing structure. The maximum number of solar panel installations per parcel and location may be regulated by the Development Authority.

### **3. SOLAR ENERGY SYSTEM, COMMERCIAL/INDUSTRIAL**

- (a) Development permit applications for solar energy system, commercial/industrial shall be accompanied by the following additional information:
  - (i) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental or topographical features which may be present on the parcel;
  - (ii) information regarding setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land;
  - (iii) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
  - (iv) any information regarding general public safety and security measures;
  - (v) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land, operations and pursuits; potential visual impacts, and consistency with the policies of the Municipal Development Plan;
  - (vi) preliminary grading/drainage plan;
  - (vii) any potential impacts to public roads;
  - (viii) decommissioning plan;
  - (ix) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation.

- (b) In the Rural Agricultural – “RA” and Rural/Urban Fringe – “R/UF” land use districts, applicants are encouraged to consider the following when selecting sites:
- (i) use of the lowest productive land, dry corners, and poor agricultural land is preferred;
  - (ii) to the extent possible, use of irrigated land and high quality agricultural land should be avoided/minimized.



Eins Development Consulting Ltd.  
7409 111 Street NW  
Edmonton, AB  
T6G 0E6  
[www.eins.ca](http://www.eins.ca)

**Appendix B: AUC Rule 007 and Solar Power Plan Application Form**

Link to Rule 007: [https://www.auc.ab.ca/regulatory\\_documents/Consultations/2021-03-05-Rule007.pdf](https://www.auc.ab.ca/regulatory_documents/Consultations/2021-03-05-Rule007.pdf)

Date:

Company name (if applicable):

## Project description

### Solar power plant requirement (SP1)

Approvals being applied for:

If the vendors have not been selected or the equipment has not be finalized, provide:

Describe the power plant and collector system:

- Number of solar photovoltaic panels and their make, model and the nominal capability of each solar photovoltaic panel in megawatts (MW):
- Total capability of the power plant in MW, including battery storage, if applicable:

- The total capability of the power plant in MW, including battery storage, if applicable.
- The anticipated type and number of solar modules, the physical dimension of the solar array, and the type of solar tracking system, if applicable.

### Solar power plant requirement (SP2)

Provide a list of existing approvals for facilities directly affected by this project, if any:

### Solar power plant requirement (SP3)

Provide details of the project ownership structure, including the names of all companies having an ownership interest in the project and their ownership share, and if applicable, the name of the project operator. Confirm that the applicant is a qualified owner:

**Solar power plant requirement (SP4)**

For a municipality or a subsidiary of a municipality to hold an interest in a generating unit, provide documentation confirming compliance with Section 95 of the *Electric Utilities Act*. [Please submit along with your application].

**Solar power plant requirement (SP5)**

Describe the location of the project:

Provide the legal description of the proposed power plant site (legal subdivision [LSD], section, township, range, meridian and/or plan, block, lot, municipal address for urban parcels) and connection point, if applicable:

Provide a Keyhole Markup Language (.kml.kmz) file that contains the geographic data of each of the major components, including wind turbine locations, substation locations and project boundary of the proposed power plant. This file should reflect the information shown on the drawings and maps submitted to address solar power plant information requirement SP6 below. [Please submit along with your application].

**Solar power plant requirement (SP6)**

Provide the following drawings and maps with units of measure/scale and the direction of north specified:

A legible plant site drawing showing the solar array, collector substations, collector lines and access roads and the power plant site boundary. [Please submit along with your application].

Legible maps showing:

- The power plant site boundaries.
- Land ownership of surrounding lands, including any residences and dwellings within the notification radius described in Appendix A1– Participant involvement program guidelines, Table A1-1: Electric facility application notification and consultation requirements.
- Neighbouring municipalities, First Nation reserves, Metis Settlements, including nearby roads, waterbodies and other landmarks that may help identify the general location of the project area. This map may be at a larger scale than the detailed maps provided in response to other information requirements.
- All registered aerodromes and any known unregistered aerodromes within 4,000 metres of the edge of the proposed power plant site boundary.
- Important environmental features and sensitive areas in the local study area.
- Any additional energy-related facilities within the project area.
- The proposed collector line route or routes and major land use and resource features (e.g., vegetation, topography, existing land use, existing rights-of-way). This information should also be provided in air photo mosaics.

[Please submit along with your application].

**Solar power plant requirement (SP7)**

Provide the requested approval date from the Commission, the expected construction start date, the expected in-service date of the project and the requested construction completion date to be used in the project approval. Provide the rationale for these dates:



## Project connection

### Solar power plant requirement (SP8)

If a connection order is not concurrently being applied for, provide the expected date when the connection order application will be submitted:

### Solar power plant requirement (SP9)

Provide the asset identification code assigned by the independent system operator (ISO) and the ISO Project ID number related to your system access service request, if available.

Asset identification code:

Project ID number:

### Solar power plant requirement (SP10)

If the power plant is to be connected to the transmission system, provide a map with one or more conceptual layouts showing possible routes and general land locations for facilities that would be used to interconnect the power plant to the Alberta Interconnected Electric System. [Please submit along with your application].

If the power plant is to be connected to the distribution system, provide a statement from the distribution facility owner indicating that it is willing to connect the generating facilities. [Please submit along with your application].

## Emergency response plan

### Solar power plant requirement (SP11)

Confirm the applicant has or will have a corporate or site-specific emergency response plan for the construction and operation of the proposed power plant:

If the applicant will have a corporate emergency response plan, please explain why it decided not to develop a site-specific emergency response plan:

### **Solar power plant requirement (SP12)**

Provide a summary of the following:

Site-specific risks (construction phase and operations phase) that have been identified to date:

The emergency mitigation measures that have been identified:

The site monitoring and communication protocols that will be put into place:

### **Solar power plant requirement (SP13)**

Confirm that local responders and authorities have been contacted or notified regarding the project emergency response plan. Describe any requirements or feedback received and describe how the applicant intends to address the requirements and feedback received:

## **Solar glare assessment**

### **Solar power plant requirement (SP14)**

Submit a solar glare assessment report that predicts the solar glare at receptors within 800 metres from the boundary of the project and registered aerodromes and known unregistered aerodromes within 4,000 metres from the boundary of the project where the potential for glare is possible. The assessment report must:

- Describe the time, location, duration and intensity of solar glare predicted to be caused by the project.
- Describe the software or tools used in the assessment, the assumptions and the input parameters (equipment-specific and environmental) utilized.
- Describe the qualification of the individual(s) performing the assessment.
- Identify the potential solar glare at critical points along highways, major roadways and railways.
- Identify the potential solar glare at any registered and known unregistered aerodromes within 4,000 metres from the boundary of the project, including the potential effect on runways, flightpaths and air traffic control towers.
- Include a map (or maps) identifying the solar glare receptors, critical points along highways, major roadways and railways and aerodromes that were assessed.
- Include a table that provides the expected intensity of the solar glare (e.g. green, yellow or red) and the expected duration of solar glare at each identified receptor, critical points along highways, major roadways and railways and any registered and known unregistered aerodromes.

[Please submit along with your application].

### **Solar power plant requirement (SP15)**

If preparation of either a federal impact assessment or a provincial environmental impact assessment report was required, provide a copy as an appendix to the application and a separate environmental evaluation is not required. [Please submit along with your application].

If a federal impact assessment or a provincial impact assessment report was not required, submit an environmental evaluation of the project. The environmental evaluation must:

- Describe the present (pre-project) environmental and land use conditions in the local study area.
- Identify and describe the project activities and infrastructure that may adversely affect the environment.
- Identify what specific ecosystem components (i.e., terrain and soils, surface water bodies and hydrology, groundwater, wetlands, vegetation species and communities, wildlife species and habitat, aquatic species and habitat, air quality and environmentally sensitive areas) within the local study area may be adversely affected by the project.
- Describe any potential adverse effects of the project on the ecosystem components during the life of the project.
- Describe the methodology used to identify, evaluate and rate the adverse environmental effects and determine their significance, along with an explanation of the scientific rationale for choosing this methodology.
- Describe the mitigation measures the applicant proposes to implement during the life of the project to reduce these potential adverse effects.
- Describe the predicted residual adverse effects of the project and their significance after implementation of the proposed mitigation.
- Describe any monitoring activities the applicant proposes to implement during the life of the project to verify the effectiveness of the proposed mitigation.
- List the qualifications of the individual or individuals who conducted or oversaw the environmental evaluation.

**Solar power plant requirement (SP16)**

For projects wholly or partially located on federal lands (First Nation reserves, national parks or military bases), provide a copy of the environmental impact analysis completed for the corresponding federal government department. [Please submit along with your application].

Indicate whether the project has the potential to cause effects that may cross into another jurisdiction. Environmental effects that originate on federal lands, but cross into another jurisdiction, must be addressed as part of the environmental review process. Projects on federal lands may be subject to provincial laws, standards and permits. The applicant must address how it has considered AUC Rule 007, Rule 012 and Rule 033 and describe the steps taken, if any, to address specific requirements set out in these rules.

**Solar power plant requirement (SP17)**

Submit a stand-alone, project-specific environmental protection plan (or environmental management plan) that itemizes and summarizes all of the mitigation measures and monitoring activities that the applicant is committed to implementing during construction and operation to minimize any adverse effects of the project on the environment. [Please submit along with your application].

**End-of-life management****Solar power plant requirement (SP18)**

Submit a copy of the initial renewable energy operations conservation and reclamation plan (REO C&R Plan) as set out in the *Conservation and Reclamation Directive for Renewable Energy Operations*. [Please submit along with your application].

**Solar power plant requirement (SP19)**

Provide an overview of how the operator will ensure sufficient funds are available at the end of life of the project to cover the cost of decommissioning and reclamation:

**Noise****Solar power plant requirement (SP20)**

Provide a noise impact assessment in accordance with Rule 012. [Please submit along with your application].

**Approvals, reports and assessments from other agencies****Solar power plant requirement (SP21)**

Identify any other acts (e.g. *Environmental Protection and Enhancement Act*, *Water Act*, *Public Lands Act* and *Wildlife Act*) that may apply to the project, identify approvals the project may require, and provide the status of each of these approvals:

**Solar power plant requirement (SP22)**

Submit a signed renewable energy referral report from Alberta Environment and Parks Fish and Wildlife Stewardship. If the applicant is unable to provide a renewable energy referral report at time of application, the applicant must clearly identify the reason and provide details of its status. [Please submit along with your application].

**Solar power plant requirement (SP23)**

Confirm that a *Historical Resources Act* approval has been obtained or has been applied for:

If an historic resource impact assessment is required, briefly describe any known historical or archaeological sites, palaeontological sites, or traditional use sites of a historic resource nature:

If a *Historical Resources Act* approval has been obtained, provide a copy of it. [Please submit along with your application].

**Solar power plant requirement (SP24)**

If the government of Alberta, through the Aboriginal Consultation Office (ACO) or otherwise, directed consultation with an Indigenous group for related approvals (i.e., *Public Lands Act*, *Water Act*, *Environmental Protection and Enhancement Act*, *Historical Resources Act*, *Government Organization Act*, etc.) the applicant must provide a copy of the pre-consultation assessment, the adequacy assessment and the specific issues and response table (if prepared). [Please submit along with your application].

If the government of Alberta, through the ACO or otherwise, indicated that a pre-consultation assessment is not required, the applicant must provide a copy of that direction. [Please submit along with your application].

If advice from the government of Alberta has not been obtained, the applicant must provide justification for its decision to not seek advice:

**Participant involvement program****Solar power plant requirement (SP25)**

Summarize the participant involvement information, including a description of the activities undertaken and include any engagement materials provided (see Appendix A1– Participant involvement program guidelines and Appendix A1-B – Participant involvement program guidelines for Indigenous groups):

**Solar power plant requirement (SP26)**

Confirm that, if applicable, Alberta Transportation, the municipality in which the project is located, the applicable railroad companies, and the owner of any registered and known unregistered aerodrome within 4,000 metres of the project boundary were consulted and provide a summary of any objections received, mitigations discussed, and any outstanding objections:

**Solar power plant requirement (SP27)**

List all occupants, residents and landowners on lands within the appropriate notification radius described in Appendix A1– Participant involvement program guidelines, as well as Indigenous groups, owners of aerodromes or other interested persons that were consulted as part of the participant involvement program:

**Solar power plant requirement (SP28)**

Supply a list of contact information for all persons who had been contacted as part of the participant involvement program in a spreadsheet in accordance with the template included in Appendix A1 – Participant involvement program guidelines.

[Please submit along with your application].

**Solar power plant requirement (SP29)**

Summarize consultation with local jurisdictions (e.g., municipal districts, counties):

**Solar power plant requirement (SP30)**

Identify all persons who expressed a concern(s) about the project. For each person include the following information:

- the specifics of the concern(s)
- steps taken to try and resolve the concern(s)
- whether the concern(s) was resolved