

Bylaw 2021-22 Solar Farm Land Use Bylaw Amendment

(received prior to December 2, 2020)

1. Mark Smith (MLA for Drayton Valley – Devon) – Received October 22, 2021
2. Shane Getson (MLS for Lac Ste. Anne – Parkland) – Received October 22, 2021
3. Karl Tappauf – Received October 22, 2021
4. Robert & Antoinette Yurkiewich – Received October 22, 2021
5. Lonny & Maureen Yurkiewich – Received October 22, 2021
6. Tony Sonnleitner (Village of Spring Lake) – Received November 2, 2021
7. Kathleen Sterling (Brazeau County) – Received November 22, 2021
8. Lynn Link – Received November 24, 2021
9. Sarah Annett – Received November 25, 2021
10. Mark Puczko (City of Spruce Grove) – Received November 26, 2021
11. Phil Andree – Received December 1, 2021



LEGISLATIVE ASSEMBLY
ALBERTA
Office of Mark Smith
MLA for Drayton Valley – Devon

August 23, 2021

Voltarix Group Inc.
10060 Jasper Avenue, Tower 1, Suite 20205
Edmonton, Alberta T5J 3R8

Attention: Richard A. Haas

Re: Moon Lake Solar, Rocktree Solar & Creekside Solar (Plus Storage)

Dear Richard,

This Letter of Support is being provided by myself, Mark Smith, MLA for Drayton Valley-Devon to demonstrate my interest in seeing your planned solar development projects succeed.

Successful execution of the Moon Lake Solar, Rocktree Solar and Creekside Solar projects will prove to be an important step in economic diversification to catalyze recovery from the COVID-19 pandemic. The inclusion of innovative energy storage systems will demonstrate the viability of renewable energy serving baseload electricity demands, establishing an essential role in Alberta's energy transition.

Municipal support of your proposed Parkland County Land Use Bylaw text amendments is paramount to achieving the planned Q1-2023 construction start. Achieving this milestone will result in the creation of over 400 local temporary construction jobs and many permanent career opportunities to support facility operations, getting Alberta back to work in our post COVID-19 economy.

I wish you best success in your ongoing Municipal, AESO and AUC approvals.

Warm Regards,

A handwritten signature in black ink that reads "Mark Smith".

Mark Smith, MLA
Drayton Valley-Devon



LEGISLATIVE ASSEMBLY
ALBERTA

Shane Getson, MLA
Lac Ste. Anne-Parkland

August 31, 2021

Voltarix Group Inc.
10060 Jasper Avenue, Tower 1, Suite 20205
Edmonton, Alberta T5J 3R8

Attention: Richard A. Haas

Moon Lake Solar, Rocktree Solar & Creekside Solar (Plus Storage)

Dear Richard,

This Letter of Support is being provided on behalf of myself to demonstrate interest in seeing your planned solar development projects succeed.

Successful execution of the Moon Lake Solar, Rocktree Solar and Creekside Solar projects will prove to be an important step in economic diversification to catalyze recovery from the COVID-19 pandemic. The inclusion of innovative energy storage systems will demonstrate the viability of renewable energy serving baseload electricity demands, establishing an essential role in Alberta's energy transition.

Municipal and electrical regulatory approvals are paramount to achieving the planned Q1-2023 construction start. Achieving this milestone will result in the creation of over 400 local temporary construction jobs and many permanent career opportunities to support facility operations, getting central Alberta back to work in our post COVID-19 economy.

I wish you best success in your ongoing Municipal, AESO and AUC approvals.

Warm Regards,

Shane Getson
MLA Lac Ste Anne - Parkland

August 23, 2021

Voltarix Group Inc.
10060 Jasper Avenue, Tower 1, Suite 20205
Edmonton, Alberta T5J 3R8

Attention: Richard A. Haas

Rocktree Solar Project

Dear Richard,

This Letter of Support is being provided on behalf of myself and our family to express our interest in seeing the Rocktree Solar development project succeed.

As long-time business owners and residents within the area of Parkland County, we believe the Rocktree Solar project will prove to be an important step in our community's recovery from the COVID-19 pandemic.

The fact that the solar power generation is non-invasive to both the environment and neighboring residents makes me feel comfortable and excited to host this project on our land. This project demonstrates energy and economic diversity for our business, Parkland County, and the province.

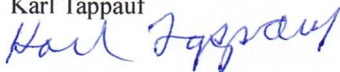
I wish you best success in your ongoing regulatory approvals and public consultations.

Regards,

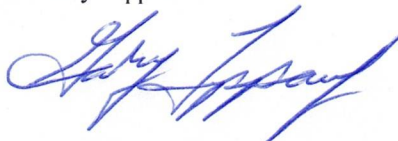
Walter Tappauf



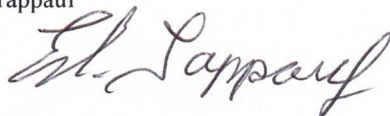
Karl Tappauf



Gary Tappauf



Edwin Tappauf



August 30, 2021

Voltarix Group Inc.
10060 Jasper Avenue, Tower 1, Suite 20205
Edmonton, Alberta T5J 3R8

Attention: Richard A. Haas

Moon Lake Solar Project

Dear Richard,

This Letter of Support is being provided on behalf of myself and our family to express our interest in seeing the Moon Lake Solar development project succeed.

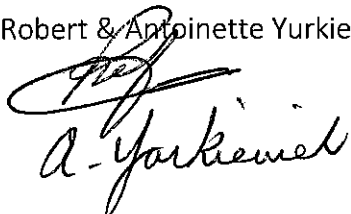
As a long time Parkland County resident and proud Albertan, I know the Moon Lake Solar project will prove to be an important step in recovery from the COVID-19 pandemic.

The fact that the solar is non-invasive to both the environment and neighboring residents makes me feel comfortable and excited to be a direct neighbor to the facility. With your operations requiring next to no on-site personal and traffic, I can continue to enjoy the quiet of the country I've come to love. We know solar arrays pose very low safety risk and nominal visual impacts to direct neighbors, as such we have no concerns with the project proceeding as planned.

I wish you best success in your ongoing regulatory approvals and public consultations.

Regards,

Robert & Antoinette Yurkiewich

Handwritten signature in cursive script, appearing to read "R. Yurkiewich" and "A. Yurkiewich" stacked vertically.

August 23, 2021

Voltarix Group Inc.
10060 Jasper Avenue, Tower 1, Suite 20205
Edmonton, Alberta T5J 3R8

Attention: Richard A. Haas

Moon Lake Solar Project

Dear Richard,

This Letter of Support is being provided on behalf of myself and our family to express our interest in seeing the Moon Lake Solar development project succeed.

As a long time Parkland County resident and proud Albertan, I know the Moon Lake Solar project will prove to be an important step in recovery from the COVID-19 pandemic.

The fact that the solar is non-invasive to both the environment and neighboring residents makes me feel comfortable and excited to host this project on my property. With your operations requiring next to no on-site personal and traffic, I can continue to enjoy the quiet of the country I've come to love.

I wish you best success in your ongoing regulatory approvals and public consultations.

Regards,


Lonny & Maureen Yurkewich

Seghan MacDonald

From: [REDACTED]
Sent: Tuesday, November 2, 2021 3:55 PM
To: Seghan MacDonald
Subject: RE: Notice of Parkland County Public Hearing for Proposed Bylaw 2021-22

Follow Up Flag: Follow up
Flag Status: Completed

November 2, 2021

Seghan MacDonald
Development Planner I
53109A HWY 779,
Parkland County, Alberta T7Z 1R1

Dear Seghan:

RE: Notice of Parkland County Public Hearing for Proposed Bylaw 2021-22

Thank you for the Notice of Public Hearing.

I am somewhat surprised that a municipality whose planning documents speak to the protection of the environment would support a project with so many negative externalities both in the components utilized in the construction of the project and in the almost non-existent environmentally friendly methods of recycling the components.

Would it not be more prudent to develop a Molten Salt Reactor?

Regards,

Tony Sonnleitner

From: Seghan MacDonald <Seghan.MacDonald@parklandcounty.com>
Sent: November 2, 2021 10:05 AM
Subject: Notice of Parkland County Public Hearing for Proposed Bylaw 2021-22

Good morning,

Please see attached for formal notification that a Public Hearing has been scheduled for 9:30 a.m. on **December 14, 2021** to hear public comment on Bylaw 2021-22: Solar Farm Amendment to Land use Bylaw 2017-18.

Written submissions or presentations may either be submitted in advance to Planning & Development by 4:00 p.m. on **November 26, 2021**, or submitted at the commencement of the Public Hearing on December 14, 2021. If you have questions and would like to schedule a time to discuss Bylaw 2021-22 before the Public Hearing, please submit your request at your earliest convenience ahead of the November 26, 2021 deadline.

Best regards,

Seghan MacDonald | Development Planner I | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8209 | segghan.macdonald@parklandcounty.com | www.parklandcounty.com

Frequently requested links: [Parkland County Land Use Bylaw](#) | [Development Permit Applications](#) | [Discover Parkland Mapping](#)



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Brazeau County

7401 Township Road 494, P.O. Box 77, Drayton Valley, Alberta T7A 1R1
PHONE: (780) 542-7777 - FAX: (780) 542-7770
www.brazeau.ab.ca

November 22, 2021

Parkland County
53109A HWY 779
Parkland County, AB T7Z 1R1

Dear Seghan MacDonald:

RE: Response to Parkland County Bylaw 2021-22 Solar Farms

Thank you for referring Parkland County's Bylaw 2021-22 Solar Farms to Brazeau County for review and comment. We appreciate the additional information provided by email on November 12, 2021 regarding "large" within the definition of Solar Farms. Brazeau County understands that the addition of Solar Farms to the Agricultural General District and the Agricultural Restricted District will be discretionary, allowing for the review of specific development applications within the Intermunicipal Development Plan Area.

At this time, Brazeau County has no comments or concerns with the proposed Parkland County Bylaw 2021-22 Solar Farms.

Yours truly,

Kathleen Sterling
Senior Long Range Planner

cc: Lynden Fischer, Director of Public Works and Planning

FAX FOR – Seghan MacDonald Nov. 24, 2021

Development Planner - Parkland County

FROM – Lynn Link

RE - Bylaw – 2021-22 - Bylaw Amending Land Use Bylaw 2017-18 to include SOLAR FARMS.

Please submit the following at the public hearing which I am unable to attend.

One of my concerns regarding Solar Farms in particular is the acres/land that they require/use up.

Another Major concern which seems not to be addressed is the Pollution caused Manufacturing the Batteries that are required and the Eventual Disposal of those Batteries from Solar and Wind power.

That will be a Major Environmental Problem down the road and I would hope that Parkland County would not be a contributor to that eventuality.

Sincerely – Lynn @ [REDACTED]

Proposed Bylaw 2021-22: Solar Farm Amendment to Land Use Bylaw 2017-18

Dear Parkland County Council Members,

I am writing this as a very concerned taxpayer of Parkland County. I am strongly opposed to the application to amend Land use Bylaw (2017-18) to allow for Solar Farm developments outside of the existing permitted use within the Agricultural Industry Development District. My acreage resides at [REDACTED] Parkland County. I am writing this on behalf of myself, my family and several concerned neighbours. Several members of our agricultural community including myself are opposed and deeply concerned.

Not only am I apart of this agricultural community, but I will also be the neighbouring property to this plant.

This is something I have put a lot of thought and energy into. I took it upon myself to reach out to Voltarix after the very poor attempt on their behalf to notify me of this project. I have been going back and forth with Richard from Voltarix for months with no efforts on his behalf to reach a solution.

This is an agricultural community, not an Industrial one. I know my neighbours and myself take pride in this. Many of us have livestock, pets, children, these are our farms and our homes for many years. Putting up a Solar Plant of this size is not only a massive eye sore, but it will be stripping this sense of farming and agriculture community away from us.

I believe that amending the by-law for an infrastructure of this size is also opening the door for other non agriculture businesses.

The attempt to contact my husband and myself regarding this project was very poor. I was surprised to find out that my close neighbours were also unaware of this proposed project. I am curious what type of efforts were made by not only Voltarix but the County? I took it upon myself to visit a Solar Plant of this size and structure to see for myself what it would be like, to say I was appalled is an under statement. I truly do not know who would want to look out their front window everyday and see a massive solar plant in place of farmland and wildlife.

I believe that Parkland County and the board members work hard for our community. I hope that you take into deep consideration the impact that this project would have on my home and my family.

Regards,

Sarah Bowers



November 26, 2021

Sent via e-mail

Seghan MacDonald
Development Planner 1
Planning and Development Services
Parkland County

Dear Ms. MacDonald:

Subject: Comments Regarding Parkland County Proposed Bylaw 2021-22 on Solar Farms

Thank you for the opportunity to review and comment on your proposed Land Use Bylaw amendments for Solar Farms. In general we support renewable energy solutions like Solar Farms for the future. However, there are aspects of the proposed amendment that would be detrimental to the City of Spruce Grove, particularly on lands immediately adjacent to the City's boundary. They include:

- 1) This proposed Land Use Bylaw amendment would allow a Solar Farm to locate anywhere along our municipal boundary, and there is insufficient regulation to guide where these facilities may be located. Solar Farms should not be located in a fringe area that abuts an existing or planned residential area within the City. The proposed amendment should be bolstered to ensure development review requires consultation of the City of Spruce Grove's statutory plans, growth plans and future transportation and utility plans to ensure these facilities will not conflict with current City land uses, long-term City growth or resident quality of life.
- 2) Solar Farms are currently viewed as a medium industrial land use by the City, and their location within the fringe area should be tightly controlled to avoid foreseeable issues with adjacent City landowners. As your proposed amendment currently reads, a Solar Farm could be setback only 3.0 metres, with no buffering, from an existing or future residential growth area within the City as both the Agricultural General and the Agricultural Restricted districts currently abut the City boundary.

The Community of Choice

- 3) This proposed LUB amendment would bypass the City of Spruce Grove's future input, and would pass assessment of any particular application on to individual landowners within the City. This would require individual City landowners to review and agree or reject (and appeal) these discretionary use approvals. Your Bylaw 2021-22 (1.)(b.)(vii.)(k.) sets the pre-approval consideration of nearby properties where "... development may present significant adverse impact to nearby properties", which is a very high standard. Have City landowners adjacent to the fringe lands abutting Parkland County been sufficiently consulted on this amendment, and have they been provided written notice of this public hearing? Would adjacent landowners both in the County and the City be consulted regarding any proposed development?
- 4) Development scale is unregulated by this amendment, and the size of future projects could be a significant factor for the compatibility of these developments within the fringe of the City. Smaller Solar Farms could easily be absorbed into a future industrial park, but larger-scale Solar Farms could impede or prevent any future growth of the City. A larger-scale Solar Farm could have a negative impact on future City industrial growth and present future municipal transportation and servicing challenges to economically incorporate it into a future growth plan area.
- 5) The regulation does not address any limit on the number of possible facilities that could be developed within the fringe lands or in general. Currently a Solar Farm is technically possible for every land parcel within the fringe lands of the City unless it abuts a 'multi-lot residential subdivision' located within Parkland County. This could prevent contiguous future growth for the City of Spruce Grove, and interfere with residents' quality of life.

The City of Spruce Grove appreciates the opportunity to comment.

Sincerely,



Mark Puczko RPP, MCIP
Manager of Planning
Planning & Development Department

The Community of Choice

December 1, 2021

Voltarix Group Inc.
10060 Jasper Avenue, Tower 1, Suite 20205
Edmonton, Alberta T5J 3R8

Attention: Richard A. Haas

Moon Lake Solar Project

Dear Richard,

This Letter of Support is being provided on behalf of myself and our family to express our interest in seeing the Moon Lake Solar development project succeed.

As a long time Parkland County resident and proud Albertan, I know the Moon Lake Solar project will prove to be an important step in recovery from the COVID-19 pandemic.

The fact that the solar is non-invasive to both the environment and neighboring residents makes me feel comfortable with the low impact development. With your operations requiring next to no on-site personal and traffic, I can continue to enjoy the quiet of the country I've come to love. I'm excited for the potential land use synergies of power generation and grazing my sheep to ensure an ongoing agricultural use of the land.

I wish you best success in your ongoing regulatory approvals and public consultations.

Regards,

A handwritten signature in black ink, appearing to read 'Phil Andree', with a long horizontal stroke extending to the right.

Phil Andree
Almosta.ranch@hotmail.com