

**SCHEDULE 14  
FORM D**

**COUNTY OF WARNER NO. 5  
DEVELOPMENT PERMIT**

**LAND USE BYLAW NO. 866-08**

**Development Permit Application No.: 17-18**

**Development Permit No.: 17-18**

This development is hereby issued to:

NAME: WSP Canada/Solar Krafte Inc

ADDRESS: 3509 - 6<sup>th</sup> Avenue North, Lethbridge, AB T1H 5C1

In respect of works consisting of: 45.9 Megawatt solar photovoltaic (PV) Electric Generating Facility

On land located at: N ½ 36-6-16-4

and as described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. 17-18 and is subject to the conditions contained herein:

No part of a building or structure shall be located within:

1. 45.7 m (150 ft.) of the centre line of any developed or undeveloped roadway which is not designated as a provincial highway by the Minister or under the Public Highways Development Act;
2. 50 m (164 ft) from the centre line or 30m (98.4 ft.) from the property line, whichever is greater, of a provincial Minor Two-lane Highway;
3. any stipulated distance as specified by Alberta Transportation for development adjacent to provincial roadways classified as Freeways/Expressways, Multi-lane and Major Two-lane highways. For these highway classifications, development setbacks and accesses will be reviewed on highway by highway/development by development basis and require approval(s) from Alberta Transportation;
4. all structures (primary and ancillary) shall be setback a minimum of 6.1 metres (20ft.) from all side and rear property lines.
5. The County, as a condition on a Development Permit for a dwelling or building that requires a private septic sewage system, requires that the applicant be responsible for having the private sewage system installed to meet all provincial regulations or standards including the Alberta Private Sewage Systems Standard of Practice 1999 or any subsequent standard updates.
6. The applicant is responsible for obtaining any necessary provincial building or safety code permits.

Other Conditions:

1. The applicant shall enter into and comply with a road use and maintenance agreement with the County of Warner to address road use, maintenance and repair of affected municipal roads, including security, to the satisfaction of the County.
2. The applicant shall prepare and comply with a decommissioning plan describing final site reclamation. A copy of the decommissioning plan shall be submitted to the County prior to commencement of construction.
3. The applicant shall prepare and comply with a re-vegetation and weed and pest management plan acceptable to the County. A copy of the plan shall be submitted to the County of Warner prior to commencement of construction. In preparation of the plan, the applicant shall contact the County of Warner Agricultural Service Board.
4. The applicant is responsible for obtaining and complying with all applicable provincial and federal approvals, authorizations and permits prior to commencement of construction including: a building permit and all other applicable safety code permits from an accredited inspection agency, a roadside development permit from Alberta Transportation, storm water/drainage management approvals and compliance with Alberta Wetland Policy from Alberta Environment and Parks, and final approvals from Alberta Utilities Commission. A copy of all approvals, authorizations and permits are to be submitted to the County of Warner office.
5. Dust shall be controlled on site through appropriate measures at all times.
6. The site and perimeter fencing shall be kept clear of weeds and garbage at all times.

This permit becomes effective on September 12, 2017 unless an appeal pursuant to section 686(1) of the Municipal Government Act is lodged within (14)\* days of the following date:

DATE: August 22, 2017

SIGNED: \_\_\_\_\_

  
Shawn Hathaway, Development Officer

The 14 days shall be presumed to be effected 7 days from the date of mailing if the document is mailed in accordance with the Interpretation Act, Revised Statutes of Alberta 2000, Chapter I-8.

**THIS IS NOT A BUILDING PERMIT - Important:**

The development outlined is subject to the following conditions:

- a. This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with the land use bylaw or any other bylaws, laws, order and/or regulations affecting such development.
- b. This permit, issued in accordance with the notice of decision, is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
- c. If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twelve (12) months from the date of issue of this development permit.
- d. The development officer may, in accordance with Section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
- e. Construction undertaken in accordance with this development may be regulated by the **provincial building requirements**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by **Alberta Labour**.

**Approved Agencies for Issuing Building Permits**

Compliance Monitoring

Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring in Non-Accredited Municipalities

| Agency Name                | Phone                            | Fax                              | Building Permits | Electrical Permits | Gas Permits | Plumbing Permits |
|----------------------------|----------------------------------|----------------------------------|------------------|--------------------|-------------|------------------|
| Park Enterprises           | (403) 329-3747<br>1-800-621-5440 | (403) 329-8514<br>1-866-406-8484 | Yes              | Yes                | Yes         | Yes              |
| Superior Safety Codes Inc. | 1-888-717-2344                   | 1-888-717-2340                   | Yes              | Yes                | Yes         | Yes              |
| Canadian Safety Consulting | 780-897-1998<br>1-877-780-7233   | 780-539-7185<br>1888-780-7232    | Yes              | No                 | No          | No               |

For further information on Inspection Services please contact:

Alberta Safety Codes Authority  
 1000, 10665 Jasper Avenue NW  
 EDMONTON, AB T5J 3S9  
 Phone: 1-877-413-6725  
 Email: [askasca@safetycodes.ab.ca](mailto:askasca@safetycodes.ab.ca)  
 Web: [www.safetycodes.ab.ca/ASCA](http://www.safetycodes.ab.ca/ASCA)

FORM C

NOTICE OF DECISION

DEVELOPMENT PERMIT  
APPLICATION NO.: 17-18NAME: WSP Canada/Solar Krafte UtilitiesADDRESS: 3509 - 6<sup>th</sup> Avenue North, Lethbridge, AB T1H 5C1In the matter of development of property located at: N ½ 36-6-16-W4In respect of works consisting of: 45.9 Megawatt solar photovoltaic (PV) Electric Generating FacilityThe development as specified in Application No: 17-18 has been: APPROVED APPROVED subject to the following conditions:**No part of the building or structure shall be located within:**

1. **45.7 m (150 ft) from the centre line** of any development or undeveloped roadway which is not designated as a provincial highway by the Minister or under the Public Highway Development Act;
2. **50 m (164 ft) from the centre line or 30m (98.4 ft.) from the property line**, whichever is greater, of a provincial Minor Two-lane Highway;
3. Any stipulated distance as specified by Alberta Transportation for development adjacent to provincial roadways classified as Freeways/Expressways, Multi-lane and Major Two-lane highways. For these highway classifications, development setbacks and accesses will be reviewed on highway by highway and development by development basis and require approval from Alberta Transportation.
4. All structures (primary and ancillary) shall be setback a minimum of 6.1 metres (20 ft.) from all side and rear property lines
5. The County, as a condition on a Development Permit for a dwelling or building that requires a private septic sewage system, requires that the applicant be responsible for having the private sewage system meet all provincial regulations or standards including the Alberta Private Sewage Systems Standard of Practice 1999 or any subsequent updates.
6. The applicant is responsible for obtaining any necessary provincial building or safety code (inspection) permits.

**OTHER CONDITIONS:**

1. The applicant shall enter into and comply with a road use and maintenance agreement with the County of Warner to address road use, maintenance and repair of affected municipal roads, including security, to the satisfaction of the County.
2. The applicant shall prepare and comply with a decommissioning plan describing final site reclamation. A copy of the decommissioning plan shall be submitted to the County prior to commencement of construction.
3. The applicant shall prepare and comply with a re-vegetation and weed and pest management plan acceptable to the County. A copy of the plan shall be submitted to the County of Warner prior to commencement of construction. In preparation of the plan, the applicant shall contact the County of Warner Agricultural Service Board.
4. The applicant is responsible for obtaining and complying with all applicable provincial and federal approvals, authorizations and permits prior to commencement of construction including: a building permit and all other applicable safety code permits from an accredited inspection agency, a roadside development permit from Alberta Transportation, storm water/drainage management approvals and compliance with Alberta Wetland Policy from Alberta Environment and Parks, and final approvals from Alberta Utilities Commission. A copy of all approvals, authorizations and permits are to be submitted to the County of Warner office.
5. Dust shall be controlled on site through appropriate measures at all times.
6. The site and perimeter fencing shall be kept clear of weeds and garbage at all times.

Continues on reverse

\_\_\_\_\_ REFUSED for the following reasons: \_\_\_\_\_

\_\_\_\_\_ Development Permit to be issued on \_\_\_\_\_

xx \_\_\_\_\_ *A development permit has been issued in accordance with this notice but shall not be valid until fourteen (14) days after the date of issue in accordance with section 686 of the Municipal Government Act which shall be presumed to be effected 7 days from the date of mailing if the document is mailed in accordance with the Interpretation Act, Revised Statutes of Alberta 2000, Chapter I-8.*

DATE: August 22, 2017

SIGNED: \_\_\_\_\_  
Shawn Hathaway, Development Officer

**THIS DOES NOT CONSTITUTE A DEVELOPMENT PERMIT**

*(See over for more information)*

**This decision is appealable to the Development Appeal Board of the County of Warner No. 5 within fourteen (14) days of the date of this notice by any party considering themselves to be adversely affected which shall be presumed to be effected 7 days from the date of mailing if the document is mailed in accordance with the Interpretation Act, Revised Statutes of Alberta 2000, Chapter I-8.**

**Approved Agencies for Issuing Building Permits**

Compliance Monitoring

Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring in Non-Accredited Municipalities

| Agency Name                | Phone                            | Fax                              | Building Permits | Electrical Permits | Gas Permits | Plumbing Permits |
|----------------------------|----------------------------------|----------------------------------|------------------|--------------------|-------------|------------------|
| Canadian Safety Consulting | 780-897-1998<br>1-877-780-7233   | 780-539-7185<br>1-888-780-7232   | Yes              | No                 | No          | No               |
| Park Enterprises           | (403) 329-3747<br>1-800-621-5440 | (403) 329-8514<br>1-866-406-8484 | Yes              | Yes                | Yes         | Yes              |
| Superior Safety Codes Inc. | 403-320-0734                     | 403-320-9969                     | Yes              | Yes                | Yes         | Yes              |

For further information on Inspection Services please contact:

Alberta Safety Codes Authority

1000, 10665 Jasper Avenue NW

EDMONTON, AB T5J 3S9

Phone: 1-877-413-6725

Email: [askasca@safetycodes.ab.ca](mailto:askasca@safetycodes.ab.ca)

Web: [www.safetycodes.ab.ca/ASCA](http://www.safetycodes.ab.ca/ASCA)