



**Town of Strathmore**  
**680 Westchester Road**  
**Strathmore, Alberta, Canada T1P 1J1**  
**Phone: (403) 934-3133 Fax: (403) 934-4713**  
**Website: www.strathmore.ca**

## DEVELOPMENT PERMIT

Application/ Permit Number: 19D-037	Date of Decision: June 4, 2019
Lapse of Appeal Period:	Date of Issue: <b>JUNE 24, 2019 CP</b>
If applicable, date the Prior to Release Conditions are met:	Development Officer: Charles Procter

Applicant	Jeff Thachuk, Solarkrafte Utilities Inc., #200-4040 Bowness Road NW, Calgary AB, T3B 3R7
Address of Proposed Development	Portion of NW 12-24-25 W4M, SW 12-24-25 W4M, and SE 12-24-25 W4M
Legal Description:	Portion of NW 12-24-25 W4M, SW 12-24-25 W4M, and SE 12-24-25 W4M
Proposed Use:	Utilities (Permitted Use)
Land Use District:	M1 Light Industrial District, CHWY Commercial Highway District, and M2 General Industrial District

**Development Permit 19D-037 is APPROVED for the use of Utilities (Power Arrays).**

### CONDITIONS

1. Prior to construction and/or any earth works or stripping and grading of the lands, Solarkrafte Utilities Inc. must prepare and submit a Detailed Site Servicing Plan (DSSP) to the Satisfaction of the Approving Authority. The DSSP must incorporate stormwater and site grading information. Also, the DSSP must include information on any future Western Irrigation District rights-of-ways needed to accommodate adjacent landowners and provide irrigation services to these lands to the Satisfaction of the Approving Authority and the Western Irrigation District. See Note 1 below.
2. The development must be constructed in accordance with the approved plans. Any changes to the approved plans (including non-completion of the development) must be submitted for review and approval to the Approving Authority. A copy of the approved plans is attached.
3. This permit authorizes the following: Utilities (Power Arrays).
4. All power arrays must be kept in a good working condition and in a well-maintained order.
5. Power arrays must not pose a threat to public safety or otherwise cause nuisance to the motoring public to the Satisfaction of the Approving Authority.
6. Heights of power arrays are noted approximately as being between 1.9m and 3.6m. Heights of power arrays must not exceed the approximate heights noted by Solarkrafte, or beyond one-storey in height at grade. Reasonable measures must be taken to control heights of power arrays to the Satisfaction of the Approving Authority. Note the maximum allowable height of a standard Single Detached Dwelling Unit is 10m currently in Strathmore's Land Use Bylaw 14-11.
7. Range Road 251 must be maintained, rehabilitated, and/or repaired to its pre-construction state after the project has been completed to the Satisfaction of the Approving Authority. See Note 2 below.
8. An inspection of Range Road 251 by both the Town of Strathmore and Solarkrafte must occur pre-construction and post-construction.

9. During construction, soils, vegetation, and construction debris cannot be tracked onto Range Road 251 and Highway #1 and cause potential safety issues and issues with Alberta Transportation. See Note 3 below.
10. The delivery of goods and storage of materials must occur entirely on the subject lands.
11. Prior to construction, Solarkrafte Utilities Inc. must prepare and submit an Emergency Response Plan to the Satisfaction of the Approving Authority. The Emergency Response plan must be received prior to construction starting and must address the requirements/inquiries of the Town of Strathmore Fire Department. See Note 4 below.
12. Upon the expiry of the current land lease agreement with the Town of Strathmore, this Development Permit will also expire.
13. When the lease with Solarkrafte expires, the site must be rehabilitated to its existing, pre-construction state. All construction materials, power array components and cables, and other materials associated with this development must be removed from the subject lands to the Satisfaction of the Approving Authority. Solarkrafte Utilities Inc. must submit, in writing, a letter of commitment to rehabilitate the lands back to their pre-construction state upon expiry of the land lease agreement with the Town.
14. Development must not negatively affect adjacent landowners to the Satisfaction of the Approving Authority.
15. Any changes to the stormwater configuration on site must not result in any stormwater flow being directed across a municipal boundary or across a property line of an adjacent landowner. Stormwater runoff must not negatively affect adjacent landowners.
16. Development Services may request additional landscaping, to the Satisfaction of the Approving Authority.

**NOTES:**

1. Solarkrafte has indicated that they intend to move earth, fill in a ditch, and undertake related drainage works to manage stormwater flows. Solarkrafte has indicated that there is no new water or sanitary service proposed for this development. The DSSP must include all relevant engineering information, including, but not limited to, site grades and stormwater. Adjacent developments must not be negatively impacted by stormwater runoff from the proposed development. Adjacent landowners must also have access to irrigation, as required by the Western Irrigation District, and any required irrigation rights-of-way must be shown on the DSSP.
2. A response to this condition was provided in the Detailed Team Review (DTR) response received on May 28, 2019. An inspection by both the Town and Solarkrafte is required pre-construction and post-construction. It is Solarkrafte's sole responsibility to maintain and repair Range Road 251 during construction. Throughout construction, Solarkrafte is to provide all equipment, materials, and labor required to maintain the road surface in the same condition it was immediately prior to the use of the road. Any damages to the road caused during by Solarkrafte must be repaired to the same condition it was in immediately prior to the use of road. Solarkrafte to notify the Town of the completion their use of the road and ask that the Town undertake a final inspection of the road and both parties are to acknowledge the result of the inspection.
3. Solarkrafte responded to this condition in the DTR response received on May 28, 2019. Solarkrafte to minimize disrupted surface areas, use a flusher truck, and to clean spillage, erosion or materials tracked out onto the roadway by at least the end of the work day. Solarkrafte to respond immediately if the impacted road extends more than 15 meters from the project's proposed access from Range Road 251. As a preventative measure, importing and exporting of materials on and off site recommended to be shut down during and after inclement weather. Highway 1 must be kept clear of soils, spilled vegetation, and construction debris.

4. An Emergency Response Plan is required as a condition of this Development Permit. Solarkrafte has indicated in the DTR Response dated May 28, 2019 a number of expected measures from the Strathmore Fire Department. Solarkrafte to coordinate with the Strathmore Fire Department and with the Jurisdiction having Authority to submit an acceptable Emergency Response Plan prior to construction occurring.
5. Solarkrafte Utilities Inc. to be aware that neighboring properties may development and that adjacent lands will be able to develop fully in accordance with all relevant Town legislation.
6. Development Services recommends including an educational or display sign on the Solarkrafte site which provides information about the project. An amendment to the Development Permit may be required to note the sign location and Alberta Transportation may have other requirements/regulations if a sign is proposed.
7. Urban Beekeeping initiatives are supported on the Solarkrafte site. Ensure that all bee hives are kept in accordance with the Responsible Animal Control Bylaw #18-18. Bee hives must not adversely affect adjacent properties.
8. Alberta Environment & Parks ([AEP.wetlands@gov.ab.ca](mailto:AEP.wetlands@gov.ab.ca)) were circulated to on November 11, 2018 and a response was received on November 21, 2018 which stated that the Town's wetland policy will be the guiding document in regards to setbacks from wetlands.
9. "Gas-A" was labeled on the site plan and noted as an abandoned, low pressure gas line. Solarkrafte is to confirm that the line is purged before the start of construction.
10. Areas of road reserve and utility rights of way are shown on the approved plans. These areas were created and shown to ensure that adjacent developments will not be hindered or obstructed by the Solarkrafte development.
11. Large setbacks, rights of ways, and buffers have been incorporated on the site plan surrounding the proposed Solarkrafte development, as to not adversely affect adjacent neighboring developments and allow for an adequate buffer between sites and uses. Buffers and setbacks exceed the requirements of Land Use Bylaw 14-11. The Town's infrastructure department has reviewed current and future plans for servicing to ensure that adjacent developments have adequate access to Town services in the future when developers wish to develop.
12. The use of Range Road 250 must be avoided, as the southern portion of the road adjacent to Strathmore belongs to Wheatland County. The use of private roads or private accesses to access the Solarkrafte site is prohibited.
13. There is currently miscellaneous pivot components and machinery on site. The Town will be responsible for removing this equipment.
14. All relevant municipal legislation regarding noise and construction noise applies.
15. Active Development Permit Tracking information and an online listing for this project went live on May 23, 2019 on the Town's website. The listing will be kept online until after the appeal period expires. The listing includes the application status and the file managers contact information, including direct phone number and email address. A Town of Strathmore Facebook social media post, which directed people towards visiting the Active Development Permit Tracking Strathmore website, occurred on May 23, 2019.
16. Solarkrafte held an Open House to get community input on January 19, 2019 at the Civic Centre. Development Services posted a notice on the Town's Website and Facebook page informing residents of the Open House. 94 people signed in at the January 19<sup>th</sup> Open House. Press, including CTV News and Global News, wrote articles about the event.
17. Solarkrafte mailed information packages about the project, newsletters, project maps, an AUC Public Involvement in a Proposed Utility Development brochure, and contact details to all landowners, just under 2000 stakeholders, within 2km of the subject lands. Solarkrafte has informed Development Services that

their consultation team has personally consulted with over 150 stakeholders who reside and/or own property within 800m of the project site boundary.

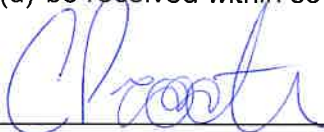
18. The current land use of the subject lands is largely M1 – Light Industrial and M2 – General Industrial. There is a small portion of lands designated as CHWY - Commercial Highway. The application meets (and, in many cases, exceeds) the setback requirements stated in each of the land use districts. Development Services recognizes that Solarkrafte Utilities Inc. intend to lease the land temporarily for power generation and, in the future, the use of these lands is likely to be different than Utilities. Any future use will be required to go through all relevant approval processes. Be advised, neighboring properties will be able to develop fully in accordance with Town legislation.
19. The approval of this Development Permit does not limit in any way the application of the regulations in the Alberta Building Code, nor does it constitute any permit or permission under the Alberta Building Code.
20. This is NOT a Building Permit. A Building Permit must be obtained before any work or construction on any building(s) or lands may commence, including but not limited to building, plumbing, gas and electrical permits. Permit applications must be forwarded to the Town Office prior to installation of these services. Contact Harry Salm at 403-361-2139 or [hsalm@strathmore.ca](mailto:hsalm@strathmore.ca)
21. Development must commence within twelve (12) months from the date of approval of the Development Permit, unless an extension is applied for and approved by the Development Authority.

#### **APPEAL PROCESS:**

A person affected by this permit or any conditions of this permit may appeal to the Subdivision and Development Appeal Board as prescribed by Section 685 of the Municipal Government Act, RSA 2000 as amended, and Section 1.18 of the Town of Strathmore Land Use Bylaw 14-11.

An Appeal must:

- (a) be made in writing, stating the reasons for the appeal;
- (b) include the fee of \$200, payable to the Town of Strathmore;
- (c) be addressed to the Secretary of the Subdivision and Development Appeal Board, 680 Westchester Road Strathmore Alberta T1P 1J1; and
- (d) be received within seventeen (17) days of the date of this permit.



Charles Procter

Planner - Operations, Infrastructure, and Development Services - Town of Strathmore