



DEVELOPMENT PERMIT # 2017057

Issued to: WSP Canada Inc – Solar Krafte Inc.
3509 – 6 Ave N
Lethbridge, AB T1H 5C1

In regards to: Construction of a solar array facility

On lands located at: NW & SW 4-19-15 W4M
Agriculture District – Division 5

Notice of Decision: September 21, 2017

Completion of Appeal Period: October 10, 2017

A. Site and Use Limitations of Permit

This permit is being granted only to approve the construction of a solar array facility, located at NW & SW 4-19-15 W4M. Any additional development shall require prior approval of a separate permit application.

B. Reasons for Approval

The Municipal Planning Commission has approved DP 2017057 for the following reasons:

1. The proposed development complies with the Municipal Development Plan and the Intermunicipal Development Plan.
2. The Development Authority is satisfied that the proposed development is suitable for the purpose for which it is intended under the Agriculture District (Schedule 2), in the County of Newell Land Use Bylaw #1892-17.

C. Information for the Developer

The proposed development must comply with:

- a. All Federal, Provincial and Municipal statutes, regulations, codes and standards.
- b. The provisions of Land Use Bylaw #1892-17 and amendments thereto, pertaining to the Agriculture District, (Schedule 2).
- c. All Alberta Building Codes, where applicable. It is the developer's responsibility to obtain a building permit, if required. Furthermore, this permit must be obtained from the County of Newell which is an accredited inspection agency.
- d. All Alberta Safety Codes, where applicable. It is the developer's responsibility to obtain a Private Sewage Disposal System Permit, issued by the County of Newell which is an accredited inspection agency, and installed by an accredited installer.
- e. Any other required permits, including electrical, heating & ventilation, gas and/or plumbing. All permits must be issued by the County of Newell which is an accredited inspection agency.



D. Conditions of Development

- a) That this development is located as shown on the site plan approved in this application and submitted August 30, 2017. Any changes to that plan, including changes required through the AUC approval, shall require the written approval of the Development Officer.
- b) That the applicant shall submit the Alberta Utilities Commission Power Plant Approval, prior to construction commencing with a final site plan. Any variance may require submission of a new Development Permit.
- c) The developer must start construction before October 10, 2018. In the event that this date cannot be met, the developer may be required to apply for a new permit.
- d) That the setbacks on the site are retained as per the attached site plan. Minor changes to setbacks will require approval by the Development Authority. Major changes to setbacks (e.g. more than 10%) will require a new permit application and approval.
- e) All structures brought to the site will require a separate Development Permit application and approval.
- f) No overnight accommodation shall be permitted, even during the period of construction without a valid development permit.
- g) That the developer shall enter into a Road Approach Agreement with the County of Newell and comply with the conditions of the agreement for the installation and/or upgrade of any required road approaches to the parcel. If required, the agreement shall be registered as a caveat against the lands, at the applicant's expense.
- h) That the applicant ensure that dust be controlled through appropriate measures at all times.
- i) That the applicant shall submit an Environmental Site Assessment Report, prepared by an Alberta qualified environmental assessment firm, prior to construction commencing.
- j) That the applicant shall submit an Emergency Response Plan for approval by the County of Newell Manager of Fire and Emergency Services, prior to construction commencing. An emergency contact number shall be posted on the perimeter fencing of the entire operation as well as signage indicating an electrical hazard.
- k) That the applicant shall ensure the site and perimeter fencing shall be kept clear of garbage at all times.
- l) That the applicant shall submit the Alberta Environment and Parks Water Act Approval for the site, prior to construction commencing.
- m) That the applicant shall meet with County of Newell Municipal Services prior to preparation of the engineered Storm Water Management Plan, final grading plan and final geotechnical report for the site; Municipal Services must provide written approval for the plan prior to construction commencing.
- n) That the applicant shall meet with County of Newell Agricultural Services prior to preparation of a vegetation and maintenance plan in accordance with the Alberta Weed Control Act for the site; these plans must be approved by County of Newell Agricultural Services, prior to construction commencing.

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COUNTY OF NEWELL

- o) That the applicant must submit a copy of the final reclamation plan prior to construction.
- p) That the applicant must install a temporary rural address sign at the road approach to the site as soon as construction starts. The sign must display the rural address as assigned by the County in the letter that will be mailed to the applicant after the permit has been approved. No other address may be displayed on the site. The sign must remain in place and in full view until it is replaced by a County of Newell issued rural address sign.
- q) That the applicant enter into a road use maintenance agreement for condition and maintenance during construction which may include a designation of a hall route.

THIS IS NOT A BUILDING PERMIT

The applicant is responsible for obtaining the necessary Building Permits and any other approvals or adherence to provincial regulations.