

CARDSTON COUNTY

“Heart of the Southwest”

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September 27, 2021

Solar Krafte Utilities Inc
#200, 4040 Bowness Road NW
Calgary, AB
T3B 3R7

Attention:

**RE: Notice of Decision – Issue Development Permit #66.2021
For the development of a 29.5 MW Solar PV Electric Generating Facility.
NW/SW 15-4-24 W4M**

This is regarding the development of an 29.5 MW Solar PV Electric Generating Facility, on lands legally described as NW/SW 15-4-24 W4M. Any additional development shall require prior approval of a separate permit application.

Your application has been **Approved** as a Discretionary Use in the Rural Commercial Industrial -1 (RCI-1) land use district of Land Use Bylaw No. 762.2021.

Please read the conditions of approval carefully. You are responsible for satisfying all conditions. If you wish to appeal the conditions of the decision, you must do so before the appeal period ends.

If you do not wish to appeal any conditions, this letter, together with the attached information and the requirements identified on “Schedule A” attached hereto, represent your

Approval and Issue of Development Permit No. 66.2021

Takes Effect: October 19, 2021

Please read the conditions of approval carefully. You are responsible for satisfying all conditions.

I trust this is satisfactory. Should you have any questions please contact me at the County office.

Sincerely,

Joe Thomas, P.Tech (Eng)
Project Manager / Development Officer



Linc: 0034634436

Roll No.: 3623/3621

Phone: 403-879-9768

DEVELOPMENT PERMIT #66.2021

This Development Permit is hereby issued to:

Solar Krafte Utilities Inc
#200, 4040 Bowness Road NW
Calgary, AB
T3B 3R7

IN REGARDS TO: The development of a 29.5 MW Solar PV Electric Generating Facility

ON LANDS LOCATED AT: NW/SW 15-4-24 W4M

Please be advised that this is your development permit and it is subject only to works outlined in your development application; please read the conditions of approval found on "Schedule A" attached hereto carefully.

NOTICE OF DECISION: September 27, 2021

COMPLETION OF APPEAL PERIOD: October 18, 2021

FINAL PERMIT EFFECTIVE DATE: October 19, 2021

Development must commence within one year of the date of approval of this permit, or this Development Permit will be deemed to be expired.

DATE: October 19, 2021

SIGNED: _____


Development Officer

- Pursuant to Section 686(1) of the Municipal Government Act (MGA), any person affected by this decision may appeal to the Subdivision and Development Appeal Board by filing a notice of the appeal, containing reasons, with the board within 21 days of receiving this notification. An appeal may be left at Cardston County with the applicable appeal fee, to be forwarded to the SDAB.
- **IMPORTANT:** Notice of Approval in no way removes the need to obtain any permit or approval required by any federal, provincial or municipal legislation and/or regulations pertaining to the development approved. This Development Permit is **NOT A BUILDING PERMIT** all required permits **must** be obtained from PARK Enterprises 403 329-3747

DEVELOPMENT PERMIT # 66.2021

"Schedule A"



EFFECTIVE DATE: September 27, 2021

This development permit is subject to the following:

CONDITIONS OF DEVELOPMENT PERMIT 66.2021

This development permit is subject to the following:

A. Site Use and Limitations of Permit

This permit is being granted only for the Discretionary Use of a 29.5 MW Solar PV Electric Generating Facility at the lands legally known as NW/SW 15-4-24 W4M.

B. Information for the Developer

The proposed development must comply with the following:

- (a) All Federal, Provincial and Municipal statutes, regulations, codes and standards.
- (b) The provisions of Land Use Bylaw No. 443/98, and amendments thereto, pertaining to the Rural Commercial Industrial – 1 (RCI-1) land use district.
- (c) All Alberta Building Codes, where applicable.
- (d) Alberta First Call (1-800-242-3447) be contacted at least two days prior to construction for utility locates.
- (e) That all Permits and development are subject to review by Alberta Safety Services

C. Conditions of Development:

- (a) That this development is located as indicated on the development application submitted July 28, 2021. Any changes to that plan shall require the written approval of the Development Officer.
- (b) The development must comply with Schedule 2, Rural Commercial Industrial (RCI) Land Use District, Schedule 4, Standards of Development, and Schedule 8, Solar Energy Systems of Land Use Bylaw No. 443/98.
- (c) The applicant to provide proof of the Alberta Utilities Commission (AUC) approval.
- (d) Applicant to obtain any other Federal or Provincial approvals necessary.
- (e) Applicant to get final approval for the storm water collection and management plan.
- (f) Applicant to provide a weed/vegetation management plan to the County.
- (g) Applicant to create a Fire Safe plan to be approved by the local Fire Marshall.
- (h) Applicant to enter into a road use agreement with the County.
- (i) That prior to any construction on the Accessory Building, a building permit along with any other permits (electrical, plumbing, gas, heating & ventilation, and/or private sewage disposal) that are required in accordance to this application must be obtained from Park Enterprise Ltd.