

Applicant Submission

2021 January 29

Attention: Angelique Dean
Senior Planner
City of Calgary
Planning & Development
5th Floor Municipal Building
800 Macleod Trail SE | P.O. Box 2100,
Stn. M Calgary, AB T2P 2M5

Dear Ms. Dean,

Reference: DP Energy 12525 and 12655 52 ST SE Concurrent LUR & DP Submission

Stantec Consulting Ltd. (Stantec) is pleased to submit the following concurrent Land Use Redesignation (LUR) and Development Permit (DP) applications on behalf of Deerfoot Solar Park Ltd. for the subject lands located at 12525 and 12655 52 ST SE within the East Shepard Industrial area, legally described as 4;29;23;10;NE and a portion of 4;29;23;10;SE.

The intent of the LUR application is to incorporate a Direct Control (DC) District for the use and development of a “Power Generation Facility – Large” on the subject lands which will supply clean, renewable energy to Calgarians through the provincial power grid. The concurrent DP submission outlines the specific site layout and alignment of the solar panels. The development and operation will be led by DP Energy; a renewable energy and sustainable development specialist out of Ireland who operate sites both in Calgary and worldwide.

SITE CONTEXT

The subject site is located in the East Shepard Industrial area, adjacent to the west boundary of 114 AV SE and 52 ST SE. The proposed LUR area consists of ±99.26 ha (±245.49 ac) representing the entirety of the titled parcels.

Industrial and public service uses surround the site with Special Purpose – Community Institution (S-CI) designated parcels representing the future Green Line Maintenance and Storage Facility (MSF) planned for development immediately south adjacent to the site at 12725 52 ST SE, and existing Shepard Landfill to the east. In addition, Industrial General (I-G) District uses and a Special Purpose – School, Park and Community Reserve (S-SPR) District parcel are located to the west.

The subject site is located on top of former phosphogypsum stacks (a by-product of fertilizer production), owned by Viterra Inc., which has been capped with clay and covered in topsoil. The capped stacks are used for the containment of phosphogypsum

as part of ongoing environmental remediation for the area. This development will not interfere with the ongoing reclamation of the site.

DEVELOPMENT INTENT

This site is intended to consist of a solar array installation, following the similar, approved project at 11111 Barlow TR NE (land use and DP approved for the previous project in March 2019). As with the Barlow TR site, DP Energy will be leasing the subject lands from the current owners, Viterra Inc. (Viterra) that are currently vacant and in the process of being reclaimed due to site contamination. This again provides an excellent opportunity for an alternative use of the lands for solar energy generation throughout the use of above grade solar panels. The design of the solar panels follows a similar practice as the approved land use and DP at 11111 Barlow TR NE site utilizing toe-to-toe installation, details of which can be seen on the inset of the DP Site Plan included in this submission. This application also puts forward a concurrent Development Permit application to accompany the LUR.

PLANNING ANALYSIS

Land Use

The subject lands are currently designated as Special Purpose – Future Urban Development (S-FUD) District under the current Land Use Bylaw 1P2007. As Power Generation Facility – Large is not listed as a permitted or discretionary use within this district, we are seeking a LUR to facilitate application for a Development Permit under this proposed use. As per the requirements outlined in Section 21(3) (n) of the Land Use Bylaw 1P2007, the enclosed LUR application proposes a new Direct Control (DC) District with the base S-FUD base in order to facilitate Power Generation Facility – Large as a discretionary use.

Given the subject lands location within an existing Industrial/municipal services district and adjacency to the future Green Line Maintenance and Storage Facility, the proposed Power Generation Facility – Large use is generally consistent with the existing context of the surrounding area.

Development Summary

The concurrent DP submission proposes installation of $\pm 2,000$ solar panels, each measuring approx. 4 m long and 27 m wide, installed at a fixed angle on a concrete base that rests atop the ground so that it does not impact the clay cap. Details of the proposed development and typical toe-to-toe installation are provided in the proposed development site plan included in the application submission. The panels would be placed in rows ± 6 m apart and would span across a majority of the surface area of the proposed development area. The placement of the panels will avoid areas of the site that are difficult to situate the non-permanent concrete pads atop the ground for level installation. Based on preliminary analysis, it is anticipated that this site will generate approximately 36 megawatts of electricity.

Entry to the site is to be retained at the existing intersection of 48 ST SE and 114 AVE SE. A central north-south drive aisle would then be provided for the primary access/use

of vehicles down the centre of the site. Transportation access and turnaround templates are provided in support of the proposed site plan. The existing chain-link fencing located around the perimeter of the parcel is proposed to be retained, with the addition of a gate structure installed at the entry for security purposes.

Visual impacts from the proposed development should be negligible given the development site distance from 114 Avenue SE and 52 ST SE, consistent with the impacts anticipated for the 11111 Barlow TR SE location. A solar glint and glare analysis (dated Jan 22, 2020) has been prepared in support of this application.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION

As part of Alberta Utilities Commission (AUC) requirements, DP Energy engaged a professional land services company, BRITT Land & Engagement (BRITT), to undertake a comprehensive Participant Involvement Program (PIP) and identify stakeholders for the proposed development in accordance with AUC Rule 007: Applications for Power Plants, Substations, Transmission Lines and Industrial System Designations and Hydro Developments. Formal engagement activities occurred from Dec 2019 to Mar 2020 and are intended to continue as required throughout the duration of the project.

DP Energy and BRITT consulted with landowners, occupants, businesses, and residents within 2 km of the project boundary, as well as Community Associations, local authorities, and relevant Government of Alberta Agencies. The engagement primarily consisted of:

- Project notification – information packages sent to all addresses within 2 km of the site boundary (total of 11,603 packages sent); and
- Personal consultation – project representatives trained in public engagement visited all residences, businesses, and other addresses within 800 m of the project area boundary for both the proposed development site, as well as previous DP Energy site at 11111 Barlow TR NE.

In summary, there were no objections, issues, or concerns noted with the proposed solar array development. Sample comments/inquiries received include (but not limited to):

- Respondents pleased to hear that a brownfield area was being utilized;
- Inquiries as to the number of solar panels projected to be installed (at Barlow and Deerfoot sites);
- Inquiries as to if trees could be planted on site and where the generated power would be distributed;
- Respondents supportive of solar energy production;
- Inquiries about project timing; and
- Respondents noting general support of the project(s) overall.

For those not available or present during attempted times of engagement, information packages were left at the doors including contact information for those interested to

follow up with any additional questions, comments, or concerns. To date, there are no additional, significant items of input to report.

Should it be required, a copy of the PIP can be made available to Administration upon request.

NAV CANADA CIRCULATION

Please note that a land use proposal has been submitted to Nav Canada concurrently with this application submission. A copy of the email sent to Nav Canada is included in this submission package for reference.

Results of the circulation with Nav Canada will be forwarded to the File Manager upon receipt.

CLOSING

We would like to take this opportunity to thank Administration for their efforts in managing and facilitating this application. Should you have any questions or require additional information regarding the enclosed application submission, please do not hesitate to contact the undersigned.

Sincerely,

Stantec Consulting Ltd.



Nathan Arthur

Planner

Phone: 403.716.8073

Fax: 403.716.8099

nathan.arthur@stantec.com

Attachment: Concurrent Land Use & DP Submission Package
Land Use Proposal Submission to Nav Canada (email)

- c. Mr. D. Bettles, DP Energy
- Mr. J. Kerr, DP Energy
- Ms. D. Munro, DP Energy

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