

Applicant's Submission

Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation (LUR) and Development Permit (DP) applications on behalf of DP Energy for the subject lands located at 11111 Barlow Trail SE within the Shepard Industrial Park.

The intent of the LUR application is to develop a solar field on the subject lands to supply clean energy to Calgarians. DP Energy is a renewable energy and sustainable development specialist operating in sites worldwide.

DEVELOPMENT INTENT

DP Energy will be leasing the subject lands from the current owners Viterra Inc. ('Viterra'). The subject lands are currently vacant, and are in the process of being reclaimed due to site contamination. This provides an excellent opportunity for an alternative, temporary use of the lands for solar energy generation throughout the use of above grade solar panels: a typical design of which can be viewed in the figure Typical Toe-to-Toe Installation Detail attached to this application

This development will not interfere with reclamation of the site as the solar panels are able to be moved to different location within the subject lands as the reclamation occurs. It is our intent to submit a concurrent Development Permit application along with this LUR. Based on preliminary analysis, it is estimated that this site will generate approximately 25 megawatts of solar energy.

PLANNING ANALYSIS

The subject lands are currently designated as Direct Control ('DC') under bylaw DC45D2010 with a base of Industrial - Heavy (I-H). This district has added the use of Fertilizer Plant to the I-H base as the basis for its DC status.

The enclosed LUR application proposes the addition of Power Generation Facility - Large to the existing DC Bylaw within a portion of the DC area (illustrated in Figure 1 Barlow Trail North Solar Site Rezoning). The current DC lists Power Generation Facility - Medium as a discretionary use, restricting power generation of the site to 12.5 megawatts. The intent of the application is to keep the existing DC as is for this portion of the site, and add Power Generation Facility - Large to the list of permitted uses.

Given the subject lands location within an existing Industrial Park, the proposed Power Generation Facility - Large use is consistent with the existing context of the surrounding area. No residential properties exist within close proximity to the site, with the community of Douglasdale being nearest residential neighbourhood to the proposed development site (over 450 meters south of the subject lands). Douglasdale is also buffered by a business/commercial industrial park, and Deerfoot Trail from the subject lands between the development site.

Visual impacts from the proposed development should be negligible given the development site distance from Barlow Trail SE and 114 Avenue SE. In addition to the existing fencing located around the perimeter of the parcel, improved fencing will be installed around the development site for security purposes.